St. Mary's County Public Schools

FY2026 Comprehensive Maintenance Plan for Educational Facilities

Board of Education of St. Mary's County - Approval

Agenda Item Details

Meeting	Sep 10, 2025 - Meeting of the Board of Education of St. Mary's County - 8:00 a.m.
Category	10. Action Items
Subject	10.01 FY26 Comprehensive Maintenance Plan for Educational Facilities - Mr. Joseph Wysokinski (10')
Access	Public
Type	Action
Recommended Action	That the Board of Education approve the FY26 Comprehensive Maintenance Plan for Educational Facilities.

Public Content

Purpose: To present the FY26 Comprehensive Maintenance Plan for Educational Facilities (CMP) and to seek approval from the Board of Education of St. Mary's County (Board).

Background: By regulation, each local educational agency (LEA) is required to annually submit a CMP that has been approved by the Local Board of Education (COMAR 14.39.02.17). The CMP describes the LEA strategy for maintaining a public school. After approval by the Board, copies of this document will be forwarded to the Commissioners of St. Mary's County and the Interagency Commission on School Construction.

DSS_DOM_CMP FY26 Presentation_20250910.pdf (1,404 KB)

FY26 CMP.pdf (4,459 KB)

Administrative Content

Workflow

Workflow	Sep 2, 2025 8:17 AM :: Submitted by Jessica L Young. Routed to Joseph R Wysokinski for approval. Sep 4, 2025 3:28 PM :: Approved by Joseph R Wysokinski. Routed to Michael A Watson for approval. Sep 4, 2025 3:50 PM :: Approved by Michael A Watson. Routed to Tammy S McCourt for approval. Sep 5, 2025 8:10 AM :: Approved by Tammy S McCourt. Routed to James S Smith for approval. Sep 5, 2025 12:57 PM :: Final approval by James S Smith

Motion & Voting

That the Board of Education approve the FY26 Comprehensive Maintenance Plan for Educational Facilities.

Motion by Mary M Washington, second by Dorothy M Andrews.
Final Resolution: Motion Passes
Yea: Karin M Bailey, Cathy Allen, Dorothy M Andrews, Mary M Washington, Josh R Guy

Last Modified by Kimberly J Short on September 10, 2025

ST. MARY'S COUNTY PUBLIC SCHOOLS
Department of Maintenance
27190 Point Lookout Road
Loveville, Maryland 20656
(301) 475-4256

Comprehensive Maintenance Plan for Educational Facilities

September 10, 2025
Board of Education of St. Mary's County

Mrs. Karin M. Bailey, Chairman
Mrs. Cathy Allen, Vice Chairman
Mrs. Dorothy Andrews
Mr. Josh Guy
Mrs. Mary M. Washington
Ms. Vanessa Li, Student Member
Dr. J. Scott Smith, Secretary/Treasurer

Please direct all inquiries about this document to the Department of Maintenance
St. Mary's County Public Schools, 27190 Point Lookout Road, Loveville, MD 20656
(301) 475-4256, option 1

Mrs. Tammy McCourt
Deputy Superintendent of Fiscal and Supporting Services

Mr. Joe Wysokinski
Director of Maintenance

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ST. MARY'S COUNTY PUBLIC SCHOOLS

2025-2026

Board Members

Mrs. Karin M. Bailey, Chairman
Mrs. Cathy Allen, Vice Chairman
Mrs. Dorothy Andrews
Mr. Josh Guy
Mrs. Mary M. Washington
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Mr. Ashley B. Varner, Director of Operations
Mr. Michael A. Watson, Chief Operating Officer
Ms. Charlottis Woodley, Director of Title I and Community Engagement
Mr. Joseph Wysokinski, Director of Maintenance

Note: For more information, please visit our website at http://www.smcps.org.

Central Administration, 23160 Moakley Street, Leonardtown, MD 20650 (301) 475-5511

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St. Mary's County Public Schools
Division of Supporting Services
27190 Point Lookout Road
Loveville, Maryland 20656

Ms. Tammy McCourt, CPA
Deputy Superintendent

St. Mary's County Public Schools

Phone: 301-475-4256 ext. 7; Fax: 301-475-0239

September 10, 2025

Dear Reader:

The Division of Supporting Services is pleased to present this Comprehensive Maintenance Plan for Educational Facilities, in accordance with the requirements set forth by COMAR 14.39.02.17. This plan must be submitted to and approved by the Board of Education of St. Mary's County (Board) prior to its submission to the state.

This document outlines the programs, plans, and strategies employed to effectively manage the maintenance of St. Mary's County Public Schools. It is updated annually to reflect evolving practices and to identify facilities infrastructure projects for coordination with the Capital Improvements Program (CIP) and the Educational Facilities Master Plan (EFMP). The FY 2025 Comprehensive Maintenance Plan (CMP) incorporates a budgeting section that demonstrates alignment with the Capital Improvements Program and includes enhanced data used to determine staffing levels and resource utilization. This information is crucial as we strive to develop, manage, and maintain a robust Preventive Maintenance Program aimed at preserving and revitalizing our investment in school facilities for the benefit of students, staff, and the community.

In partnership with the Interagency Commission on School Construction (IAC), we utilize a newly developed building maintenance assessment tool, alongside our internal inspection protocols, to inform both long- and short-term maintenance decisions and project planning. St. Mary's County Public Schools' Comprehensive Maintenance Plan (CMP) and current practices align with this new maintenance assessment criteria. As the IAC process continues to evolve, so too will our plan. Furthermore, the IAC has requested the inclusion of specific data points related to preventive maintenance, corrective maintenance, work order metrics, and Operation of Plant staff, all of which are addressed in this plan.

This document also features several measurement and data tables that highlight key monitoring metrics, including Average Annual Work Order Backlog, Planned versus Corrective Work Requests, Staffing Levels, and Budget Metrics.

I would like to take this opportunity to express my gratitude to the Board and the Superintendent of Schools for their unwavering commitment to our facilities and their recognition of the vital role that maintenance plays in fostering a positive environment for student achievement.

Sincerely,

Tammy McCourt

Ms. Tammy McCourt, CPA
Deputy Superintendent

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Section 1 - Introduction and Supporting Information

St. Mary's County Public Schools is committed to a proactive systemic approach in preserving and enhancing our school facilities to ensure safe, functional, and inspiring learning environments for all students and staff. Our comprehensive maintenance plan is rooted in industry best practices and standards, utilizing lifecycle charts, data-driven insights and IAC recommendations to strategically prioritize and manage maintenance activities. By leveraging these tools, we can anticipate needs, extend the life of assets, and allocate resources effectively, ensuring that our facilities consistently support the educational mission and reflect a culture of excellence and care. The Maintenance Department is dedicated to developing and executing a comprehensive plan that will address maintenance needs.

The Department of Maintenance can be evaluated through clear performance indicators that measure both effectiveness and efficiency across all maintenance activities revealing success and challenges. Key indicators for success include response times to service requests, completion rates of preventative maintenance tasks, budget adherence, and completion rate on reactive work order requests. These metrics will provide a transparent view of departmental performance and highlight areas of strength. At the same time, challenges such as aging infrastructure, limited resources, or unforeseen repairs will be monitored and documented to inform ongoing adjustments and continuous improvement. By regularly reviewing these indicators, the Department of Maintenance will make data-informed decisions that enhance performance, ensure accountability, and support long-term facility sustainability. The Maintenance of Plant approved operating budget for FY 2026 is $2.40 per square foot.

The number of work requests has risen from 10,030 in FY 2015 to 12,647 in FY 2025, representing a 26% increase over the past decade. Despite this growth, the Department of Maintenance has managed to reduce the annual backlog from 46 days in FY 2015 to 11 days in FY 2025. This realignment within the maintenance department emphasizes a collaborative team approach as the foundation for fostering a positive and productive culture within. By prioritizing open communication, shared responsibility, and adaptability, the plan aims to enhance team morale, operational efficiency, and overall workplace satisfaction.

Central to this approach are regularly scheduled team meetings that serve as a platform for transparent communication, progress updates, and collaborative problem-solving. These meetings encourage team members to voice concerns, share ideas, and stay aligned with departmental goals ultimately building trust and reinforcing a sense of shared purpose.

The plan also includes a realignment of policies and protocols to reflect current best practices and the evolving needs of the organization. By involving team members in reviewing and refining these guidelines, the maintenance department ensures that protocols are practical, inclusive, and relevant, promoting consistency while empowering staff through active participation.

SMCPS' school building inventory consists of 31 facilities (schools and offices) and 65 relocatable units spanning a total area of 2,565,644 million square feet and 769.71 acres (230.05 active acres).

Facilities, new and old, face unique challenges. Maintenance services require attention to planning, detail, preparation, execution of services, and sufficient funding sources for personnel, supplies/materials, and contracted services. A comprehensive preventive maintenance program paired with a functioning Capital Improvement Program is essential for ensuring the effective upkeep of SMCPS facilities.

Unexpected maintenance demands unfortunately occur in educational organization facilities. The proactive approach to address these scenarios is secured by developing, implementing, and maintaining a comprehensive program and plan to mitigate these issues. It is crucial to intentionally and conservatively budget for these needs, monitor expenditures from maintenance-funded budgets, and prioritize their utilization.

The Division of Supporting Services is dedicated to promoting student achievement and opportunity through a coordinated effort to provide a high-quality learning environment. This Comprehensive Maintenance Plan for Educational Facilities outlines the process for ensuring properly maintained educational facilities, including objectives of the preventive maintenance program, budgetary requirements, and project support within the school system's six-year maintenance operating budget plan and Capital Improvements Program.

As the Department of Maintenance, our fundamental responsibility is to support the educational mission of SMCPS by providing students with safe, comfortable, and attractive learning environments. A robust preventive maintenance program is essential to protect capital assets, ensure the planned useful life of facilities and components, and detect unforeseen facility concerns well in advance of their failure. Our commitment to open communication, continuous training, and the integration of people, technology, and processes enables efficient and effective school operations.

The Department of Maintenance has 39.85 staff members, including administrative personnel, and focuses on:

- Repairing and ensuring the functionality of health, fire/life safety, and intrusion detection systems
- Ensuring compliance with state, federal, and local codes
- Support for Remediation of Indoor Environmental Quality (IEQ) and Indoor Air Quality (IAQ) issues
- Performing scheduled preventive, predictive, and corrective maintenance tasks
- Conducting potable and non-potable water testing
- Conducting school building/grounds and system inspections
- Providing minor renovations/alterations
- Offering logistical support
- Transport of instructional and non-instrucial materials
- Staff relocation
- Planning for long- and short-term facility infrastructure and system needs

The Department's maintenance program is characterized by:

- Maintaining over 2.5 million square feet of building/school space
- Managing a fleet of 114 vehicles and 20 buses
- Completing more than 12,000 work orders annually
- Completing approximately 6,000 hours of preventive maintenance tasks annually
- Ensuring facility emergency preparedness and response
- Maintaining approximately 770 acres (231 active acres) of grounds
- Performing all regulatory facility-related testing and inspections, including:
    - Elevator safety checks
    - Drinking water quality testing
    - Effluent testing

- Boiler maintenance
- Fire alarm system testing
- Sprinkler system maintenance
- Kitchen hood cleaning and inspection
- Backflow prevention device testing
- Fuel oil tank inspections
- Spill bucket maintenance
- Infrared inspections for electrical systems
- Bleacher safety checks
- Operable wall maintenance
- Theatrical rigging inspections

Four Maintenance Processes

The Department of Maintenance utilizes four distinct maintenance processes, each tailored to address specific needs and maximize the lifecycle and reliability of our facilities. These processes ensure the optimal use of maintenance funding and resources:

1. Scheduled Preventive Maintenance: This process is used for equipment and tasks that require regular, scheduled inspections and services, as dictated by industrial standards, codes, warranties, and due diligence. Examples include fire alarm systems, vertical transportation systems, air filtration systems, and bleachers.

2. Predictive Maintenance: This process is applied to equipment with predictable failure rates, based on physical observations, empirical data, laboratory tests, and recorded operating hours. Examples include vehicle maintenance, water chiller replacement, emergency generator replacement, and other tasks with known failure patterns.

3. Corrective Maintenance: This process addresses components with relatively low monetary value that do not warrant scheduled maintenance or investment in data collection or testing. Replacement is based on operational observations and objectives. Examples include fan belts, air handling units, casing gaskets, laboratory faucets, flush valves, and other low-cost components.

4. Deferred Maintenance: In cases where budget constraints necessitate prioritizing corrective or unpredictable service interruptions, this process defers planned scheduled preventive maintenance and predictive maintenance to address urgent issues. However, critical equipment and systems, such as life safety systems, major comfort control systems, and emergency power generators, are never deferred.

The Comprehensive Maintenance Plan for Educational Facilities takes into account various factors, including facility age, major equipment repair history, utility infrastructure age, staffing levels, building codes, local, state, and federal regulations, current and future funding levels, facility usage beyond regular school hours, and emergency repairs.

Despite the many challenges, the Department of Maintenance has received excellent support from staff, the community, administration, the Board of Education and county representatives. Our steadfast focus on the core vision of delivering effective maintenance has been successful through the collective commitment of all stakeholders.

Guiding Principles

When maintaining SMCPS facilities, the focus is not only on bricks and mortar but also on student educational achievement and the well-being of staff. Effective school maintenance protects capital investments and promotes a healthy and safe learning environment for the students, staff, and community while supporting educational performance.

- **Vision -** SMCPS is committed to providing services in support of the learning environment that ensures safe, comfortable, attractive, and well-maintained facilities for students, staff, and the community.

- **Mission** - The mission of SMCPS is to “Know the learner and the learning, expecting excellence in both. Accept no excuses, educating ALL with rigor, relevance, respect, and positive relationships.” The Department of Maintenance is fundamentally responsible for supporting the educational mission of SMCPS by ensuring that the students of SMCPS have learning environments that are safe, comfortable, and attractive.

- **Interrelationships (CMP and EFMP)** - The SMCPS Comprehensive Maintenance Plan (CMP) is tightly correlated to the Educational Facilities Master Plan (EFMP). The process used in the CMP to assess facility systems and component conditions, as described in "Facilities Assessment Process", results in project recommendations made to Capital Planning.

Goals and Initiatives

The Department of Maintenance is committed to implementing a comprehensive program of preventive maintenance for schools and support facilities, ensuring the efficient operation of these facilities and providing predictive input on infrastructure and systems' likelihood of failure intervals for capital funding planning. This proactive approach enables the county's educational program to continue uninterrupted, while minimizing the need for costly repairs and replacements.

Seven departments within the school system (Maintenance, Capital Planning, Design and Construction, Food and Nutrition Services, Information Technology, Operations and Transportation) work collaboratively to monitor and assess all aspects of building construction, design, maintenance, operation, and facility management. This collaborative effort enables the identification and correction of deficiencies, as well as the establishment of new capital projects.

As a responsible function within SMCPS, Maintenance is dedicated to serving students, staff, the community, and the environment. By maintaining equipment, structures, and devices efficiently, we not only extend the lifespan of assets but also reduce waste and minimize the environmental impact of our operations. To achieve this goal, we have implemented various sustainable practices that benefit both the school system and the environment. Some notable initiatives include:

- Converting our Work Request and Work Order System to an electronic system, reducing paper usage by 95%.
- Using low- or no-VOC paints in facilities where possible, promoting good air quality and minimizing environmental harm.
- Implementing efficient work planning and material staging practices that reduce travel distances, labor utilization, and consumption of gasoline, vehicle maintenance materials, and hazardous materials.

- Replacing machine part cleaners that contained ozone-depleting chemicals with environmentally friendly alternatives.
- Selecting "Green" flooring products that reduce waste disposal costs, utilize recycled materials, and minimize environmental impact.
- Evaluating equipment, furniture, and cabinetry for reuse or repurposing before disposal, reducing waste generation and environmental strain.

By prioritizing sustainability in our maintenance practices, we contribute to a healthier environment while also enhancing the overall learning experience for our students.

Long-Term (Strategic) Initiatives

To ensure the optimal performance and sustainability of our facilities, we will implement the following long-term initiatives:

1. **Infrastructure Modernization and Upgrades:**
    a. Upgrade aging facilities and infrastructure to meet current safety, accessibility, and technological standards.
    b. Incorporate sustainable and energy-efficient systems to reduce operational costs and environmental impact.
2. **Preventive and Predictive Maintenance:**
    a. Enhance the monitoring and management for the expected life cycle of all facilities and systems to plan for replacement before they fail, ensuring uninterrupted operation and minimizing costly repairs.
    b. Enhance proactive maintenance schedules to prevent equipment and facility failures.
    c. Implement data-driven predictive maintenance and analytics to optimize resource allocation.
3. **Facility Condition Assessment and Asset Management**
    a. Conduct regular comprehensive assessments in conjunction with the IAC assessments to prioritize repairs and renovations.
    b. Enhance the collaborative lifecycle planning and facility condition assessment team to reduce the critical failure as assets.
4. **Sustainable and Green Building Practices**
    a. Promote energy conservation, water efficiency, and waste reduction initiatives.
5. **Technology Integration for Maintenance Operations**

a. Enhance facility management software for work order tracking and reporting.
b. Enhance Building Management Systems (BMS) for centralized control and monitoring of building systems.

Near-Term (Next Three Fiscal Years) Initiatives

In the next three fiscal years, we will focus on the following short-term initiatives:

1. Identify Critical Needs for Infrastructure Assets: Identify state and local funding sources to repair and/or replace infrastructure assets optimizing life expectancy and minimize critical breakdown.

2. Hg-Containing Materials Abatement: Develop a plan to manage and abate Hg-containing materials in existing flooring, ensuring compliance with regulatory requirements and minimizing environmental impact.

3. Relocatable Utilization: Identify state and local funding sources to renovate, replace, or remove relocatable units as necessary, optimizing their use and extending their lifespan.

4. Training and Education: Provide training on:

- Alternate ventilation verification methods
- CFC certification courses
- Renovator certified refresher courses (Pb management while working)
- Various safety courses
- Refresher training on refrigeration charging/troubleshooting
- Commercial HVAC application refresher training

Computerized Maintenance Management System (CMMS)

The Department of Maintenance at SMCPS is responsible for the maintenance and repair of the district's existing buildings, grounds, and vehicles. Under the direction of the Director of Maintenance, a well-planned and prioritized approach is employed to assign maintenance tasks to personnel. This ensures that maintenance activities are carried out efficiently and with high quality.

The department integrated the computerized maintenance management system to Asset Essentials by Brightly, a Siemens company in FY25. This move replaced MPulse, which was used previously.

The work order request process is initiated by building staff relative to unplanned repairs needed at their site as well as maintenance staff who conduct preventive maintenance inspections at school sites. Work orders are used to implement and coordinate work identified by school personnel or during maintenance inspections. The work order enables staff to efficiently direct, coordinate, and schedule workloads in a timely manner while also facilitating emergency maintenance responses. Each request is thoroughly reviewed and assessed for need and funding. The CMMS is a state IAC requirement.

The transition to Asset Essentials will allow us to track contractor services within the system. This upgrade will enable us to record contracted services more efficiently and effectively. This will be established in FY26. In FY25, the Department of Capital Planning successfully tagged approximately 85% of mechanical assets in the instructional buildings and three administrative facilities. This information is stored in the Asset Essentials database.

Work Order Request Process

The Department of Maintenance receives three primary workflow inputs: Facility Work Order Requests, Planned Preventive Maintenance, and Inspection Results. The data supports the maintenance workflow and ensures that all necessary work is completed efficiently and effectively. This system ensures timely tracking, prioritization, and resolution of facility needs to maintain a safe and functional environment.

Facility Work Order Requests through the CMMS are generated by designated facility staff to efficiently address maintenance issues including equipment repairs, safety hazards, moving of instructional items, staff needs, and other mechanical concerns.

Planned Preventive Maintenance is generated through a predetermined process that takes into account time intervals, the results of previous preventive maintenance inspections, equipment usage, and seasonal environmental changes. This proactive approach ensures that maintenance tasks are performed at optimal intervals to prevent equipment failure and downtime. All Planned Preventive Maintenance work orders are automatically generated, allowing for seamless scheduling and execution.

Inspection Results generate work order requests that are driven by methodical observation, testing, operational verification, and inspections. These requests are best described as predictive or proactive replacements, repairs, renovations, or refurbishments that are necessary to ensure the continued operation and integrity of equipment.

All three workflow inputs (Facility Work Order Requests, Planned Preventive Maintenance, and Inspection Results) are converted into work order requests using a Computerized Maintenance Management System (CMMS). This enables the Department of Maintenance to track various aspects of work performance, improve long-range planning, and ensure that all requested work is addressed in a timely and efficient manner.

Work Order Request Categories

The Department of Maintenance categorizes work order requests into three main categories: ***Emergency***, ***Urgent***, and ***Scheduled***.

- **Emergency** work orders relate to life safety systems, such as fire alarms, fire suppression, and egress, which pose an immediate threat to students or staff.

- **Urgent** work orders that impact the facility environment and may compromise the teaching and learning process. Examples include issues with temperature control, electrical outages, or ADA-related concerns.

- **Scheduled** work orders are planned activities that include moving assistance, equipment installation, electrical receptacle additions, light fixture repairs, remoderization/upgrades, and preventive maintenance tasks.

Work Order Flow

Upon receipt of a work order request, the Maintenance Foremen assesses its priority. Emergency requests are directed to the Director of Maintenance and are prioritized immediately. Urgent and scheduled work orders are prioritized and scheduled, and material acquisition is coordinated to complete the task. Non-emergency work orders are prioritized based on:

- **Urgency:** Work orders that require immediate attention to prevent further faults or impacts on educational activities.
- **Impact on educational needs:** Work orders that impact after-school activities, relocation of learning materials or displays.
- **Life cycle of facility systems:** Work orders that impact the expected lifespan of building systems.
- **Technical complexity:** Work orders that require multiple trade disciplines for resolution.

To optimize workflow, the Department of Maintenance coordinates work orders by location and schedule, allowing trades to complete multiple tasks at one location and minimizing travel time. Upon completion, a work order is closed, with detailed data including labor hours, actions taken, material/service cost, and completion date.

Work Order Request System

Asset Essentials streamlines maintenance operations, benefiting staff by reducing downtime, optimizing resource allocation, and improving communication and collaboration. It achieves this through features like automated work order management, preventive maintenance scheduling, and mobile accessibility, enabling technicians to work more efficiently and effectively.

- Direct liaison with schools' administrators, building service staff, and the Department of Maintenance.
- Reduced work initiation time through electronic submission and tracking.
- Minimized paperwork while maintaining a history of facility repairs and associated costs.
- Recurrent problem tracking.
- Enhanced workload management for supervisory staff.
- Job cost recording for budget planning and decision-making.
- Objective setting and goal achievement aligned with school system expectations.
- Data analysis for capital and operating budget priorities.
- Mobile accessibility allows technicians to receive immediate updates on work orders, enabling them to address issues quickly and efficiently.
- CMMS sends automatic notifications about work order status changes, maintenance schedules, and other important updates, ensuring stakeholders are informed and aligned.

The CMMS provides valuable information to support informed decision-making and ensures efficient maintenance operations that meet school system objectives.

Facilities Assessment Process

Annual Facility Inspections (AFI) are an important component to the preparation and implementation of the Comprehensive Maintenance Plan for Educational Facilities. The goal of this program is to develop a systematic approach to the assessment of maintenance needs, prioritize maintenance requirements, provide better coordination in the scheduling of work, and to ensure equity of effort throughout the system. Short-term and long-term improvements are identified for possible future funding through the operating or capital budget process. A separate assessment is performed by the Interagency Commission on School Construction (IAC) and the results are calculated in the Annual Facilities Inspection process described below.

Preventive Maintenance Inspections (PMI) are physical inspections that are made of critical mechanical, electrical, plumbing equipment, and architectural features. The results of these inspections are used as a tool to increase the reliability of the schools' infrastructure. The results of these inspections also identify additional maintenance tasks that need to be executed.

Planning for future budgetary needs is accomplished using the following three methods:

- Scheduled Replacement, Repair, or Refurbishment (SRRR)
    - This process uses the predicted life span of a building component or system plotted against the original installation date.
- Annual Facility Inspections (AFI)
    - This process uses a physical inspection and interview process to determine the remaining year(s) before a building component actually needs replacement, repair, or refurbishment. The frequency of these inspections is annually.
- Preventive Maintenance Inspections (PMI)
    - This process uses a physical inspection and operational verification to monitor the remaining life of schools' systems. All FY25 PMIs were completed.

The SRRR is used to predict likely long-term (15 - 20 year) projects based on the typical life cycles of various facility components and systems. The values produced from the SRRR are useful in long-range planning and projections but may not represent the individual reality for each component

and facility in fine detail. The AFI/PMI results are used to adjust for the more short-term (2 – 15 years) needs of each facility component. This allows accurate adjustments to be made to the SRRR, which enables the Department of Maintenance to devise a near-year (1 - 6 year) plan best suited to the actual condition of school sites with little change to the long-range planning and budgetary needs and requests. The SRRR was completed for FY25 and all lifecycle records were updated with results.

Facility Outcomes

The following elements are metrics that help to illuminate those key issues that can have an adverse impact on the life, safety, and/or health of facility occupants; upon teaching and learning; and/or upon the longevity of the facility.

Facility Usability

Table 1 below illustrates each active or holding PK-12 school facility, the number of facility days during which the facility could not support the delivery of the educational programs and services assigned to that facility and that are normally delivered in that facility.

Table 1 - Facility Usability

Facility Usability - the number of facility-days during which the facility could not support the delivery of the educational programs and services.				
Site Name	**FY 25 Goal**	**FY 25 Actual**	**FY 26 Goal**	**Notes**
All Sites	0	1.5	0	Four 2-Hour Weather Delays One 2-Hour Early Weather Dismissal Four - School Closures due to Winter Weather
Elementary Schools				
Benjamin Banneker	0		0	
Benjamin Banneker (ECC)	0		0	
CWFDES	0		0	
Dynard	0		0	
Evergreen	0		0	
George Washington Carver	0		0	
Green Holly (A)	0		0	METCOM water main break - Early Dismissal
Green Holly (B)	0		0	METCOM water main break - Early

				Dismissal
Greenview Knolls	0		0	
Hollywood	0		0	
Leonardtown	0		0	
Lettie Marshall Dent	0	1	0	Loss of a staff member - investigation
Lexington Park	0		0	
Mechanicsville	0		0	
Oakville	0		0	
Park Hall	0		0	
Piney Point	0		0	Well Pump Failure - Delayed School Opening
Ridge	0		0	
Town Creek	0	0.5	0	Boiler Issue/No Heat - Early Dismissal
White Marsh	0		0	
Middle Schools				
Esperanza	0		0	Indoor Air Quality - Delayed school opening for 8th grade only
Leonardtown	0	0.5	0	SMECO Power Outage - Early Dismissal
Margaret Brent	0		0	
Spring Ridge	0		0	
High Schools				
Chopticon	0		0	
Forrest Center	0	0.5	0	SMECO Power Outage - Early Dismissal
Great Mills	0		0	
Leonardtown	0	0.5	0	SMECO Power Outage - Early Dismissal
Virtual Academy	0		0	
Offices				
Central Office I	0		0	
Central Office II	0		0	
Supporting Services	0		0	

Maintenance System-Wide

The Department of Maintenance at SMCPS is responsible for maintaining and repairing existing buildings, grounds, and vehicles. The Director of Maintenance oversees the planning and assignment of tasks to maintenance personnel, ensuring that work is prioritized and executed efficiently. The department utilizes a comprehensive computerized maintenance management system

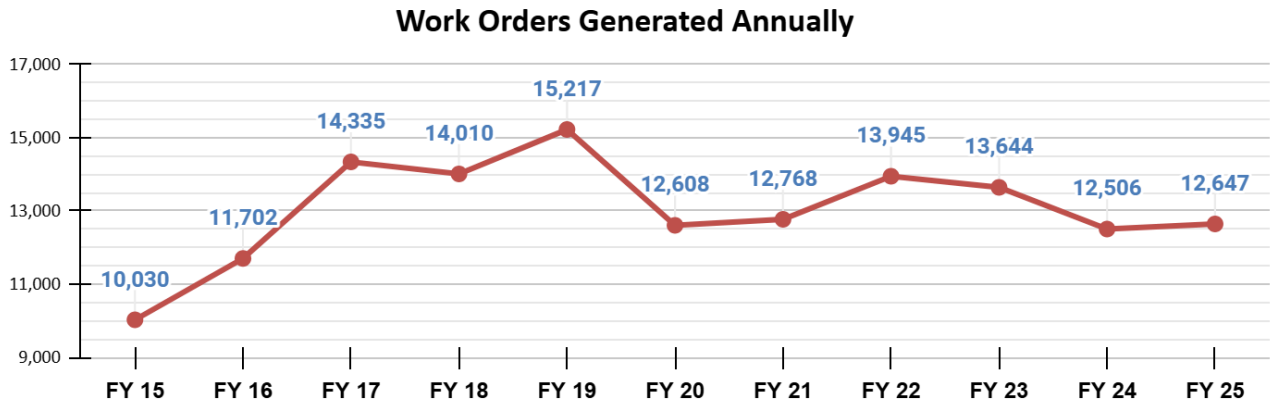
(Asset Essentials), which includes modules for work requests, work management, scheduled maintenance, inventory, labor, and building/equipment asset tracking.

The department receives work order requests from school sites and also conducts preventive maintenance inspections to identify necessary repairs. The purpose of these requests is to ensure that work requirements are implemented promptly, enabling staff to effectively manage workloads, coordinate schedules, and respond to emergency maintenance needs in a timely manner. All requests are thoroughly reviewed and assessed for both need and funding to ensure efficient allocation of resources.

Work Orders (WOs)

The SMCPS Department of Maintenance has experienced a 26% increase in the total number of work orders submitted annually over the past decade. Table 2 below presents the total number of work orders submitted for each fiscal year, encompassing both planned and corrective maintenance requests.

Table 2 - Work Orders Generated Annually (FY15 - FY25)



Planned vs Corrective Work Requests

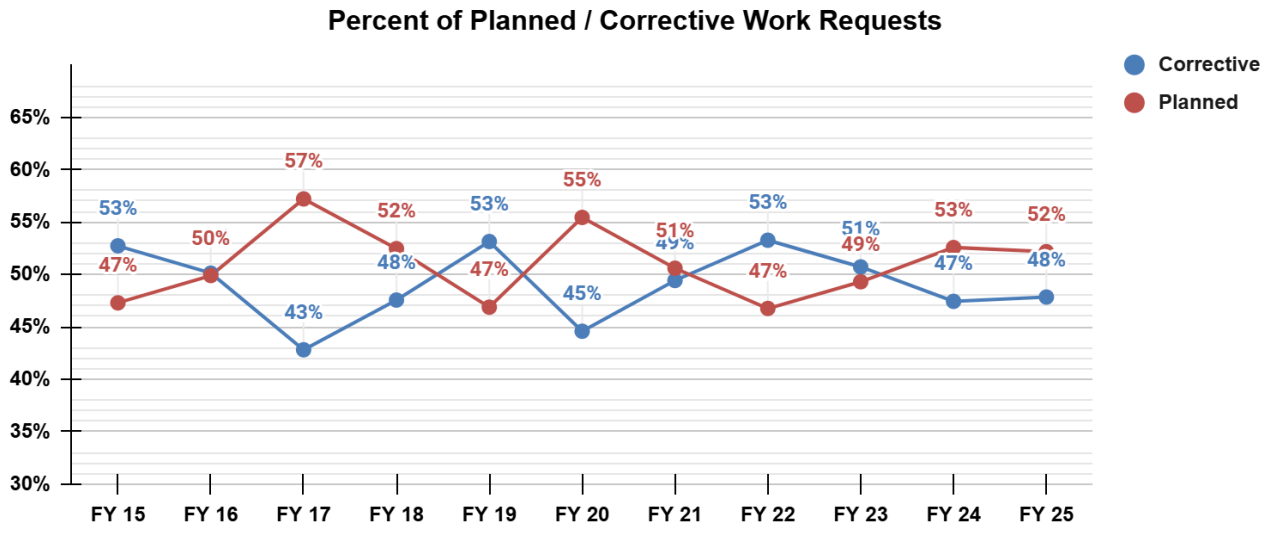
Planned Work Request - A planned work request is utilized for tasks that do not impact the learning environment, safety, or the physical well-being of staff, students, or the facility. Examples include moving assistance, installation or assembly of new equipment, utility relocation, or modifications to interior configurations. These requests do not necessitate immediate or priority

responses. This category also encompasses preventive maintenance work orders and inspections, along with any consequential actions required.

Corrective Work Request - A corrective work request pertains to issues that are urgent, necessitate a priority response, or arise from inspections conducted by an independent party, particularly when they impact the safety or physical well-being of staff, students, or the facility.

The Department of Maintenance is committed to enhancing the teaching and working environments for the students, staff, and community of SMCPS through a robust preventive maintenance program. As illustrated in Table 3 below, since July 2015, the distribution of planned and corrective work requests has remained relatively stable, averaging around 50% for each category. In 2015, the Department received 10,030 work orders, of which 53% were corrective and 47% were planned. In 2025, the Department received 12,647 work orders, with a breakdown of 48% corrective and 52% planned.

Table 3 - Percent of Planned vs. Corrective Work Orders (FY15 - FY25)



It is widely recognized that when the volume of planned work exceeds that of corrective work, not only does the effectiveness of the "Preventive Maintenance Schedule" continue to improve, but the number of completed work orders also rises. This enhancement is attributed to the advantages of a planned work environment, which enables the strategic planning, procurement, and execution of repairs, renovations, and replacements in a proactive rather than reactive manner.

Table 4 below illustrates that, despite a 26% increase in work orders over the past decade, the Department of Maintenance has successfully maintained a relatively balanced ratio of planned to corrective work orders. To prevent a backlog or to reduce any existing backlog, it is essential to plan as much work as possible to enhance overall effectiveness. Planned work orders primarily encompass logistical requests and preventive maintenance tasks, along with the necessary renovations, repairs, or replacements. We will closely monitor corrective work requests to identify any emerging patterns, aiming to anticipate needs before they disrupt the educational process.

Table 4 - Planned vs Corrective Work Orders (FY15 - FY25)

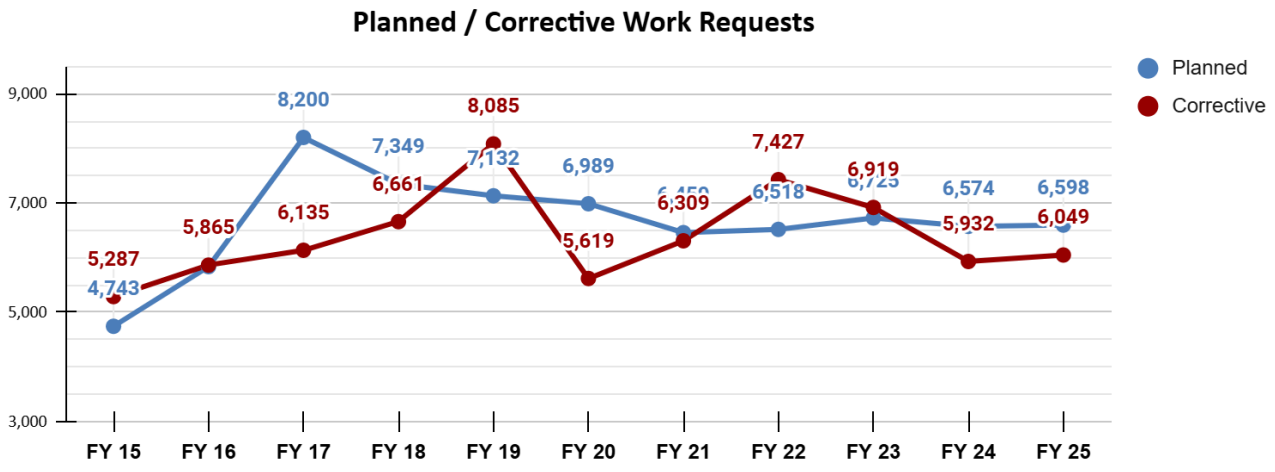


Table 5 below illustrates the time, urgency, labor, expenses, and efficiency associated with the execution and completion of Preventive Maintenance and Corrective Maintenance. Additionally, the table presents the ratio of central administrative staff to building-level staff, both of whom are responsible for submitting work order requests. For a detailed overview of the Preventive Maintenance Schedule for SMCPS, which outlines the specific tasks and their respective frequencies, please refer to Appendix C.

Table 5 - Work Orders Unpacked

Preventive Maintenance	FY 25 Goal	FY 25 Actual	FY 26 Goal
Preventive Maintenance			
Total # WOs Opened	7,500	6,598	7,500
% of WOs closed in 30 days	100%	53%	100%
Total # staff hours	4,000	4,820	25,000

Total # contractor hours	Not Tracked- Contractors do not track on their invoice	Not Tracked- Contractors do not track on their invoice	10,000
Total # of $ spent on staff WOs	$475,000	$621,407	$625,000
Total # of $ spent on contractor WOs	$475,000	$574,704	$575,000
Total % of all hours spent on PMs	50%	52%	50%
Corrective Maintenance			
Total # WOs Opened	6,000	6,049	6,000
% of WOs closed in 30 days	100%	53%	100%
% of WOs marked as Urgent	30%	29%	30%
Total # staff hours	25,000	30,837	32,000
Total # contractor hours	Not Tracked- Contractors do not track on their invoice	Not Tracked- Contractors do not track on their invoice	25,000
Total # of $ spent on staff WOs	Not Tracked	$15,748,718	$15,500,000
Total # of $ spent on contractor WOs	$3,248,509	$3,138,887	$1,500,000
Average time spent on CM WOs	2 hours	2.25 Hours	2 Hours
% of WOs entered by central admin staff	50%	25%	25%
% of WOs entered by building-level staff	50%	75%	75%

In summary, the rise in work orders over the past few years can be directly attributed to an increasing proportion of our school inventory reaching or exceeding 20 years of age. Prioritizing preventive maintenance tasks over corrective maintenance necessitates reallocating resources away from corrective work. While this strategy is beneficial for the long-term, it has short-term repercussions that negatively impact customer service and diminish the credibility of the department. To enhance our preventive maintenance efforts and advance toward a more proactive maintenance organization, without undermining the essential role of corrective work orders, additional resources are essential.

Operations/Building Service (Scope of Work)

A key component of ensuring safe, comfortable, attractive, and well-maintained facilities for students, staff, and the community, is the incredibly hard work performed by our Building Service staff. Many of the goals/tasks of the Operations' daily scope of work are listed below:

- Facilities will be opened each and every school day in accordance with the needs of the site administrator and faculty.

- All facilities will be inspected each and every morning before staff or students arrive. The inspection process will include cleanliness, indications of damage, safety issues, or vandalism.
- The working conditions of the various building systems will be assessed each morning before the beginning of the school day.
- All facilities will be secured and locked at the end of each day.

■ Classrooms and Office Areas

- Higher areas will be dusted and kept clean.
- All chalk and marker boards will be wiped clean and trays will be cleaned (no information will be erased from the boards).
- Pencils sharpeners and wastebaskets will be emptied, kept clean, and in working order.
- Desks and chairs will be routinely cleaned and kept free of dirt and graffiti.
- Special care will be given to ensure that papers and files on desktops are not disturbed.
- Countertops, sinks, and drinking fountains (if applicable) will be kept clean and bacteria-free.
- Floors will be kept safe, clean, and free of debris with daily vacuuming, daily spot mopping, and wet mopping or auto-scrubbing and buffing as needed.
- All surfaces and door handles will be cleaned and disinfected.
- Windows and glass will be cleaned as needed.
- Light fixtures will be in working order and maintained.
- Ceiling tiles will be changed if wet/stained.
- Furniture will be arranged in an orderly manner, window shades and blinds will be adjusted to a uniform position, lights will be turned off, and the door will be secured.

■ Cafeteria and Kitchen

- All floors will be kept clean, safe, and well maintained.
- Areas will be free of insects and rodents.
- All walls, ceilings, and light fixtures will be dust, grease, and grime-free. Light fixtures will be in working order and maintained.
- Ceiling tiles will be changed if wet/stained.
- All surfaces and door handles will be cleaned and disinfected.
- Trash cans will be kept clean and in good working order.
- Trash will be removed after each serving of food. Following the final serving of food, the schedule shall include high dusting, clearing and cleaning tables, chairs and other

equipment and furnishings. Trash cans will be washed and floors will be free of debris and mopped or auto-scrubbed.

- Hallways, stairwells, and common areas
- Entrance doors including door handles will be clean and well maintained.
- Entryways will be well-lit, clean, and have proper matting in place.
- Floors will be kept clean and free of dust, debris, and other hazards.
- Electrical, water, computer, and phone receptacles will be kept clean, safe, and well maintained.
- Vertical surfaces will be kept in good repair and cleaned.
- Ceiling tiles will be changed if wet/stained.
- Lights and light fixtures will be clean and in working order.
- Drinking fountains will be kept clean and bacteria-free.
- Hand railings will be kept in good working order, well maintained, and free of scratches and graffiti.
- Glass surfaces will be clean with no visible grime, streaks, or fingerprints.
- Trash receptacles will be clean and accessible.
- Elevators (if applicable) will be maintained, well-lit, and in working condition.
- Vending machines will be kept clean (including tops and sides).

■ Restrooms

- Will be inspected on a frequent basis when the building is occupied, cleaned, and maintained as necessary.
- Floors will be kept clean, free of dirt and trash, and free of water. Daily mopping.
- Floor drains will be kept clean, polished, and free of bacteria and grime.
- Walls will be kept clean and free from dust, grime, stains, and graffiti.
- Ceiling vents will be free of dust.
- Ceiling tiles will be changed if wet/stained.
- Lights and light fixtures will be clean and in working order.
- Drinking fountains will be kept clean and bacteria-free.
- Hand railings will be kept in good working order, well maintained, and free of scratches and graffiti.
- Glass surfaces including windows and mirrors will be clean with no visible grime, streaks, or fingerprints.
- All surfaces and door handles will be cleaned and disinfected.

- Hand dryers, paper towel dispensers, toilet paper dispensers, and soap dispensers will be kept clean, in operational order, and stocked.
- Sinks and hardware will be clean, stain-free, and bacteria-free.
- Trash receptacles and waste dispensers will be cleaned, emptied often, and well maintained. Plastic liners will be replaced with each trash removal.
- Partitions and hardware will be clean, maintained, and free of dirt or graffiti.
- Toilets and urinals will be clean, bacteria-free, and well maintained.

■ School Grounds

- A schedule will be established that includes daily inspection and policing of the grounds including playground equipment.
- Flags will be kept in "like new" condition and displayed.
- Sidewalks will be kept clean and free of debris and gum.
- Property signs will be kept clean.
- Building entrance lighting will be cleaned and maintained.
- School grounds will be free of debris including all athletic areas and stadium grounds.

Table 6 below illustrates the percentage of custodians trained in the LEA's Custodial Scope of Work over the past two fiscal years. Additionally, the table indicates the percentage of custodial duties completed satisfactorily, as evaluated through the LEA's chosen assessment method and in accordance with the established standards.

Table 6 - Custodial Scope of Work Training

Custodial	FY 25 Goal	FY 25 Actual	FY 26 Goal
The percentage of custodians trained on the LEA's Custodial Scope of Work during the last two fiscal years.	100%	80%	100%
The percentage of custodial duties completed adequately (as assessed through the LEA's selected method of assessment and against the LEA's selected standard).	100%	75%	100%
The percentage of custodial tasks tracked via CMMS work orders.	NA	0%	0%

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Section 2 - Resources and Inputs

Staffing and Organization

The Superintendent of Schools bears the responsibility of overseeing the Deputy Superintendent of Fiscal and Supporting Services in the implementation of the Comprehensive Maintenance Plan for Educational Facilities, along with all related responsibilities. This comprehensive plan outlines the necessary actions to ensure educational facilities are well-maintained and conducive to both learning and teaching. The Director of Maintenance plays a crucial role in this initiative, tasked with preparing, coordinating, and administering the Comprehensive Maintenance Plan. To provide clarity on this organizational structure and its functions, detailed organizational charts accompany this document.

The success of the Maintenance Department relies heavily on the dedication and commitment of its staff. This commitment is further bolstered by effective predictive planning, advanced technology, and well-defined processes. Each tradesperson within the department is assigned a primary area of responsibility, tailored to their specific skill set. However, they are also encouraged to collaborate with their colleagues in other trades, fostering an environment where knowledge sharing is commonplace. This well-rounded approach not only promotes teamwork but also enhances individual expertise, thus increasing the overall trade proficiency of the department. Such collaboration ultimately reinforces a commitment to exceptional customer service, ensuring that the needs of the educational community are met in a timely and efficient manner.

As the sophistication of the physical plant increases and equipment inventories expand, there is a corresponding rise in the demand for skilled manpower. This evolution underscores the necessity for continuous education and the cultivation of advanced skills among maintenance staff. Ongoing skill enhancement and cross-training have become vital components in satisfying the heightened expectations for both the quantity and quality of work performed. Maintaining a high standard of service requires a proactive approach to skill development, allowing the staff to effectively respond to the complexities of modern educational facilities.

In recent years, the structure of the Maintenance Department has undergone continuous evaluation as part of a strategic plan led by the Director of Maintenance. One of the key objectives of these organizational changes is to elevate customer service while balancing workloads across

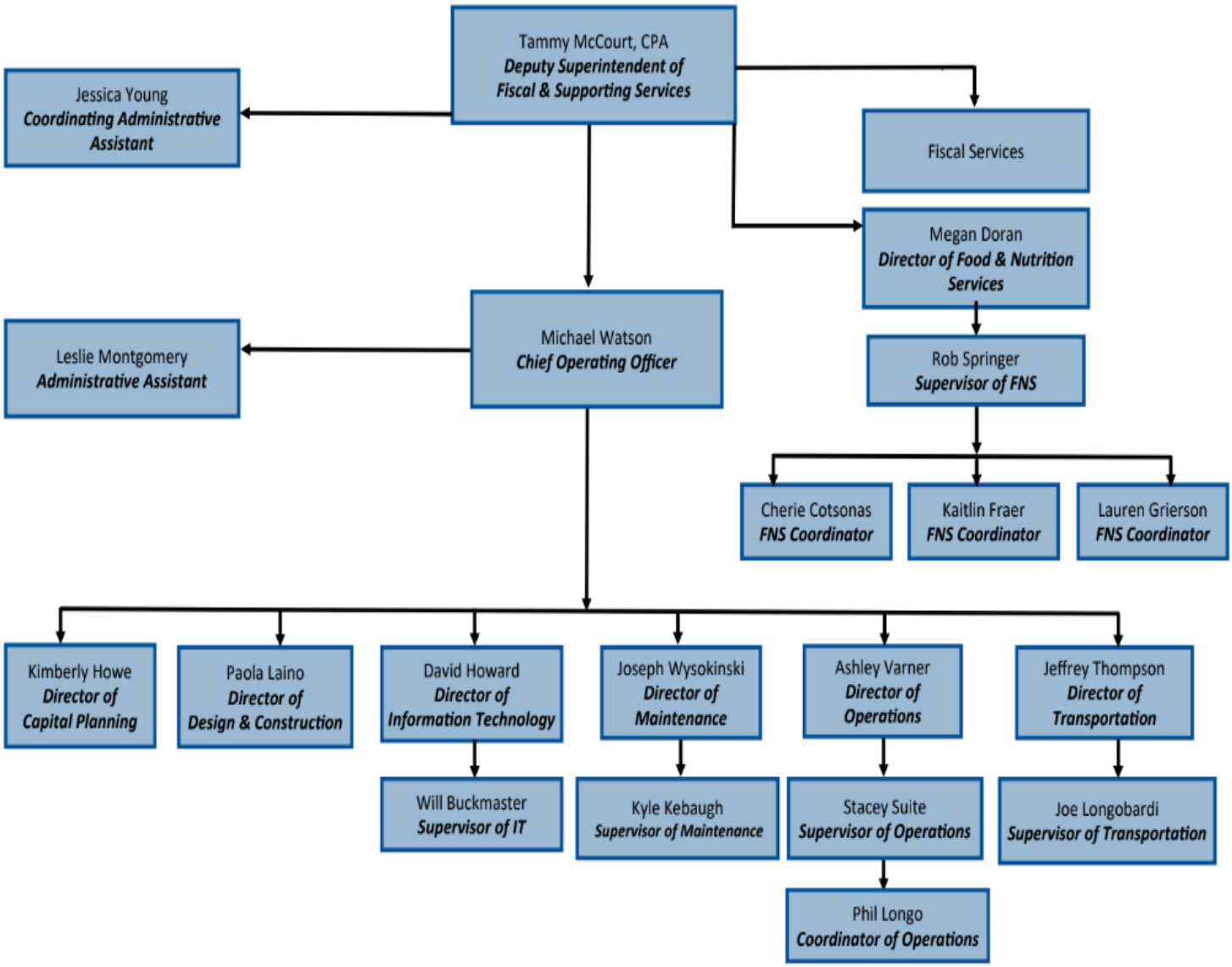
maintenance operations. In light of staffing shortages and the challenges associated with coordinating work, several adjustments have been implemented to enhance departmental efficiency and maximize resource utilization.

The department has experienced a notable increase in demand for third-party inspections and testing, contracted services, and the management of increasingly sophisticated proprietary systems. These factors have highlighted a pressing need for robust contract and project management support. As a result, the Department of Maintenance employs a full time Project Manager, whose primary responsibilities include project scope development, contract management, and project coordination. This role is essential for navigating the complexities of contracts and ensuring that all project-related activities align with the department's broader maintenance goals.

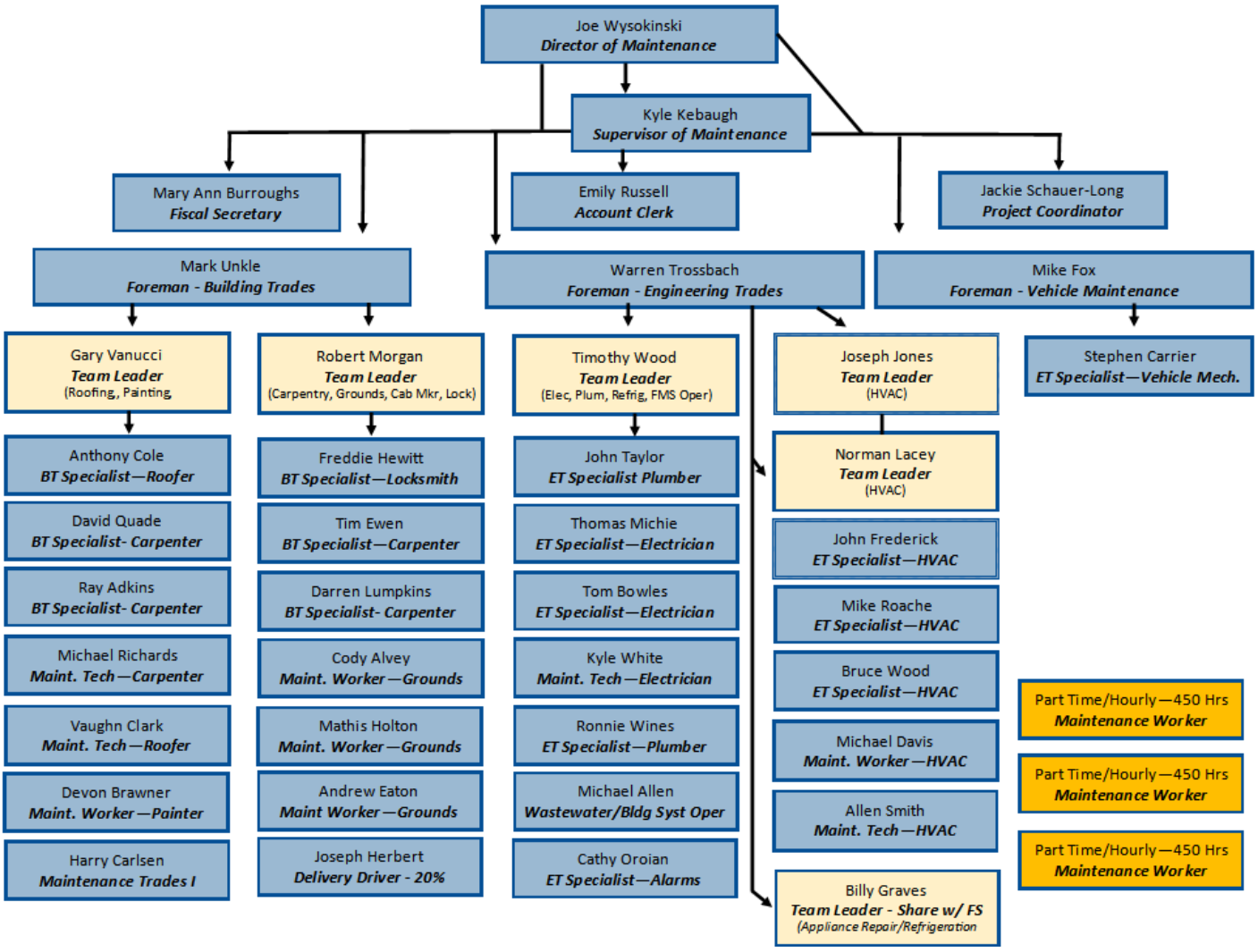
Since FY 2014, the portion of the operating budget allocated to contracted services within the Maintenance Department has increased from $821,265 to $2,898,759 in FY 2025. The allocated FY 2026 budget in this category does decrease to $1,993,336. The contracted services budget for FY 2026 is 32% of the overall operating budget. It is important to note that $1,000,000 has been introduced and allocated to critical maintenance needs. In addition, the department will manage capital-funded maintenance projects that have averaged $1.9 million annually over the past three fiscal years, with a projected $819,000 in capital-funded projects for FY 2026. These figures reflect the department's ongoing commitment to maintaining high standards while efficiently utilizing resources to meet the needs of educational facilities.

Division of Supporting Services

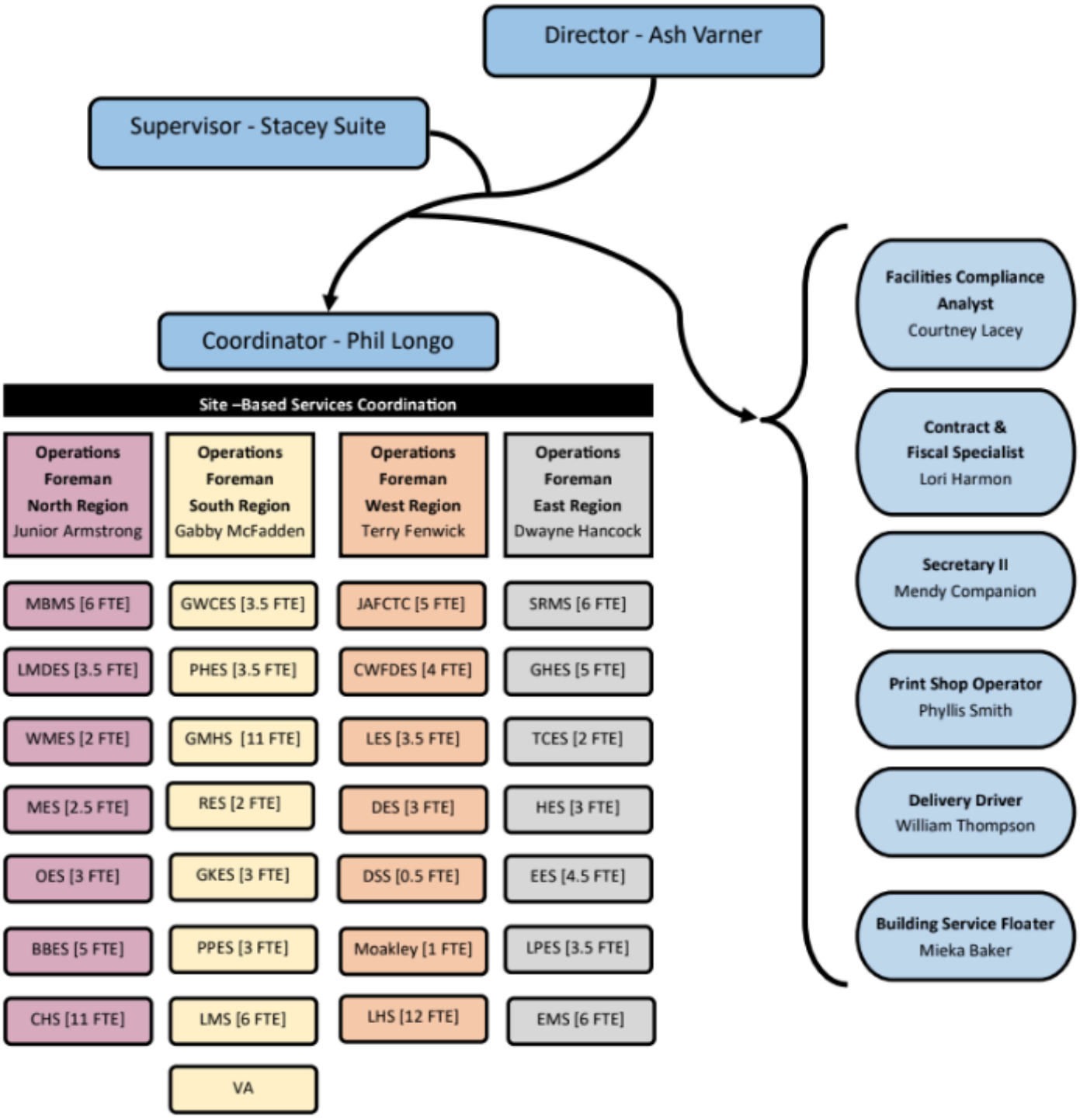
SY 2025—2026



Department of Maintenance



Department of Operations



Maintenance and Operations Vacancies

Table 7 below includes a list of positions for the Department of Maintenance and the Department of Operations for FY 2025. Positions are listed by type and include the number of each filled and vacant position within that type as of June 30, 2025.

Table 7 - Maintenance and Operations Vacancies

Department of Maintenance			Department of Operations		
Filled	**Vacant**	***Description***	***Filled***	**Vacant**	***Description***
1		Director	1		Director
1		Supervisor	1		Supervisor
1		Account Clerk	1		Coordinator
1		Fiscal Secretary	1		Facilities Compliance Analyst
1		Project Coordinator I	1		Print Shop Operator
3		Foreman	1		Delivery Driver
5		Maintenance Trades Staff HVAC	4		Foreman
3		Maintenance Trades Staff Electrical	1		Contract & Fiscal Specialist
2		Maintenance Trades Staff Plumbing	1		Secretary II
6.2		Maintenance Trades Staff Grounds & Logistics	3		Building Service Manager III
1		Maintenance Trades Staff Painting	7		Building Service Manager II
3		Maintenance Trades Building Repair	18		Building Service Manager I
1		Maintenance Trades Vehicle Repair	3		Assistant Building Service Manager III
2		Maintenance Trades Roofing	4	3	Assistant Building Service Manager II
2		Building Trades Team Leaders	23.5		Assistant Building Service Manager I
3		Engineering Trades Team Leaders	61.5	2	Building Service Worker
0.25		Refrigeration Team Leader			
1		Alarm Technician			
1		FMS Operator			

A fully functional maintenance department requires the hard work of all of those employees listed in the chart above. However, when it comes to the actual work in the field, the following staff members are accountable for the frequency and quality of the work being performed.

Maintenance Positions and Responsibilities

Director of Maintenance

As part of our commitment to fostering an optimal learning and working environment for students and staff at St. Mary's County Public Schools (SMCPS), the primary focus for the Director of Maintenance is to prepare, coordinate, and administer a Comprehensive Maintenance Plan tailored for our educational facilities. This critical initiative integrates personnel, advanced technology, and

streamlined processes to maintain a safe, comfortable, and visually appealing atmosphere conducive to learning and productivity. Key responsibilities include:

- Strategic Planning and Coordination - Collaborate extensively with various stakeholders to gather and analyze data essential for the development of future Capital Improvement Programs and operating budgets. This ensures that financial resources are aligned effectively with facilities' needs.
- Leadership and Oversight - Provide clear and actionable direction to key personnel, including the Supervisor of Maintenance, Building Trades Foreman, Engineering Trades Foreman, Vehicle Maintenance Foreman, Project Coordinator, Fiscal Secretary, and Account Clerk. This ensures that all team members are aligned with the Department of Maintenance's objectives and operational standards.
- Budget Management and Procurement - Prepare and oversee the departmental budget, streamline the procurement process, and ensure adherence to Board policies relevant to the Department of Maintenance's vision. This includes the identification of necessary resources to maintain operational effectiveness.
- Interdepartmental Communication - Regularly report activities and initiatives of the Department of Maintenance to other departments within the Division of Supporting Services (DSS) to promote transparency and collaboration across teams.
- Compliance and Adaptation - Continuously monitor changes to laws, regulations, and building codes. Implement necessary adjustments to maintenance processes to remain compliant, thereby safeguarding our facilities and ensuring we meet legal standards.
- Property Damage and Safety Management - Oversee the management and coordination of property damage reporting, warranties, fire drills, and compliance with environmental regulations including the Clean Water Act, Clean Air Act, and Right to Know laws.
- Licensing and Permits - Manage all license and permit requirements associated with various systems, including Underground Storage Tanks (UST), Fire Life Safety Systems, Pressure Vessels (such as boilers, hot water heaters, and water chillers), and well-water-related permits. This includes ensuring compliance with monthly and tri-annual testing for water quality and overseeing the permitting process for removal, abandonment, alteration, and replacement of these systems.

- Emergency Preparedness - Serve as a designated representative at the St. Mary's County Emergency Operations Center, coordinating response efforts and emergency preparedness initiatives to protect our facilities and the community.
- Capital and Operational Project Development - Support the coordination of both capital and operational project development to ensure that maintenance and improvements are conducted effectively and efficiently, aligning with the district's long-term strategic goals.

Supervisor of Maintenance

The Supervisor of Maintenance provides strategic leadership and guidance to the Building Trades Foreman, Engineering Trades Foreman, Vehicle Maintenance Foreman, and administrative staff. This role is pivotal in ensuring that maintenance operations run smoothly and efficiently across the entire system. Key responsibilities include:

- Leadership and Collaboration - The Supervisor oversees the activities of various foremen, fostering collaboration to ensure that planned maintenance tasks are carried out consistently. This commitment to regular maintenance significantly contributes to extending the lifespan of equipment, controlling costs, and ensuring a safer environment for all SMCPS stakeholders.
- Project Management - Manage and oversee all phases of institutional and commercial projects, ensuring adherence to timelines and budgets. Conduct regular inspections of project sites to ensure compliance with established standards, regulations, and quality benchmarks.
- Work Order Management - The Supervisor administers the SMCPS work order management system (Asset Essentials), ensuring the accurate routing of work to the appropriate foremen. They are also responsible for managing user account access and for developing and delivering employee training, ensuring that all staff are well-equipped to utilize the system effectively.
- Prioritization and Emergency Response - The Supervisor assesses and determines the priority of incoming work requests, categorizing them by work order type and shop area. They proactively identify and elevate requests that require immediate attention or fall under emergency status, ensuring that urgent issues are addressed swiftly.
- Reporting and Performance Metrics - This role involves taking charge of comprehensive reporting and documentation related to monthly work management processes.

Responsibilities include analyzing productivity levels, monitoring backlog, tracking planned versus corrective work orders, and evaluating the age of open work orders.

- Work Order Processing and Distribution - The Supervisor processes, assigns, and distributes work order requests for the Department of Maintenance, Operations, Food & Nutrition Services, and Safety & Security. Their role is crucial in ensuring that requests are handled promptly and routed effectively to maintain operational excellence.
- Collaboration with Compliance and Asset Management - The Supervisor collaborates with the Facilities Compliance Analyst to address the reporting requirements of the IAC (Interagency Commission on School Construction) Maintenance Effectiveness Assessment program. They play an instrumental role in optimizing the workflow of maintenance tasks and enhancing the management of assets to comply with regulatory standards and achieve organizational objectives.
- Facilities Inspections - Conduct extensive inspections of facilities to identify maintenance needs and prioritize them based on urgency and impact on operations. Provide informed recommendations for improvements and maintenance actions to enhance the functional efficiency of the institution or commercial entity.
- Culture, Effectiveness, and Efficiency - The Supervisor of Maintenance plays an essential role in the overall efficiency and effectiveness of maintenance operations within SMCPS. Their leadership and organizational skills are vital in fostering a proactive maintenance culture that upholds safety, extends equipment longevity, and supports the educational mission of the district.

Project Coordinator I - Facilities Specialist

The Project Coordinator I - Facilities Specialist is an integral member of the project management team, responsible for the comprehensive oversight and administration of both institutional and commercial projects from inception to completion. This position encompasses a diverse range of responsibilities that ensure projects are executed efficiently, meet regulatory standards, and align with client expectations. The Project Coordinator I - Facilities Specialist is pivotal in the successful delivery and management of construction projects, exemplifying expertise and professionalism throughout the entire process and ensuring that all projects meet the highest standards of quality and compliance. Key responsibilities include:

- Project Oversight - Manage and oversee all phases of institutional and commercial projects, ensuring adherence to timelines and budgets. Conduct regular inspections of project sites to ensure compliance with established standards, regulations, and quality benchmarks.
- Cost Estimating - Perform detailed construction cost estimating for various projects, analyzing project specifications and requirements to provide accurate financial assessments. Support effective budgeting and resource allocation by delivering cost estimates that reflect the scope of work accurately.
- Scope Development - Review, write, and refine comprehensive scopes of work for renovation, alteration, repair, or replacement projects. Ensure that all project scopes are aligned with client objectives and include detailed documentation for clarity and accountability.
- Regulatory Knowledge - Utilize extensive knowledge of institutional and commercial building codes, life safety codes, and the Americans with Disabilities Act (ADA) to ensure project compliance. Develop innovative solutions to address regulatory requirements, effectively navigating complex compliance issues.
- Facilities Inspections - Conduct extensive inspections of facilities to identify maintenance needs and prioritize them based on urgency and impact on operations. Provide informed recommendations for improvements and maintenance actions to enhance the functional efficiency of the institution or commercial entity.
- Collaboration and Communication - Collaborate with architects, engineers, contractors, and stakeholders to ensure alignment throughout the project lifecycle. Communicate effectively with clients and team members, providing updates and facilitating discussions to resolve issues as they arise.
- Best Practices - Stay informed about industry trends and best practices in design and construction, applying this knowledge to improve processes and outcomes. Foster a culture of safety and compliance by implementing best practices and standards in all project-related activities.

Building Trades Foreman

The Building Trades Foreman plays a vital role in overseeing and coordinating the maintenance and repair activities of various building components, systems, furniture, grounds, and a multitude of other equipment/resources within the school infrastructure. This position requires a

thorough understanding of building trades and the ability to manage a diverse team effectively. The Foreman is responsible for ensuring that all tasks are completed efficiently and in a timely manner while maintaining high standards of safety and quality.

The Building Trades Foreman is responsible for adapting to increasing funding requirements necessary for maintaining the school building, grounds, and corresponding resources. This includes keeping up with evolving standards for testing, inspection, and certification, as well as managing the potential for equipment replacement whether it's due to age-related issues or it fails prematurely.

Although the duties outlined below cover a wide range of responsibilities, they are not exhaustive. The Foreman may also oversee work contracted to external providers, ensuring seamless integration with in-house activities. Key responsibilities include:

- Preventive Maintenance Oversight - In addition to regular maintenance tasks, the foreman schedules preventive maintenance activities. This proactive approach is critical for maintaining the integrity and safety of school facilities, ensuring that the learning environment remains secure and conducive to education.
- Procurement Responsibilities - The foreman is responsible for obtaining price quotes for necessary materials and services. This involves conducting thorough reviews and monitoring of contracted services to ensure quality and compliance with standards.
- Scope Development - They are tasked with developing clear and precise scopes of work, which provide direction for project execution and help prevent misunderstandings during implementation.
- Logistical Coordination - The foreman coordinates the acquisition and timely delivery of supplies required for both ongoing and upcoming projects. This logistical oversight is vital for sustaining momentum in construction and repair activities.
- Quality Assurance - By overseeing the work performed by Team Leaders and Building Trades staff in the field, the foreman ensures that tasks are completed efficiently while emphasizing workmanship and quality.
- Adaptation to Modernization Goals - The Building Trades staff undertakes a diverse array of tasks that not only uphold the architectural and structural integrity of the school facilities but also align with the modernization and sustainability goals of the institution.
- Contributions to Educational Excellence - Through these multifaceted responsibilities, the Building Trades Foreman significantly enhances the overall functionality and excellence of the school facilities they oversee, directly impacting the educational environment for students and staff alike.

- Collaboration and Team Leadership - The foreman fosters a collaborative atmosphere among the building trades staff, promoting teamwork and ensuring that all members are aligned with the department's objectives and standards of excellence.
- The work performed by building trades staff encompasses a wide range of tasks, serving to uphold the school's architectural and structural integrity while adapting to the modernization and sustainability goals of the facilities. Building Trades tasks include:
    - Maintaining and repairing flooring systems to ensure functionality and aesthetics.
    - Servicing and repairing ceiling systems, ensuring safety and compliance.
    - Overseeing locksmithing tasks, including repairs and installations.
    - Conducting carpentry work, including the repair of shelves and furniture.
    - Maintaining and replacing roof systems for effective weather protection.
    - Managing maintenance and repair of bleachers for safety and comfort.
    - Performing interior and exterior painting tasks to enhance facility appearances.
    - Coordinating window and glass replacements as needed for safety and energy efficiency.
    - Overseeing the creation and maintenance of signage for clear communication within facilities.
    - Ensuring the upkeep of parking facilities to maintain safety and accessibility.
    - Handling drywall finishing to provide polished interior spaces.
    - Assisting with moving tasks for efficient space management.
    - Maintaining and repairing playground equipment and surfaces for student safety.
    - Preparing facilities for special events, ensuring all needs are met.
    - Movement and relocation of instructional materials, staff members and classroom items.
    - Maintaining lockers in good repair for student use.
    - Overseeing office renovations for improved functionality and aesthetics.
    - Installing and maintaining instructional boards to support educational activities.
    - Managing grounds and landscaping to enhance the outdoor environment.
    - Constructing and repairing cabinets as needed throughout school facilities.
    - Installing and maintaining bathroom partitions to ensure privacy and sanitation.

- Performing concrete work for walkways, curbs, and other structures.
- Maintaining cafeteria tables for hygiene and usability.
- Installing and repairing window blinds and shades for light control and privacy.
- Managing gates and fencing to secure school property.
- Maintaining sediment ponds to ensure proper stormwater management
- Overseeing the maintenance of athletic fields and tracks for safety and usability.
- Implementing stormwater management solutions to protect school properties.

Engineering Trades Foreman

The Engineering Trades Foreman plays a vital role in overseeing and coordinating the maintenance and repair activities of various systems within the school infrastructure. This position requires a thorough understanding of engineering trades and the ability to manage a diverse team effectively. The Foreman is responsible for ensuring that all tasks are completed efficiently and in a timely manner while maintaining high standards of safety and quality.

The Engineering Trades Foreman is responsible for adapting to increasing funding requirements necessary for maintaining technologically advanced and proprietary equipment and systems. This includes keeping up with evolving standards for testing, inspection, and certification, as well as managing the potential for premature equipment replacement due to advancements in technology and age-related issues.

Although the duties outlined cover a wide range of responsibilities, they are not exhaustive. The Foreman may also oversee work contracted to external providers, ensuring seamless integration with in-house activities. Key responsibilities include:

- Work Order Management - Assign and schedule the completion of work orders related to maintenance and repairs. Prioritize tasks to ensure critical systems are attended to promptly.
- Maintenance Task Coordination - Assign and schedule routine maintenance tasks, ensuring that all equipment is functioning optimally. Develop maintenance schedules in accordance with equipment life cycles and manufacturer recommendations.
- Vendor and Contract Management - Obtain and evaluate price quotes for materials and services necessary for various projects. Monitor contracted services, ensuring compliance with the specified scope of work and quality standards.

- Supply Chain Coordination - Coordinate the acquisition and delivery of supplies and materials needed for maintenance activities. Maintain inventory levels to ensure essential items are always on hand for repairs and service.
- Data Management - Collect and maintain data relevant to determining replacement intervals for electrical, mechanical, life safety, and plumbing systems. Analyze data to assess the condition and performance of systems, guiding decisions related to maintenance and replacements.
- Oversight of Maintenance Areas - Supervise staff responsible for maintaining the school system's critical infrastructure, including but not limited to:
    - Quick assessments to identify leaks or malfunctions in pipes, faucets, and toilets, followed by the necessary patchwork or part replacement.
    - Upgrading outdated fixtures with modern, water-efficient models to improve performance and conserve water.
    - Regular inspections to ensure proper function, including drain cleaning and checks on water pressure and pipe integrity.
    - Diagnosing issues with flickering lights or non-functioning fixtures, often involving the replacement of bulbs or rewiring.
    - Installing energy-efficient LED lighting or retrofitting older systems to enhance illumination and reduce energy costs.
    - Routine checks of all fixtures, including cleaning bulbs, replacing burnt-out lights, and ensuring proper alignment of fixtures.
    - Addressing circuit failures or imbalances through troubleshooting and replacing faulty breakers or damaged wiring.
    - Upgrading older panels to accommodate increased load demands, enhancing safety and efficiency.
    - Regular testing of circuit breakers and outlets, ensuring that electrical flow is uninterrupted and safe.
    - Timely inspections and repairs of heating units to address issues such as irregular heating or unusual noises.
    - Scheduled maintenance checks, including filter changes and system cleaning, to maximize efficiency and lifespan.
    - Swift identification and rectification of blockages or leaks within sewage and drainage systems.

- Installing new sanitary fixtures or piping when repairs are no longer feasible, ensuring compliance with health regulations.
- Regular testing schedules to monitor water quality, ensuring that it meets health and safety regulations.
- Addressing refrigerant leaks or compressor issues promptly to prevent food spoilage or energy waste.
- Installing new refrigeration units when existing systems are irreparable or inefficient beyond reasonable repair.
- Regular cleaning of condenser coils and inspection of components to ensure peak performance and longevity.
- Promptly fixing issues related to airflow, refrigerant leaks, or system malfunctions to ensure comfort.
- Seasonal tune-ups, including filter changes and thorough system checks to ensure efficient operation.
- Conducting repairs on leaks or pressure drops in the system to maintain operational efficiency.
- Replacing aging compressors or storage tanks that are no longer performing optimally.
- Regular inspections of filters, pressure gauges, and safety valves to ensure system integrity.
- Installing updated fire alarm panels or additional sensors to enhance coverage and response time.
- Addressing issues with fire suppression systems or fire extinguishers through assessment and part replacement.
- Installing updated systems or additional fire protection equipment in line with current safety regulations.
- Scheduled inspections and testing of all fire protection equipment to ensure readiness in the event of an emergency.
- Troubleshooting and fixing issues with sensors or alarm systems to ensure security effectiveness.
- Regular testing of components to ensure optimal performance and addressing any false alarms or system errors.

- Diagnosing and fixing leaks or pump failures to maintain system efficiency and process integrity.
- Installing new pumps or piping when existing systems are outdated or inefficient.
- Undertaking repairs on components that supply potable water, ensuring they meet health standards.

Vehicle Maintenance Foreman

The Vehicle Maintenance Foreman is responsible for the maintenance and management of the school system's vehicle fleet, emergency generators, and various maintenance equipment. They actively track and maintain comprehensive maintenance records for all BOE-owned vehicles to ensure accountability and efficiency. The increasing funding requirements are aimed at supporting the transition to a more fuel-efficient fleet and addressing the premature replacement of emergency generators, which, while reaching the end of their lifecycle, may no longer be economically feasible to repair. These responsibilities and tasks below contribute to the effective management of the school system's transportation and maintenance resources, ultimately supporting a safer and more efficient environment for students and staff. The work performed by Vehicle Maintenance staff members is crucial to the operational success of the school system, ensuring that all vehicles and equipment are in optimal working condition. Key responsibilities include:

- Track and Maintain Maintenance Records - Systematically document all maintenance activities for Board-owned vehicles to ensure consistent tracking of service history. Utilize a digital maintenance management system to facilitate easy access to records for audits and evaluations.
- Assign and Schedule Work Order Completion - Coordinate with staff to assign work orders based on vehicle priority, availability, and urgency of repairs. Establish timelines for completion and ensure accountability among team members for timely execution.
- Assign and Schedule Maintenance Task Completion - Develop maintenance schedules for routine checks and services, ensuring minimal disruption to vehicle availability. Monitor progress on scheduled tasks and adjust schedules as necessary to accommodate unexpected issues.
- Obtain Price Quotes - Solicit and evaluate multiple quotes from suppliers and service providers to ensure cost-effectiveness for maintenance tasks and repairs. Maintain

relationships with reliable vendors to secure competitive pricing for vehicle parts and services.

- Monitor Contracted Services and Scope of Work - Oversee the execution of contracted maintenance services to ensure compliance with agreed-upon scopes of work and quality standards. Conduct regular assessments of contractors' performance to ensure they meet the school system's requirements.
- Coordinate Supplies Acquisition and Delivery - Manage inventory levels for necessary maintenance supplies and equipment, coordinating timely orders to prevent delays in service. Establish streamlined processes for the delivery of supplies to ensure that vehicle maintenance operations run smoothly.
- Collect and Maintain Data for Replacement Intervals - Gather and analyze data related to vehicle usage, performance, and maintenance frequency to determine optimal replacement intervals. Evaluate the efficiency of emergency generators and assess their operational costs to guide decisions on replacement timing.
- Vehicle Maintenance Tasks Include:
    - Conducting oil changes and fluid level checks
    - Performing tire rotations and alignments
    - Inspecting and replacing brake components
    - Servicing air conditioning and heating systems
    - Performing engine diagnostics and repairs
    - Conducting state inspections and emissions testing
    - Maintaining and servicing emergency generators
    - Repairing and maintaining moving and maintenance equipment
- Types of Vehicles and Equipment Managed
    - Buses - Ensuring the safety and reliability of student transportation.
    - Cars/Trucks - Maintaining a fleet of light-duty and heavy-duty vehicles for operational needs.
    - Maintenance/Moving Equipment - Overseeing equipment used for school maintenance and repair tasks.
    - School Equipment - Facilitating the upkeep of equipment used in educational settings.
    - Grounds Equipment - Maintaining lawn care and landscaping equipment used on school properties.

- Stand-By Generators - Ensuring that emergency power sources are operational and reliable for unexpected outages.

Full-Time Maintenance Staff (Technician In The Field)

To effectively accomplish the objectives outlined in the Comprehensive Maintenance Plan for Educational Facilities, the full-time maintenance trades staff play a vital role in executing a substantial portion of the work order tasks related to building, engineering, and vehicle maintenance trades.

The skilled and dedicated maintenance trades staff members are integral to the operational integrity and functionality of the facilities. Their expertise allows them to tackle a diverse range of maintenance tasks, ensuring that all systems operate efficiently and meet regulatory standards. The comprehensive array of responsibilities includes, but is not limited to:

- Building Trades - Conducting routine inspections and preventative maintenance on various structural components, such as roofs, walls, windows, and doors. This includes addressing minor repairs and executing major renovations to uphold the safety and aesthetics of educational facilities.
- Engineering Trades - Providing technical expertise in maintaining and optimizing the performance of mechanical, electrical, and plumbing systems. This includes troubleshooting issues, performing repairs, and making efficiency improvements to ensure a safe and conducive learning environment.
- Vehicle Maintenance - Managing the upkeep of the school system's vehicle fleet, ensuring that all vehicles are operational, reliable, and safe for daily use. This encompasses routine inspections, preventive maintenance, and timely repairs, thereby supporting the logistical needs of the district.

By implementing a proactive approach to maintenance and repairs, the trades staff not only mitigates potential disruptions to educational activities but also contributes to longevity and sustainability of facilities. Their commitment to excellence ensures that all tasks are performed efficiently and in alignment with the established standards of the Comprehensive Maintenance Plan.

Through continuous training and development, the full-time maintenance trades staff remain current with industry best practices and technological advancements, thereby enhancing their capabilities. As a result, they are well-equipped to address the unique challenges presented by educational environments, ultimately fostering a safer and more welcoming atmosphere for both students and educators alike.

Hourly Maintenance Staff (450 Hours - In the Field)

To effectively advance the goals outlined in the Comprehensive Maintenance Plan for Educational Facilities, a more proactive approach to logistical support and grounds maintenance has been introduced through the engagement of temporary hourly maintenance staff. This strategic decision allows for a substantial increase in manpower dedicated to maintaining and enhancing the educational facilities within the district.

The temporary hourly maintenance staff, totaling 450 hours of available labor, plays a critical role in executing a variety of essential tasks. Their responsibilities span from routine upkeep and minor repairs to more intensive grounds maintenance, ensuring that the facilities not only meet safety standards but also provide a welcoming and functional environment for students and educators alike. Furthermore, this initiative fosters a culture of responsiveness and flexibility, enabling the maintenance team to address immediate needs and emerging challenges efficiently. By integrating these hourly staff members into the existing maintenance framework, the district aims to optimize operations and elevate the overall quality of the educational experience. Ultimately, the commitment to enhanced maintenance support demonstrates the district's dedication to preserving the integrity of its facilities and promoting a conducive learning atmosphere.

Current Staffing and Industry Standards

Table 8 below presents the staffing recommendations from the ***Association of Physical Plant Administrators*** (APPA) for Maintenance and Operations staff. These calculations are based solely on square footage and do not consider the age of the buildings. The data indicates that, during the FY25 school year, the St. Mary's County Public Schools (SMCPS) Department of Maintenance was understaffed by 4.18 Full-Time Equivalents (FTEs). This results in a Maintenance Load of 75,795

square feet of facility per staff member, compared to the APPA's recommended standard of 67,456 square feet.

The findings confirm that the maintenance department is understaffed. It is also essential to note that 2 current Maintenance FTEs dedicate 95% of their time to maintaining fleet vehicles, and an additional 4 FTEs spend 25% of their time on logistical tasks, such as moving furniture and equipment. While these roles are not reflected in the calculations below, they effectively represent an additional need for 2 FTEs to address maintenance responsibilities.

Table 8 - APPA Recommended Staffing vs Actual Staffing

Metric	**Industry Standard**	**Previous FY 25 Budgeted**	**Previous FY 25 Actual**	**Current FY 26 Budgeted**
a) Maintenance Staffing[1] (FTEs for Total GSF)	APPA Level 2 (Comprehensive Stewardship): 38.03 FTEs for Total 2,565,644 GSF*	33.85	33.85	33.85
b) Maintenance Load (GSF per FTE)	APPA Level 2 (Comprehensive Stewardship): 67,456 GSF per FTE	76,785	76,785	76,785
c) Percent of Maintenance Staff Delivering Building Services[2]	NA	85%	85%	85%
d) Custodial Staffing (FTEs for Total GSF)[3]	APPA Level 2 (Ordinary Tidiness): 155.64 FTEs for 2,565,644 Total GSF*	130	129	129
e) Custodial Load (GSF per FTE)	APPA Level 2 (Ordinary Tidiness): 16,700 GSF per FTE	19,857	20,569	20,525

** Total Gross Square Footage - GSF for all active, holding and administrative facilities.*

1 - Maintenance staffing includes all personnel for whom, on average, 75% or more of their time is devoted to implementing or managing SMCPS maintenance activities, including those performed on grounds.

2 - This is the percentage of "boots-on-the-ground" maintenance staffers who actually perform services on PK-12 school facilities as opposed to performing administrative/managerial functions.

Funding, Budgets, and Spending

The Department of Maintenance strives to meet the increasing demands of aging schools, relocatable units, increasing building inventories, advanced technological building systems, and higher material costs through planning and operational efficiency. We continually strive to maintain the delicate balance between budget, schedule, and quality of work, keeping in mind that reduced maintenance, or an increase in deferred maintenance, will decrease the size of our budget temporarily and likely increase the size and scope of corrective maintenance repairs or capital expenditures in the future. This also increases the probability for critical mechanical failures.

Table 9 below illustrates the industry standards for budget allocations, expressed as a percentage of the Current Replacement Value (CRV) of our physical facilities. For FY26, the CRV was determined to be $ 1,234,074,764 calculated by multiplying the total square footage of all facilities by the current construction cost of $481 per square foot, which includes site development. According to industry standards, maintenance-related costs typically account for 3% of the CRV annually; this figure encompasses both operating funds and local Capital Improvement Projects (CIP). Additionally, operations-related costs are estimated at 1% of the CRV each year and include only operating funds.

Table 9 - Fiscal Summary

	Industry Standard	FY 25 Goal/Budget (based on Industry Standard)	FY 25 Goal/Budget per GSF (based on Industry Standard)	FY 25 Budget (FY Actual #'s will be available in Sept)	FY 25 Actual per GSF	FY 26 Goal/Budget	FY 26 Goal/Budget per GSF
Spending							
Preventative Maintenance	N/A	N/A	N/A	$3,023,175	$1.17	$3,199,397	$1.25
Corrective Maintenance	N/A	N/A	N/A	$4,023,175	$1.56	$2,953,289	$1.15
Deferred Maintenance (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All Maintenance (includes Local CIP Projects)	(CRVx.03)	$37,022,243	$14.43	$19,094,350	$7.40	$25,375,215	$9.89
Maintenance (operating funds only)	N/A	N/A	N/A	$7,046,350	$2.73	$6,152,686	$2.40
Operations	(CRVx.01)	$12,340,748	$4.81	$10,439,430	$4.04	$11,442,777	$4.46
M&O Combined (includes Local CIP)	(CRVx.04)	$49,362,991	$19.24	$29,533,780	$11.44	$36,817,992	$14.35
M&O Combined (operating funds only)	N/A	N/A	N/A	$17,485,780	$6.77	$17,595,463	$6.86

The information below summarizes the IAC's requested template and calculations of industry standards from the maintenance planning instruction document. According to industry standards, the total maintenance budget required for our facilities encompassing both maintenance and local Capital Improvement Projects should exceed $37 million. The FY 2026 budget indicates a shortfall of approximately $11.6 million. The prescribed total operations budget is calculated to be approximately $12 million. The FY 2026 budget fell short by approximately just under $1 million based on these industry benchmarks.

The lack of adequate state and local funding has significant implications for the condition and functionality of our facilities. Insufficient maintenance funding can lead to deferred repairs, resulting in deteriorating conditions that not only compromise the integrity of the buildings but also pose safety risks for students and staff. Over time, neglecting necessary maintenance can escalate repair costs, making it more challenging to address issues effectively and efficiently.

The shortfall in operational funding restricts the ability to maintain the facilities, which are crucial for promoting a positive learning environment. Insufficient investment in building operations can lead to inadequate staffing for services, resulting in reduced frequency and thoroughness of cleaning routines. When custodial staff is stretched thin, the cleanliness of classrooms, restrooms, and common areas suffers, creating an environment that is less conducive to effective teaching and learning. A clean facility is essential not only for maintaining the appearance of our schools but also for preventing the spread of illness and creating a welcoming space for students and faculty alike.

The cumulative impact of funding creates a challenging cycle: as facilities age and maintenance needs grow more pressing without adequate financial support, the capacity to deliver high-quality education is undermined. To address these challenges, it is essential that we advocate for increased local funding that aligns with industry standards, ensuring our facilities remain safe, functional, and conducive to effective learning.

Section 3 - Planned Actions

Changes for FY26 and Beyond

Below are the areas we will be focusing on in an effort to improve effectiveness and efficiency relative to our daily work and extending the life of our systems.

- **CMMS System (Asset Essentials)**

In FY 2025, St. Mary's County Public Schools (SMCPS) implemented Asset Essentials from Brightly. This innovative platform will enable us to efficiently manage and maintain assets in a user-friendly platform. With Asset Essentials, we can track assets across our system, regardless of their location, in a centralized interface that enhances visibility. Asset Essentials has enhanced our planning and scheduling of preventive maintenance tasks, thereby extending the lifespan of our physical assets, cutting costs, and maintaining operational efficiency.

By leveraging data more effectively, we will be better positioned to make informed budget decisions that safeguard our assets for the long term. Furthermore, Asset Essentials will optimize resource allocation and communication, enabling us to concentrate on the work that matters most. We anticipate a significant improvement in our ability to identify problematic assets earlier and make informed decisions regarding repair versus replacement.

- **Increased Collaboration and Input from Others**

The Department of Maintenance is composed of skilled trades personnel with extensive experience and a wealth of knowledge in navigating a wide range of scenarios. As a result, these team members are consistently consulted on major projects, repairs, and replacements to ensure that no detail is overlooked. We have developed an internal projects list that is accessible to all personnel within the Department of Maintenance, and conduct quarterly reviews of this list with representation from each shop.

Additionally, we are committed to collaborating closely with the Department of Design & Construction and the Department of Capital Planning to ensure alignment on project scheduling and to maximize efficiency in the use of funds. This collaborative approach has already enabled us to integrate smaller maintenance projects into multi-million dollar renovation efforts, thereby providing the Department of Maintenance with additional operating funds to address other critical initiatives.

- **Customer Service Focus and Efficient Mobilization**

The Department of Maintenance has taken a more refined customer service approach where we are willing to tackle any additional tasks that are asked of us while we are on site. In the past, a new work order request was required then staff would return to the site to complete the task. Moving forward, we will request that a work order be submitted but we will knock out the requested task while we are on site provided we have the tools needed and the job takes no longer than 30 minutes to an hour. Making a second trip to knock out 60 minutes worth of work is incredibly inefficient and not quality customer service. In addition, we strategically schedule work based on geography whenever possible to minimize fuel costs and vehicle wear and tear as well as maximize time actually spent on the job. Reducing the transition time between jobs will increase our productivity.

- **Staff Morale**

Prioritizing staff morale is crucial for team success and organizational performance. High morale directly impacts productivity, reduces turnover, enhances collaboration, and boosts overall well-being. The Department of Maintenance will actively implement strategies to cultivate a positive and supportive environment, fostering high levels of staff morale and maximizing team effectiveness. The Department of Maintenance recognizes these benefits and commits to actively promoting positive morale through various strategies. This demonstrates a proactive approach to creating a workplace where employees feel valued, engaged, and motivated to perform at their best. Department of Maintenance leaders will implore the following strategies in an effort to maintain high levels of staff morale:

- Open Communication
    - Regular Meetings - Hold weekly or bi-weekly team meetings to discuss ongoing projects, gather feedback, and address any concerns. This opens the floor for suggestions and helps employees feel heard.
- Recognition and Appreciation
    - Commendable Effort Recognition - Use internal communication channels to give shout-outs to team members who go above and beyond, fostering a culture of appreciation.
- Professional Development
    - Training Opportunities - Provide workshops and training sessions on new maintenance techniques, the CMMS, safety protocols, or leadership skills.
    - Certification Incentives - Encourage and support staff in obtaining relevant certifications by offering reimbursement for course fees or additional pay for new skills.
- Work Environment Improvement
    - Safe and Comfortable Workspace - Ensure that the working conditions are safe, clean, and conducive to productivity. Solicit feedback on workspace improvement needs.
    - Break Rooms - Create or improve break areas where staff can recharge during breaks, making it comfortable and inviting to complete CMMS documentation.
- Flexible Work Options
    - Flexible Scheduling - Where possible, offer flexible schedules or shift swaps to help employees meet personal obligations while maintaining productivity.

- Encourage Healthy Work-Life Balance
    - Encourage Time Off - Promote the importance of taking leave when needed, ensuring staff feel it's acceptable to prioritize their well-being.

Implementing these strategies can significantly enhance morale within the maintenance department at St. Mary's County Public Schools, leading to a more motivated and committed team. We will regularly assess the impact of these initiatives and be willing to adapt based on staff feedback.

- **Inspections**

In FY26, we will enhance our detailed and proactive internal building inspection process for schools utilizing industry standard metrics and recommendations from the IAC Commision. Our protocols have been adapted to align with the IAC's inspection standards. We aim to integrate our existing inspection methods into this new protocol, conducting inspections on an annual basis. We recognize that time constraints represent a significant challenge in implementing such a comprehensive process. Furthermore, these inspections often uncover substantial maintenance needs that require attention from both our staff and external contractors. To sustain this level of rigorous building inspection and repair, additional full-time employees (FTEs) and funding will be required.

Planned Improvements to Maintenance Structures/Systems and Maintenance Processes

The maintenance schedule information provided below, along with inspection records, informs the projects listed in ***Appendix A***. However, we also consider a variety of factors beyond scheduled replacements when planning projects. These projects are categorized according to the goals outlined below.

Goal Name	Goal Description
CIP	This goal identifies funding requests coordinated with the Capital Improvements Program. The items are to support a program of maintenance of schools and support facilities through renewal, repair, or replacement while assuring the operation of these facilities is at or near their original design efficiency for as long as they remain in use for the county's educational program.
Goal 1	Provide for safety or code-required programs or projects. These items include fire alarms, fire sprinklers, elevators, fuel oil tanks, boilers, extinguishers, fume hoods, and related system testing, repairs, renewals, code corrections, or replacements.
Goal 2	Minor improvements/alterations to school facilities that add to or alter those parts of the building that are functionally inadequate. Storage facilities, relocation or redesign of spaces, or simple alterations of existing areas in a school permit educational programs to evolve with the changing instructional or administrative needs.
Goal 3	Items that will directly affect the security or the ability to secure a facility. Access control systems, entrance door replacements, repair or replacement of locking systems.
Goal 4	Predicted replacement of equipment or systems before their failure. The equipment or system is at or beyond its maintainable life cycle. This increases the reliability and decreases the possibility of unplanned interrupted service.
Goal 5	Renewal of aesthetic features of facilities or grounds to maintain a comfortable, pleasant, and attractive environment for learning.
Goal 6	Planned replacement of equipment or systems with the direct intent of improving operational efficiency.

Scheduled Maintenance (replacement, repair, or refurbishment)

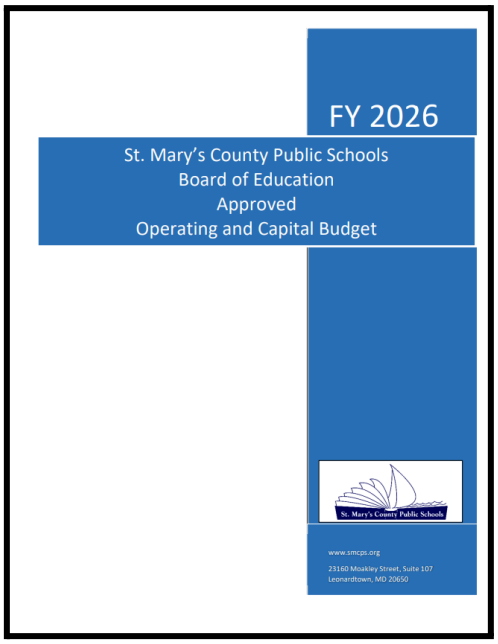
The preservation and optimal operation of school facilities requires an investment of labor and materials according to a predictable timeline and usage schedule. This work involves both maintenance crews and contracted services, and large projects necessitate significant funding. By establishing a regular schedule, we can budget these expenses over time. This proactive approach alerts SMCPS to the long-term maintenance needs of the school system, enabling more predictable annual funding allocations.

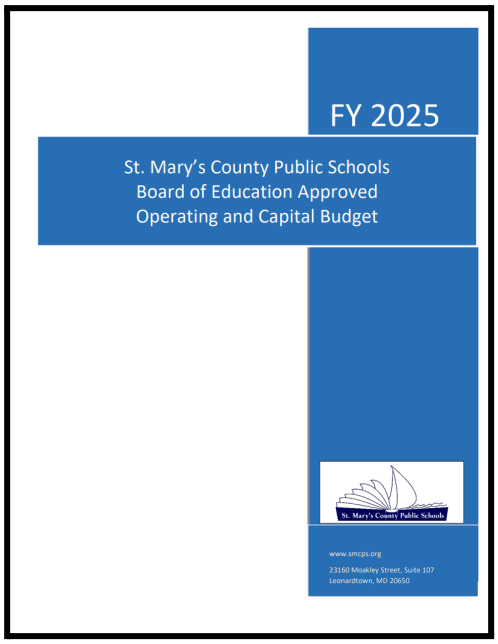
Maintenance schedules (see Appendix B) are subject to revision based on prevailing conditions that may require a project to be accelerated or deferred due to exemplary care. While the schedules indicate the intended year for specific services, they serve primarily as a guideline to anticipate needs and should not be viewed as a firm commitment.

Major (Capital) Maintenance and Repair Projects

The capital projects listed below are presented as they appear in the SMCPS Approved Budget books for FY25 and FY26. Additionally, we have outlined programmatic and critical projects to provide further detail for our readers. These capital projects fall under the categories identified as Major Building Systems in the IAC's Statewide Facilities Assessment (SFA). Each budget item is aligned with specific goals that collectively support the implementation of a maintenance program, ensuring our facilities remain safe, comfortable, attractive, and well-maintained, operating at or near their original design efficiency. Based on the life-cycle replacement schedule and the necessary corrective and preventive maintenance, projects are recommended for inclusion in the Capital Improvements Program.

The following 2 pages include the planned Capital Improvement Projects for FY25 and FY26, as detailed in the ***"St. Mary's County Public Schools Board of Education Approved Operating and Capital Budget."***





If reading electronically click the images above to view the corresponding document.

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St. Mary's County Public Schools

FY 2025 Capital Improvements Funding

Project Name	Total Approved FY 2025 Request	State Funding	Local Funding
Lettie Marshall Dent E.S. - Modernization (HVAC, Elec, Tank Replace, Roof partial)	9,077,163	6,352,163	2,725,000
Piney Point E.S. - HVAC Systemic Renovation	6,282,342	3,579,342	2,703,000
Chopticon H.S. - Modified Limited Renovation	-	-	-
Green Holly E.S. - HVAC/Roof Systemic Renovation (B) - Roof Systemic (A) and Partial (B)	2,436,912	-	2,436,912
Healthy School Fund Grant - Chillers (MBMS, EMS, DJAFCTC)	4,476,400	2,596,312	1,880,088
Aging School Program	57,074	50,074	7,000
Total Funding for State Eligible Projects	**22,329,891**	**12,577,891**	**9,752,000**
Relocatables - Various Sites	885,000	-	885,000
Building Infrastructure - Critical	386,000	-	386,000
Building Infrastructure - Programmatic	1,025,000	-	1,025,000
Total Funding for Local Projects	**2,296,000**	**-**	**2,296,000**
Grand Total FY 2025 State and Local Funding for the Capital Improvements Program	**24,625,891**	**12,577,891**	**12,048,000**

FY 25 projects have been updated and funding has been reassigned to critical infrastructure needs.

St. Mary's County Public Schools

FY 2026 Capital Improvements Funding

Project Name	Total Approved FY 2026 Request	State Funding	Local Funding
Chopticon H.S. - HVAC/Roof/Multi Systemic Renovation (Traditional, Healthy Schools, BTL)	28,582,341	16,084,900	12,497,441
Green Holly E.S. - HVAC/Roof Systemic Renovation (B) - Roof Systemic (A) and Partial (B)	2,637,088	-	2,637,088
Ridge E.S. - Roof/HVAC Systemic Renovation	40,000	-	40,000
Lexington Park E.S. - Roof/HVAC Systemic Replacement	40,000	-	40,000
Aging School Program	57,074	50,074	7,000
Total Funding for State Eligible Projects	**31,356,503**	**16,134,974**	**15,221,529**
Relocatables for Various Sites (2 per year and design & demo)	835,000	-	835,000
Building Infrastructure - Critical	455,000	-	455,000
Building Infrastructure - Programmatic	1,711,000	-	1,711,000
Total Funding for Local Projects	**3,001,000**	**-**	**3,001,000**
Grand Total FY 2026 State and Local Funding for the Capital Improvements Program	**34,357,503**	**16,134,974**	**18,222,529**
Other Funding Paid Directly to SMCPS			
SMCPS Fund Balance - Critical Maintenance	1,000,000		1,000,000
Total FY 2026 Funding From All Sources	**35,357,503**	**16,134,974**	**19,222,529**

Please note that for FY25 *Building Infrastructure - Critical* and *Building Infrastructure - Programmatic* projects have been listed below to provide more detail to the reader.

Building Infrastructure (Critical) Projects for FY 2025:

- HES Generator $74,529.50
- EMS Generator $81,101.31
- CHS Stadium Lighting $200,000
- GMHS Stadium Lighting $229,400
- LHS Domestic Hot Water Boiler $74,772
- GKES Fire Alarm Panel $16,400
- MES RTU for Main Ofc/Gym $66,667.56 FY24 Carry Over
- CHS Water Heater $85,694.47 FY24 Carry Over

TOTAL FY2025 CIP Critical $648,564.43

Building Infrastructure (Programmatic) Projects for FY 2025:

- BOE I/II Paving $175,747.85
- RES Sealcoating $17,176.78
- DJAFCTC Paving/Sealcoating $418,924.85
- DJAFCTC Flooring $17,833.75
- State Inspection / Assessment $250,000
- Relocatables $40,000.00

TOTAL FY2025 CIP Programmatic $919,683.23

Please note that for FY26 *Building Infrastructure - Critical* and *Building Infrastructure - Programmatic* projects have been listed below to provide more detail to the reader.

Building Infrastructure (Critical) Projects for FY 2026:

- Projects are assigned to the Department of Design and Construction and reassigned to critical infrastructure needs.

Building Infrastructure (Programmatic) Projects for FY 2026:

- LHS Paving $500,000
- GKES Fire Alarm Devices $69,000.00
- BBES Fire Alarm Upgrade $250,000.00

Please see Appendix A for an expanded list of ALL projects sorted by fiscal year and then by site.

Professional Development (PD)

An effective and efficient department is characterized by staff members who are committed to continuous learning, regardless of their roles. Whether acquiring new skills, receiving safety training, or obtaining certifications, it is essential for personnel to actively embrace learning opportunities to maximize their potential. The Department of Maintenance allocates an annual training budget to promote professional development. Additionally, we offer flexible scheduling to accommodate staff members wishing to attend training sessions during work hours.

Accomplishments for FY25

The Department of Maintenance was able to provide Professional Development opportunities on multiple occasions in FY25.

- Boiler Safety Training - In county MABE/CHUBB Boiler training provided at Chopticon High School. All maintenance staff members participated in Boiler Safety training, offered at no cost by our insurance provider, MABE. This training equips our team with essential skills and knowledge to safely operate and maintain boiler systems, ensuring compliance with safety regulations and enhancing overall facility safety.
- ASBO Conference Participation - The DOM attended the ASBO (Association of School Business Officials) conference, being immersed in a variety of educational sessions. This experience allowed us to explore new ideas and best practices in school business management, which can apply to improve our operations.
- Brightly Online Webinars - Supervisor of Maintenance and Director of Maintenance participated in online webinar training. They gained valuable insights related to our new Computerized Maintenance Management System (CMMS), Asset Essentials. The information gained will be instrumental in optimizing our maintenance processes and enhancing our overall operational efficiency.
- Asset Essentials Professional Development - All leaders in the Department of Maintenance participated in an Asset Essentials training provided by the Supervisor of Maintenance and Facilities Compliance Analyst. The training program featured detailed instructions along with hands-on tasks within the system, ensuring that all participants gained a strong understanding of the platform and its functionalities.

- In addition to the aforementioned training initiatives, all maintenance staff are required to participate in online professional development each month through our Vector Training system. These training modules are focused on enhancing safety initiatives and cover a variety of important topics, including:

Aerial Lift Safety	***Fall Protection***
Asbestos Awareness	***Fire Extinguisher Safety***
Back Injury and Lifting	***Forklift Safety***
Bloodborne Pathogen Training	***Hand and Power Tool Safety Overview***
Child Abuse Sexual Harassment	***Hazard Communication: Right to Understand***
Confined Spaces	***Hearing Loss Prevention***
Crisis Intervention and Suicide Prev.	***Heat Illness Prevention***
Defensive Driving	***Health Emergencies: Life-Threatening Allergies***
Diversity, Equity, and Inclusion	***Ladder Safety***
Electrical Safety	***Lockout/Tagout: Energy Release***
Email and Messaging Safety	***Protection Against Malware***
Ethics Training	***Road Rage***
Eye and Face Protection	***Scaffolding Safety***
Facility Emergencies	***Winter Driving***

Through these training initiatives, we are committed to fostering a culture of continuous improvement and professional development within our team, ultimately enhancing the quality of service we provide to our facilities.

Expected Challenges for FY26

Fiscal Year 2026 promises to be a transformative year for our maintenance team, offering professional development opportunities that are designed to be both engaging and challenging. As we continue to acclimate to our new Computerized Maintenance Management System (CMMS), Asset Essentials, we recognize the importance of not only familiarizing our staff with its fundamental functions but also preparing them for the platform's more advanced features.

In the early stages of our transition to Asset Essentials, we approached the implementation process with a focus on simplicity. By using the system in a basic capacity, we aimed to reduce any potential stress and anxiety among our maintenance staff members. This careful and thoughtful

strategy allowed our team to build confidence and become comfortable navigating the core functionalities of the software without feeling overwhelmed. As we move into FY 2026, our training initiatives will become progressively more comprehensive. We plan to introduce additional elements and features of Asset Essentials, which will significantly enhance our operational efficiency and streamline our maintenance processes. This gradual approach allows us to ensure that all staff members are adequately supported as they transition to using these advanced capabilities. We will provide targeted training sessions that focus on specific aspects of the system, enabling staff to gain expertise at a manageable pace.

In addition to formal training sessions, we will encourage an environment of collaboration and peer support. Staff members will have opportunities to share insights, troubleshoot challenges, and celebrate successes together, fostering a strong team dynamic and collective growth. This collaborative learning environment will contribute to a smoother transition and ensure that everyone feels equipped to leverage the full potential of Asset Essentials.

Professional Development plan for FY26

In Fiscal Year 2026, all maintenance staff will undergo comprehensive training complementing their monthly safety training delivered through our Vector Training System. This dual approach ensures that our team is well-versed in both the operational and safety aspects of their roles. Additionally, we will continue to facilitate professional development opportunities during our monthly staff meetings, where group training sessions will be held to foster collaboration and knowledge sharing among team members. We are committed to supporting voluntary learning initiatives pursued by staff members, aiming to cross-train them and cultivate a more versatile and efficient multi-skilled workforce. The Vehicle Maintenance Foreman will provide ongoing equipment safety training throughout the year as needed, ensuring that our staff remains updated on best practices for equipment handling and safety protocols. This holistic approach to training will empower our maintenance team, enhancing their skills and confidence in their crucial work.

Section 4 - Obstacles and Missing Resources

Inadequate Number of Staff - APPA Recommendations

The Department of Maintenance team has successfully maintained safe, functional, and efficient educational environments, even in light of recent staffing trends. This achievement might suggest that maintenance functions and budgets are being adequately managed. However, while the maintenance team has demonstrated considerable effectiveness in overseeing facility upkeep, there are inherent limitations to what can be achieved under current conditions. To ensure operational effectiveness and to highlight resource challenges, we utilize the following tables to monitor management efficiency, workload trends, work backlog, and staffing levels.

Table 10 below outlines the monthly statistics for work orders opened and closed during Fiscal Year 2025. It is important to note that we often experience significant spikes in work orders when we introduce Preventative Maintenance tasks into our maintenance staff's workload. Although our primary goal is to close out as many, if not more, work orders than we open each month, this objective is not always attainable.

Table 10 - Work Orders (Open to Closed)

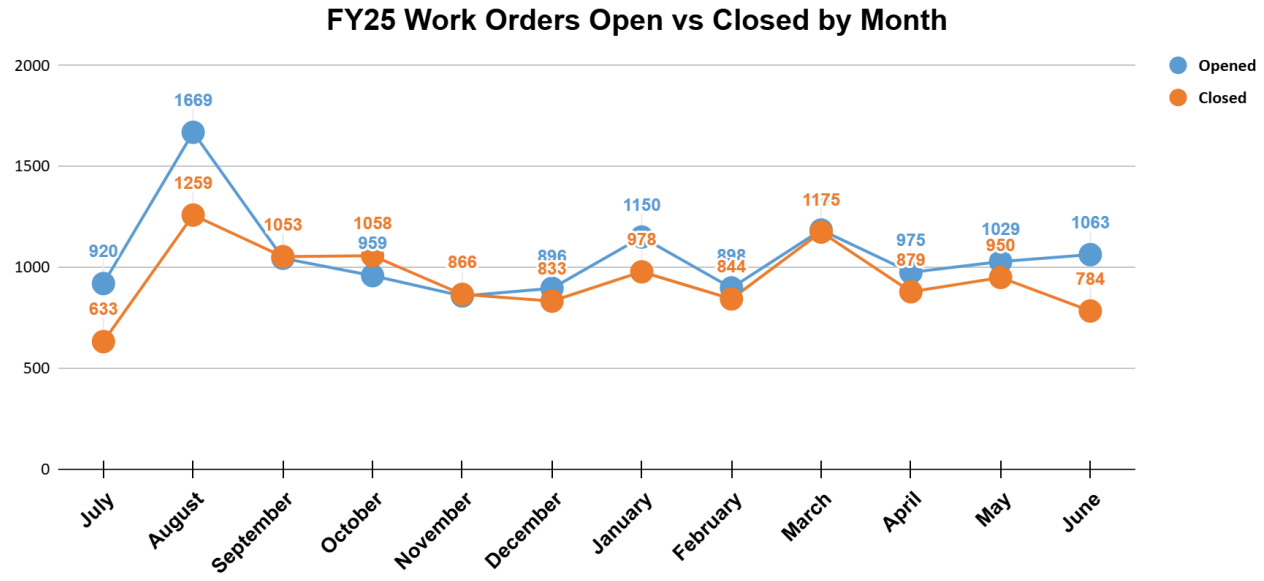


Table 11 below presents a comparison between the recommended staffing levels and the current staffing levels, based on the ***Association of Physical Plant Administrators*** (APPA) suggested

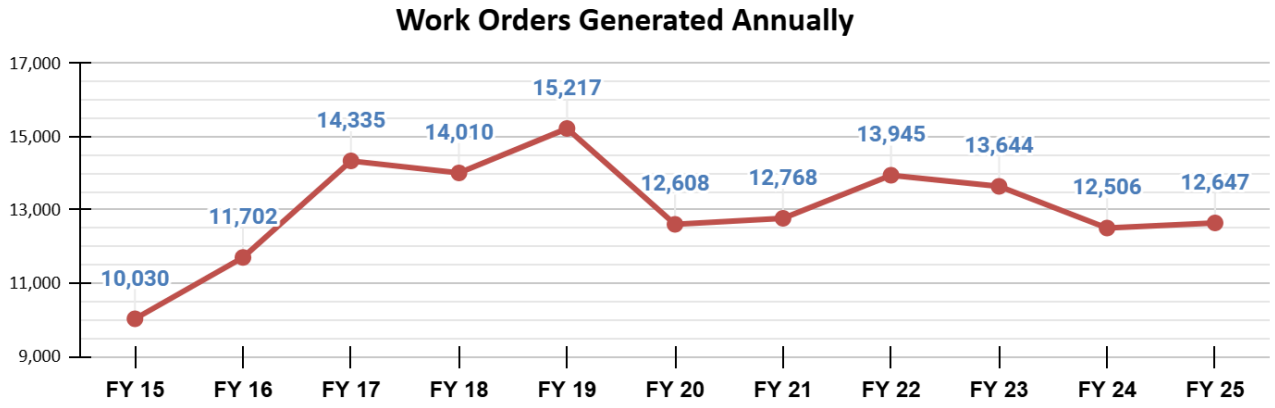
staffing ratio for Level 2 (Comprehensive Stewardship). As our buildings, systems, and components age, we experience an increase in the volume of work requests submitted through Asset Essentials. It's important to highlight that the recent removal of several mobile classrooms across the district has resulted in a reduction of square footage, as illustrated in the data for FY 2025. This change must be accounted for when evaluating our staffing needs and resource allocation.

Table 11 - Maintenance Staffing per sq. ft. (Ratios and APPA Recommendations)

Fiscal Year	Sq. Ft. of Facilities	Current Staffing	Current Staffing Ratio Per	APPA Suggested Staffing	APPA Suggested Staffing	APPA Diff +/-
2015	2,446,476	34.3	71,326	67,456	36.27	-1.97
2016	2,530,438	34.05	74,315	67,456	37.51	-3.46
2017	2,535,638	33.85	74,908	67,456	37.59	-3.74
2018	2,535,638	33.85	74,908	67,456	37.59	-3.74
2019	2,535,638	33.85	74,908	67,456	37.59	-3.74
2020	2,571,404	33.85	75,965	67,456	38.12	-4.27
2021	2,582,230	33.85	76,284	67,456	38.28	-4.43
2022	2,585,230	33.85	76,373	67,456	38.32	-4.47
2023	2,599,188	33.85	76,785	67,456	38.53	-4.68
2024	2,581,383	33.85	76,259	67,456	38.27	-4.42
2025	2,565,644	33.85	75,795	67,456	38.03	-4.18
* APPA American Physical Plant Association (based on Level 2 Comprehensive Stewardship)						

According to the information provided by the APPA, our staffing levels fall short of their recommendations. The Department of Maintenance is currently operating with a deficit of 4.18 full-time equivalents (FTEs) below the APPA guideline, a shortfall that does not account for the age of many of our facilities. As illustrated below (and on Page 25), Table 12 presents the number of work orders generated annually over the past 10 years. Notably, there has been a 26% increase in work orders generated in FY25 compared to FY15. This service is indicative of the enhanced efficiency and effectiveness achieved through new leadership and organizational restructuring.

Table 12 - Work Order Requests (10 Year Trend)



Increased funding for contracted services and/or additional full-time equivalents (FTEs) is essential to sustain our current level of service and ensure the continued upkeep of our facilities. The Department of Maintenance plays a critical role in the operations of our organization, and as highlighted in Tables 13, 14, and 15 below, we are making substantial progress in addressing and reducing our backlog of work orders. However, despite these improvements, we are still grappling with significant challenges in delivering services promptly and effectively managing preventative maintenance needs. Most importantly, the addition of hiring skilled staff will support the need to incorporate further much needed preventative maintenance for our mechanical assets.

Currently, our workload presents a backlog of 11 days. Under ideal circumstances, one would assume that this metric indicates that most work orders could be completed within that time frame. Unfortunately, this is not the reality we face. Our ability to address work requests is often hampered by the necessity to prioritize tasks based on health and safety concerns. This prioritization means that urgent and critical issues take precedence, leaving many non-emergency work orders unevaluated by a skilled trade technician. With over 1,511 work orders currently awaiting attention, it is not uncommon for non-emergency requests to take months before they are addressed.

This situation is indicative of a resource gap that can no longer be ignored. Without adequate funding and staffing, we risk falling further behind in our operational goals and allowing the

condition of our facilities to deteriorate. Increased resources would not only enhance our capacity to resolve outstanding work orders but also allow us to implement more proactive preventative maintenance strategies. By investing in additional FTEs or contracting more services, we can improve our response times, elevate the overall quality of our services, and ensure that the health and safety of our staff and occupants remain a top priority. Ultimately, these enhancements will contribute to a more efficient, effective, and well-maintained facility that meets the needs of our community.

Table 13 - Number of Open Work Orders by Month (FY24 and FY25)

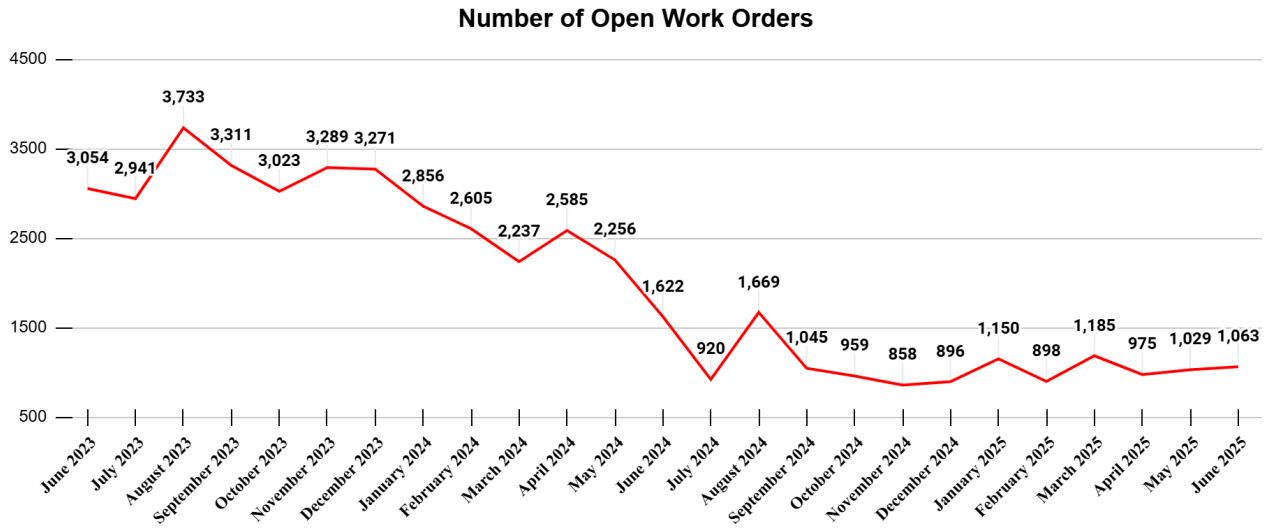


Table 14 - Monthly Work Order Backlog FY24 & FY25

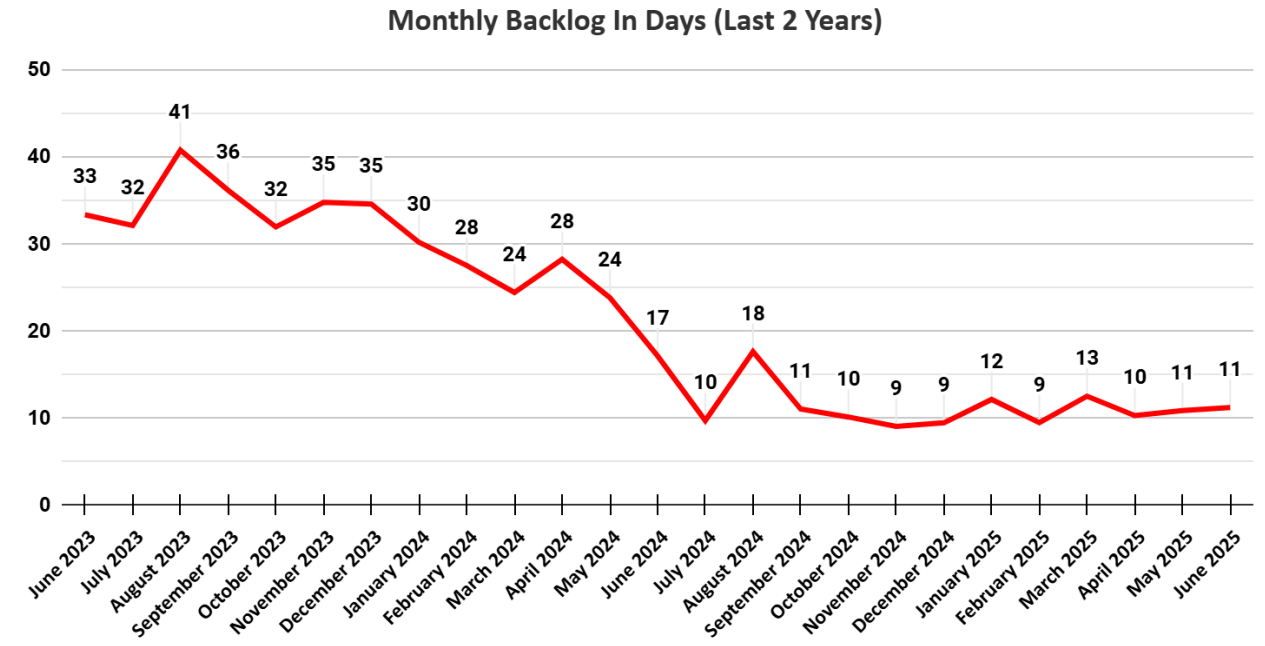
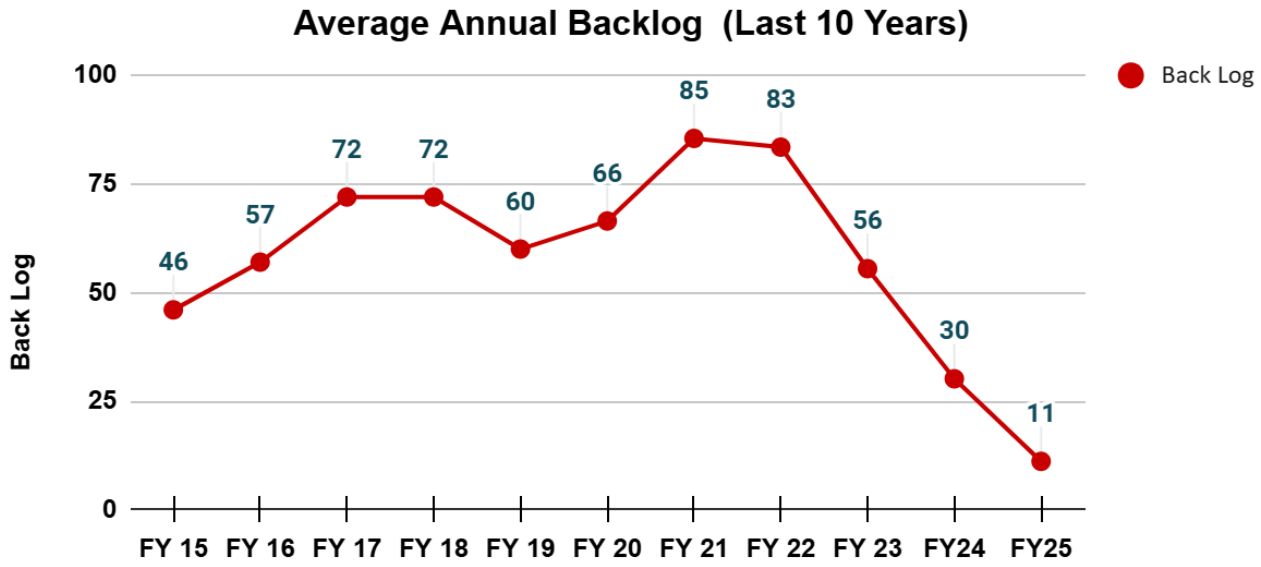


Table 15 - Average Annual Work Order Backlog FY15 to FY25



Despite grappling with persistent staffing shortages, the personnel in the Department of Maintenance and Operations consistently demonstrate remarkable resilience and competence with the resources at their disposal. Their unwavering commitment is evident in their relentless work ethic. Team members navigate their responsibilities with determination, rarely taking a moment to pause. Remarkably, they do so without complaint, ensuring that every task is completed efficiently and effectively.

It is vital to highlight the extraordinary dedication of these individuals, especially during emergencies. Whether it is the middle of the night, a weekend, or a holiday, it is the hardworking men and women of the Department of Maintenance and Operations who step up to the challenge and respond without hesitation. Our alarm-monitoring company frequently contacts us, often during late hours, requiring Operations and Maintenance staff members to rush to SMCPS buildings to swiftly address urgent situations that arise.

Their commitment goes beyond just maintaining physical spaces; these individuals are devoted to ensuring that our facilities are prepared for students and staff every single day. This

dedication often comes at the cost of precious time spent with their loved ones, yet they approach their responsibilities with a sense of purpose and pride.

In light of their extraordinary dedication and relentless service, we owe these remarkable team members our deepest gratitude and appreciation. Their contributions are invaluable, and their efforts do not go unnoticed.

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Section 5 - Appendices

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Appendix A - SMCPS CIP and Operating Projects List

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - DOM	FY26	Flooring	Benjamin Banneker Early Childhood Center	BBECC Flooring	Benjamin Banneker Early Enrichment Center - Carpet to VCT in classooms, Cafeteria, Office PS4, deferred from FY 2024 FY26 Building Infrastructure Programmatic - $67,000
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	Benjamin Banneker Early Childhood Center	BBECC Emergency Generator	Early Childhood Center - Emergency generator 15 kW was last replaced in 2011. Premature wear
6 - Improve Operational Efficiency	FY30	HVAC	Benjamin Banneker Early Childhood Center	BBECC Chiller Replacement	Banneker ECC - Air-cooled chiller replacement
CIP - DOM	FY27	HVAC	Benjamin Banneker Early Childhood Center	BBECC HVAC Control Partial Renovation	Benjamin Banneker Early Childhood Center - HVAC control refurbishment FY27 Building Infrastructure Critical - **$225,000 (Benjamin Banneker Early Childhood Center, Evergreen, and Ridge Elementary Schools)**
CIP - D&C	FY26	Intrusion Alarm	Benjamin Banneker Early Childhood Center	BBECC Intrusion Alarm Replacement	Banneker Early Childhood Center intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal. Included in security vestibule project.
CIP - D&C	FY26	Oil Tank Replacement	Benjamin Banneker Early Childhood Center	BBECC Oil Tank Replacement	Benjamin Banneker Early Childhood Center - Replace the fuel oil tank which was installed in 1983 ***FY25 Building Infrastructure Critical - $160,000***
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Benjamin Banneker Early Childhood Center	BBECC Interior Painting	Benjamin Banneker Early Childhood Center - Café, gym, hallways interior painting
4 - Predicted Replacement of Equipment or Systems	FY27	Paving	Benjamin Banneker Early Childhood Center	BBES & BBECC Paving	1.5" Asphalt Overlay w/ Repairs Total Quote with Discount = $200,170
4 - Predicted Replacement of Equipment or Systems	FY26	Playgrounds	Benjamin Banneker Early Childhood Center	BBECC Playground Replacement	Benjamin Banneker Early Childhood Center - Playground Equipment Replacement - 1A
CIP - DOM	FY27	Sewage	Benjamin Banneker Early Childhood Center	BBECC Sewage Upgrade	Benjamin Banneker Early Enrichment Center - Upgrade Sewage Pit and Pumps due to Under Performance and Excessive Repairs
4 - Predicted Replacement of Equipment or Systems	FY26	Boiler	Benjamin Banneker ES	BBES Boiler(s) Replacement	Benjamin Banneker Elementary School - Replacement
CIP - DOM	FY28	Caulking & Pointing	Benjamin Banneker ES	BBES Exterior Caulking and Pointing	Benjamin Banneker Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils ***FY28 Building Infrastructure Programatic - $46,000***
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Benjamin Banneker ES	Concrete Repairs BBES	Benjamin Banneker Elementary School Center Various Concrete Repairs

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY26	Fire Alarms	Benjamin Banneker ES	BBES Fire Alarm Replacement	Benjamin Banneker Elementary School - Fire alarm system devices are due for replacement, and the main controllers are obsolete. The current devices and main panel have been in continuous operations since 2003. Should have been done in FY23
CIP - DOM	FY27	Generator	Benjamin Banneker ES	BBES Emergency Generator	Benjamin Banneker Elementary School - Emergency generator 105 kW was last replaced in 2002, this device has a 25 year life span. Deferred from FY2024 ***FY27 Building Infrastructure Critical - $126,000***
6 - Improve Operational Efficiency	FY24	HVAC	Benjamin Banneker ES	BBES Chiller Replacement	Benjamin Banneker Elementary School - Chiller Replacement
4 - Predicted Replacement of Equipment or Systems	FY27	HVAC	Benjamin Banneker ES	BBES HVAC Renovation	Benjamin Banneker Elementary School - HVAC renovation deferred from FY 2027
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Benjamin Banneker ES	BBES Intrusion Alarm Replacement	Benjamin Banneker Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Benjamin Banneker ES	BBES Exterior Lighting Controls	Benjamin Banneker Elementary School - Exterior lighting controls
4 - Predicted Replacement of Equipment or Systems	FY26	Oil Tank Replacement	Benjamin Banneker ES	BBES Oil Tank and Lift Station Replacement	Benjamin Banneker Elementary School - Replace oil tank and lift station
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Benjamin Banneker ES	BBES Interior Painting	Benjamin Banneker Elementary School - Interior painting, deferred from FY2018
CIP - D&C	FY30	Roofing	Benjamin Banneker ES	BBES Roof Area (I) Replacement	Benjamin Banneker Elementary School - Replace area I approximately 36,000 sq. ft. of roofing
CIP - DOM	FY27	Windows	Benjamin Banneker ES	BBES Sky Light Panel	Benjamin Banneker Elementary School - Sky light panel replacement. ***FY27 Building Infrastructure Critical - $175,000 (Benjamin Banneker, Lexington Park, Oakville, and Park Hall Elementary Schools, Division of Supporting Services)***
6 - Improve Operational Efficiency	FY27	Windows	Benjamin Banneker ES	BBES Window Treatments	Benjamin Banneker Elementary School - Window treatments - blinds/shades (FY 2026)
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Captain Walter Francis Duke ES	Concrete Repairs CWFDES	Captain Walter Francis Duke Elementary School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Captain Walter Francis Duke ES	CWFDES Intrusion Alarm Replacement	Captain Walter Francis Duke Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Captain Walter Francis Duke ES	CWFDES Interior Painting	Captain Walter Francis Duke Elementary School - Interior painting (FY 2027)
4 - Predicted Replacement of Equipment or Systems	FY34	Athletic Surfaces / Components	Chopticon HS	CHS Artificial Turf Field Replacement	Chopticon High School Artificial Turf Field Replacement - This is the replacement of the playing surface only. Lifecycle recommendation from manufacturer is 10 - 12 years.
6 - Improve Operational Efficiency	FY26	Athletic Surfaces / Components	Chopticon HS	CHS Concession Stand	Chopticon High School - Provide concession stand for baseball (FY 2019)

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY30	Athletic Surfaces / Components	Chopticon HS	CHS Scoreboard Replacement	Chopticon High School - Replacement of the stadium score board was refurbished in 2015, Lifecycle is 12-15 years.
4 - Predicted Replacement of Equipment or Systems	FY30	Athletic Surfaces / Components	Chopticon HS	CHS Track	Chopticon High School - The running track was last resurfaced in 2018
4 - Predicted Replacement of Equipment or Systems	undefined	Athletic Surfaces / Components	Chopticon HS	Exterior Bleachers	Exterior Bleachers to replace unit at Chopticon High School
4 - Predicted Replacement of Equipment or Systems	Undefined	Boiler	Chopticon HS	CHS Boiler Replacment	Chopticon High School Boiler Replacement (2 Boilers) - installed 1999.
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Chopticon HS	Concrete Repairs CHS	Chopticon High School Various Concrete Repairs
6 - Improve Operational Efficiency	FY26	HVAC	Chopticon HS	CHS Exhaust Fans	Chopticon High School - Install two side wall mounted exhaust fans in the training and laundry room per RFQ-276
4 - Predicted Replacement of Equipment or Systems	FY27	HVAC	Chopticon HS	CHS HVAC Renovation	Chopticon High School - HVAC/Roof/Science renovation, system will be 25 years old, recommended replacement 2025
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Chopticon HS	CHS Intrusion Alarm Replacement	Chopticon High School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Chopticon HS	CHS Lights for Field Hockey/Soccer Fields	Chopticon High School - Lights and plugs for field hockey / soccer fields (FY 2020)
4 - Predicted Replacement of Equipment or Systems	FY30	Painting	Chopticon HS	CHS Exterior Painting	Chopticon High School - Exterior painting (FY 2021)
4 - Predicted Replacement of Equipment or Systems	FY30	Painting	Chopticon HS	CHS Interior Painting	Chopticon High School - Interior painting (FY 2024)
6 - Improve Operational Efficiency	FY29	Parking Lot Striping	Chopticon HS	CHS Parking Lot Seal Coat & Line Striping	Chopticon High School - Parking lot seal coat and line striping
CIP - D&C	FY26	Plumbing Fixtures	Chopticon HS	CHS Plumbing Fixture Replacement	Chopticon High School - Plumbing fixture replacement (165 in six rooms) (FY 2015)
4 - Predicted Replacement of Equipment or Systems	FY28	Plumbing Fixtures	Chopticon HS	CHS Plumbing Infrastructure Redesign	Redesign the plumbing drain line infrastructure. Entire building: restrooms, water fountains, roof drain lines, cleanouts, exterior lines
1 - Health & Safety	FY26	Sewage	Chopticon HS	CHS Sewage Plant SCADA Install for METCOM	CHS Sewage Plant SCADA Install for METCOM
1 - Health & Safety	FY26	Sewage	Chopticon HS	CHS Upgrade UV Chamber System & Backfill and grade abandoned lagoon	Chopticon High School - Upgrade UV light chamber system due to age. Parts are unavailable in the US. The old lagoon is abandoned and the state recommended that it be eliminated.
CIP - D&C	FY26	Stage Floors	Chopticon HS	CHS Stage Floors	Chopticon High School - Stage floors 1800 sq. Ft (FY 2024)
1 - Health & Safety	undefined	Wells / Pumps / Bladder Tanks	Chopticon HS	Well house controls	Update to control system that operates the well.

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - D&C	FY26	Windows	Chopticon HS	CHS Windows Replacement	Chopticon High School -Window maintenance replacement and resealing of exterior windows in rooms B113 – B127 and B102, 104, 106, and 108. (Deferred from FY 21)
CIP - D&C	FY30	Windows	Chopticon HS	CHS Windows Replacement	Chopticon High School Window - Replacement of exterior windows and repair to exterior walls, deferred from FY2023. Included in renovation.
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Division of Supporting Services	Concrete Repairs DSS	Division of Supporting Services Various Concrete Repairs
CIP - DOM	FY27	Electric / Switchgear	Division of Supporting Services	DSS Electric Panel	Division of Supporting Services - Electrical panel replacement ***FY27 Building Infrastructure Critical - $36,000***
4 - Predicted Replacement of Equipment or Systems	FY28	Fire Alarms	Division of Supporting Services	DSS Fire Alarm	Division of Supporting Services- Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2000, It was due in 2020. CIP allotment is $130k
CIP - DOM	FY29	Generator	Division of Supporting Services	DSS Emergency Generator	Division of Supporting Services - Emergency generator 275 kW was last replaced in 2008. IT added to DSS requires addition KW. Excessive wear on current Kohler. ***FY29 Building Infrastructure Critical - $250,000***
4 - Predicted Replacement of Equipment or Systems	FY26	HVAC	Division of Supporting Services	DSS Heating / Cooling	Division of Supporting Services - New heating / cooling (FY 2019), DOAS unit with area controlled heat pumps, chiller replacement.
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Division of Supporting Services	DSS Intrusion Alarm Replacement	Division of Supporting Services intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY28	Logistical Support	Division of Supporting Services	DSS Warehouse/Washbay	Division of Supporting Service install Warehouse facility for assets (covered washbay and warehouse).
4 - Predicted Replacement of Equipment or Systems	undefined	Oil Tank Replacement	Division of Supporting Services	DSS Oil Tank and Lift Station Replacement	DSS - Replace oil tank and lift station
CIP - DOM	FY28	Paving	Division of Supporting Services	DSS Asphalt Paving	Division of Supporting Services - Repave the parking lot and bus loop. **FY28 Building Infrastructure Programmatic - $81,000**
6 - Improve Operational Efficiency	FY26	Plumbing Fixtures	Division of Supporting Services	DSS Vehicle Shop - Hot Water Heater Replacement	Division of Supporting Services - Vehicle Maintenance Shop - Replace water heater and install 2 hose bibs - Quote
4 - Predicted Replacement of Equipment or Systems	FY26	Roofing	Division of Supporting Services	DSS Roof Replacement	Division of Supporting Services - Roof replacement, deferred from FY 2024
CIP - DOM	FY27	Windows	Division of Supporting Services	DSS Sky Light Panel	Division of Supporting Services - Sky light panel replacement. FY27 Building Infrastructure Critical - **$175,000 (Benjamin Banneker, Lexington Park, Oakville, and Park Hall Elementary Schools, Division of Supporting Services)**

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - DOM	FY28	Caulking & Pointing	Dr. James A. Forrest Career and Technology Center	DJAFTC Exterior Caulking and Pointing	Dr. James A. Forrest Career and Technology Center - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils ***FY28 Building Infrastructure Programmatic - $100k***
4 - Predicted Replacement of Equipment or Systems	FY30	Fire Alarms	Dr. James A. Forrest Career and Technology Center	DJAFTC Fire Alarm	Dr. James A. Forrest Technology Center Fire Alarm Replacement - Main panel was replaced in 2021. Fire alarm system devices are due for replacement. The current devices have been in continuous operations since 2006.
CIP - DOM	FY26	Flooring	Dr. James A. Forrest Career and Technology Center	DJAFCTC Flooring	Dr. James A. Forrest and Career and Technology Center- Admin Area Only $38,000 (w/ Abatement $68,000)
CIP - DOM	FY28	Generator	Dr. James A. Forrest Career and Technology Center	DJAFTC Emergency Generator Replacement	Dr. James A. Forrest Career and Technology Center - Emergency generator 230 kW was last replaced in 2002, this device has a 25 year life span ***FY28 Building Infrastructure Critical - $206,000***
4 - Predicted Replacement of Equipment or Systems	FY27	HVAC	Dr. James A. Forrest Career and Technology Center	JAFTC - Complete HVAC System Replacement	James A Forrest Technology Center - Replace chillers, boiler, water tower, water heaters and associated pumps - Complete Update
4 - Predicted Replacement of Equipment or Systems	FY28	Intrusion Alarm	Dr. James A. Forrest Career and Technology Center	JAFTC Intrusion Alarm Replacement	Dr. James A. Forrest Technology Center intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY27	Other Renovations	Dr. James A. Forrest Career and Technology Center	DJAFTC Studio Renovation	Dr. James A. Forrest Career and Technology Center - TV / video studio - renovation, deferred from FY 2027
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Dr. James A. Forrest Career and Technology Center	DJAFTC Exterior Painting	Dr. James A Forrest Career and Technology Center - Exterior painting (FY 2020)
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Dr. James A. Forrest Career and Technology Center	DJAFTC Interior Painting	Dr. James A. Forrest Career and Technology Center - Interior painting, deferred from FY 2021
CIP - DOM	FY26	Paving	Dr. James A. Forrest Career and Technology Center	DJAFTC Asphalt Paving	Dr. James A. Forrest Career and Technology Center 1.5" Overlay
4 - Predicted Replacement of Equipment or Systems	FY26	Roofing	Dr. James A. Forrest Career and Technology Center	DJAFTC Space Frame Roof Replacement/Removal	Dr. James A. Forrest Career and Technology Center - Space Frame roof replacement/removal - D&C is assessing
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Dynard ES	Concrete Repairs DES	Dynard Elementary School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Dynard ES	DES Intrusion Alarm Replacement	Dynard Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Dynard ES	DES Exterior Lighting Controls	Dynard Elementary School - Exterior lighting controls
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Dynard ES	DES Interior Painting	Dynard Elementary School - Interior painting

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
6 - Improve Operational Efficiency	FY29	Parking Lot Striping	Dynard ES	DES Crackfill, Sealcoat & Line Striping	Dynard ES Crackfill, Sealcoat & Line Striping
6 - Improve Operational Efficiency	FY29	Paving	Dynard ES	DES Paving	1.5" Asphalt overlay in staff parking lot at Dynard Elementary School.
4 - Predicted Replacement of Equipment or Systems	FY26	Playgrounds	Dynard ES	DES Playground Replacement	Dynard ES - Playground Equipment Replacement - 2
CIP - DOM	FY29	Playgrounds	Dynard ES	Playground Replacements	Dynard Elementary-1 Not in *FY29 Building Infrastructure Programmatic*
CIP - DOM	FY31	Roofing	Dynard ES	DES Chimney Lowering	Dynard Elementary School - Lower Brick Chimney and Cap Off. Chimney not in use. Lessen the potentional hazards of brick falls.
4 - Predicted Replacement of Equipment or Systems	FY28	Athletic Surfaces / Components	Esperanza MS	EMS Tennis Court	Esperanza Middle School - Tennis court resurfacing, this was last completed in 2017
4 - Predicted Replacement of Equipment or Systems	FY25	Boiler	Esperanza MS	Full System Replacement	EMS- boilers, electric hot water heater, all mechanical pumps, RTU's AHU's, etc..
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Esperanza MS	Concrete Repairs EMS	Esperanza Middle School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	undefined	Fire Alarms	Esperanza MS	EMS Fire Alarm	Esperanza Middle School - Main panel was replaced in 2023. Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2000. CIP Funds transfer
CIP - DOM	FY25	Generator	Esperanza MS	EMS Emergency Generator	Esperanza Middle School - Emergency generator 60 kW was last replaced in 1998, this device has a 25 year life span. Deferred from FY2022. ***FY25 Building Infrastructure Critical - $60,000***
4 - Predicted Replacement of Equipment or Systems	FY28	HVAC	Esperanza MS	EMS HVAC Chiller & Control Replacement	Esperanza Middle School - Full System Replacement- HVAC Chiller and Controls replacement. Current system installed 2000 and replacement was deferred from 2025. 340 Ton Chiller Only - $750,000
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Esperanza MS	EMS Intrusion Alarm Replacement	Esperanza Middle School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Esperanza MS	EMS Exterior Painting	Esperanza Middle School - Exterior painting (FY 2016)
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Esperanza MS	EMS Interior Painting	Esperanza Middle School - Interior painting (FY 2025)
6 - Improve Operational Efficiency	FY26	Stage Floors	Esperanza MS	EMS Stage Floors	Esperanza Middle School - Stage floors (FY 2025)
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Evergreen ES	EES Gym Floor Refurbishment	Evergreen Elementary School - Gym floor was last refurbished in 2009, this project would sand, seal, paint game lines, and apply finish to the existing wood floor (FY 2025)

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Evergreen ES	Concrete Repairs EES	Evergreen Elementary School Various Concrete Repairs
CIP - DOM	FY29	Fire Alarms	Evergreen ES	EES Fire Alarm	Evergreen Elementary School - Fire alarm system devices are due for replacement, the current devices and main panel have been in continuous operations since 2009 (FY 2029) ***FY29 Building Infrastructure Programmatic - $86,000***
CIP - DOM	FY28	Flooring	Evergreen ES	EES Flooring	Evergreen Elementary School - Replace carpet in office, media, and music areas, deferred from FY2024. FY26 Building Infrastructure Programmatic $114,000
CIP - DOM	FY28	Flooring	Evergreen ES	EES Flooring	Evergreen Elementary School - Replace VCT in Hallways and Corridors
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	Evergreen ES	EES Emergency Generator	Evergreen Elementary School - Emergency generator 230 kW was last replaced in 2009. Generac with premature wear. **FY30 Building Infrastructure Critical $275,000**
4 - Predicted Replacement of Equipment or Systems	FY30	HVAC	Evergreen ES	Chiller replacement (1 air cooled unit)	EES Chiller Replacement
CIP - DOM	FY27	HVAC	Evergreen ES	EES Control Panel Renovation	Evergreen Elementary Schools - HVAC control refurbishment ***FY27 Building Infrastructure Critical - $225,000***
4 - Predicted Replacement of Equipment or Systems	FY26	HVAC	Evergreen ES	EES Replace Geothermal Units	Evergreen Elementary School - Replace 4 HVAC units @ 2.5 tons geothermal units 15 year life cycle. Installed 2009
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Evergreen ES	EES Intrusion Alarm Replacement	Evergreen Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal. Included in securityu vestibule funding. Included in security vestibule project
4 - Predicted Replacement of Equipment or Systems	FY25	Painting	Evergreen ES	EES Exterior Painting	Evergreen Elementary School - Exterior painting
4 - Predicted Replacement of Equipment or Systems	FY25	Painting	Evergreen ES	EES Interior Painting	Evergreen Elementary School - Interior painting, deferred from FY 2021
CIP - DOM	FY29	Paving	Evergreen ES	EES Paving	Evergreen Elementary School - General repairs, seal coat and stripe ***FY29 Building Infrastructure Programmatic - $160,000***
4 - Predicted Replacement of Equipment or Systems	FY28	Playgrounds	Evergreen ES	EES Playground Replacements	Evergreen Elementary-1 and 2
CIP - DOM	FY29	Playgrounds	Evergreen ES	Playground Replacements	Evergreen ES Playground Equipment Replacement **FY29 Building Infrastructure Programmatic** 1 and 2
CIP - DOM	FY28	Roofing	Evergreen ES	EES Green Roof Replacement	Evergreen Elementary School - Replace the green roof modules ***FY28 Building Infrastructure Programmatic - $125,000***

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	George Washington Carver ES	Concrete Repairs GWCES	George Washington Carver Elementary School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY26	Fire Alarms	George Washington Carver ES	GWCES Fire Alarm	George Washington Carver Elementary School - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2006 (FY 2026)
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	George Washington Carver ES	GWCES Generator	George Washington Carver Elementary School - Emergency generator 81 kW was last replaced in 2005, this device has a 25 year life span
4 - Predicted Replacement of Equipment or Systems	FY30	HVAC	George Washington Carver ES	GWCES Chiller Replacement	George Washington Carver Elementary School - Replace air-cooled chiller.
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	George Washington Carver ES	GWCES Intrusion Alarm Replacement	George Washington Carver Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY29	Parking Lot Striping	George Washington Carver ES	GWCES Crackfill, Sealcoat & Line Striping	George Washington Carver ES Crackfill, Sealcoat & Line Striping
4 - Predicted Replacement of Equipment or Systems	FY26	Playgrounds	George Washington Carver ES	GWCES Playground Replacement	George Washington Carver ES - Playgrounds Equipment Replacement - 1, 2, 3
4 - Predicted Replacement of Equipment or Systems	FY34	Athletic Surfaces / Components	Great Mills HS	GMHS Artificial Turf Field Replacement	Great Mills High School Artificial Turf Field Replacement - This is the replacement of the playing surface only. Lifecycle recommendation from manufacturer is 10 - 12 years.
6 - Improve Operational Efficiency	FY30	Athletic Surfaces / Components	Great Mills HS	GMHS Field House Restroom Restoration	Great Mills High School - Complete renovation of Field House restroom facility to include roof, plumbing, electric, etc.
CIP - DOM	FY27	Athletic Surfaces / Components	Great Mills HS	GMHS Scoreboard Replacement	Great Mills High School - Replacement of the gymnasium score board originally installed in 1992, and refurbished in 2012, Lifecycle is 12-15 years. ***FY27 Building Infrastructure Critical - $47,000***
CIP - DOM	FY30	Athletic Surfaces / Components	Great Mills HS	GMHS Scoreboard Replacement	Great Mills High School - Replacement of the stadium score board originally installed in 1992, and refurbished in 2012, Lifecycle is 12-15 years. ***FY30 Building Infrastructure Critical - $50,000***
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Great Mills HS	GMHS Track	Great Mills High School - The running track was last resurfaced in 2018
6 - Improve Operational Efficiency	FY25	Boiler	Great Mills HS	GMHS Boiler	Great Mills High School Boiler Replacement (2 Boilers) - installed 1997.
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Great Mills HS	Concrete Repairs GMHS	Great Mills High School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY28	Flooring	Great Mills HS	GMHS Carpet Flooring	Great Mills High School - Replace carpet with VCT tile in classroom also replace carpet in office, and music areas. 2023 Media Center Replacement, 2014 Auditorium Replacement
4 - Predicted Replacement of Equipment or Systems	FY28	Flooring	Great Mills HS	GMHS VCT Flooring	Great Mills High School - Replace VCT in classrooms and hallways to include ACM abatement

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	Great Mills HS	GMHS Emergency Generator	Great Mills High School - Emergency generator 150 kW was last replaced in 2008. Moved from Bethune in 2015
4 - Predicted Replacement of Equipment or Systems	FY25	HVAC	Great Mills HS	GMHS Air Handlers and Controls	Great Mills High School - HVAC renovation of the 1997 addition approximately 83,075 sq. ft. (FY 2021)
4 - Predicted Replacement of Equipment or Systems	FY25	HVAC	Great Mills HS	GMHS Chiller Replacement	Great Mills High School - Chiller, Cooling Tower, Pumps (Complete cooling system replacement. ***$200,000 in FY24 Building Infrastructure Critical***
6 - Improve Operational Efficiency	FY27	HVAC	Great Mills HS	GMHS HVAC Full System Replacement	Great Mills High School - Circulation Pumps, RTU, AHU, Unit Ventilators, VAV, etc.
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Great Mills HS	GMHS Exterior Painting	Great Mills High School - Exterior painting (FY 2028)
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Great Mills HS	GMHS Interior Painting	Great Mills High School - Interior painting FY 2025
6 - Improve Operational Efficiency	FY30	Parking Lot Striping	Great Mills HS	GMHS Crackfill, Sealcoat & Line Striping	Great Mills HS Crackfill, Sealcoat and Line Striping
CIP - D&C	FY25	Roofing	Great Mills HS	GMHS Partial Roof Replacement	Great Mills High School – Replacement of approx. 125,652 sq. ft. of existing bituminous roof, this area was not replaced during the 1997 renovation and addition and will be 26 years old at the time of replacement, deferred from 2021
CIP - D&C	FY25	Roofing	Great Mills HS	GMHS Roofing Area II	Great Mills High School - Replace the roofing in area II, approximately 125,652 sq. ft.
CIP - DOM	FY28	Water Heaters	Great Mills HS	GMHS Hot Water Heaters	Great Mills High School - Replacement (and possible relocation per inspection recommendation) 3 hot water heater (reduce single heater in to below 400k btu) ***FY28 Building Infrastructure Critical - $156,000***
6 - Improve Operational Efficiency	FY26	Caulking & Pointing	Green Holly (A&B)	GHES Exterior Caulking and Pointing	Green Holly Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Green Holly (A&B)	Concrete Repairs GHES	Green Holly Elementary School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY25	Fire Alarms	Green Holly (A&B)	GHES "A & B" Fire Alarm	Green Holly Elementary School B - Replace obsolete main fire alarm devices, deferred from FY 2023
4 - Predicted Replacement of Equipment or Systems	FY25	Intrusion Alarm	Green Holly (A&B)	GHES A&B Intrusion Alarm Replacement	Green Holly Elementary School (A&B) intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Green Holly ES (A-Side)	GHES Exterior Lighting Controls	Green Holly Elementary School - Exterior lighting controls (FY 2020)
1 - Health & Safety	FY26	Fire Pump	Green Holly ES (B-Side)	GHES B Side Fire Pump Replacement	Due to performance at the 2025 annual pump spection this pump failed. A replacement pump is required for compliance.
4 - Predicted Replacement of Equipment or Systems	FY25	Generator	Green Holly ES (B-Side)	GHES "B" Generator	Green Holly (B) Elementary School - Emergency generator 33 kW was last replaced in 1989, this device has a 25 year life span

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - D&C	FY24	HVAC	Green Holly ES (B-Side)	GHES "A & B" Flat Roofing Replacement and GHES B HVAC System Replacement	Green Holly Elementary School - Flat roofing replacement primarily on side A with new, the existing roof was installed in 1992, and a small portion of side B, additionally the replacement of the HVAC system on side B, which was installed in 1992
4 - Predicted Replacement of Equipment or Systems	FY29	Painting	Green Holly ES (B-Side)	GHES "B" Interior Painting	Green Holly Elementary School Side B - Interior painting
6 - Improve Operational Efficiency	FY30	Parking Lot Striping	Green Holly ES (B-Side)	GHES Crackfill, Sealcoat & Line Striping	Green Holly ES A&B Crackfill, Sealcoat and Line Striping
6 - Improve Operational Efficiency	FY26	Plumbing Fixtures	Green Holly ES (B-Side)	GHES-B Handwashing Station Replacements	Green Holly Elementary- B Replace two Handwashing Stations that are cracked and components are difficult to locate. Frequently inoperable.
CIP - D&C	FY25	Renovation	Green Holly ES (B-Side)	GHES (B) HVAC & Roof Renovation	Green Holly Elementary School (B) - HVAC system renovation deferred from FY 24), Green Holly Elementary School (A) and partial (B) - Roof replacement (deferred from FY 24)
CIP - DOM	FY28	Caulking & Pointing	Greenview Knolls ES	GKES Exterior Caulking and Pointing	Greenview Knolls Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils ***FY28 Building Infrastructure Critical - $42,000***
CIP - DOM	undefined	Elevators	Greenview Knolls ES	GKES ADA Chair Lift Remoderization Upgrade	GKES ADA Chair Lift Remoderization Upgrade
4 - Predicted Replacement of Equipment or Systems	FY26	Fire Alarms	Greenview Knolls ES	GKES Fire Alarm Replacement	Greenview Knolls Elementary School - Fire alarm devices are not addressable additionally several devices are obsolete, this system was installed in 1997. Should have done in 2017 ***FY26 Building Infrastructure Programmatic - $69,000***
4 - Predicted Replacement of Equipment or Systems	FY30	Flooring	Greenview Knolls ES	GKES VCT Flooring	Greenview Knolls Elementary School - Replace VCT in Hallways and Cafeteria to include ACM abatement. Classrooms 1-10 were done in FY17, 11-22 were done in FY23, Mobile units in FY26, Mobile Unit #30 FY15, **FY30 Building Infrastructure Programmatic - $70,000**
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	Greenview Knolls ES	GKES Emergency Generator	Greenview Knolls Elementary - Emergency generator 125 kW was last replaced in 2010. Moved from SRMS in 2017
2 - Minor Improvement/Alterations for Functional Inadequacy	FY30	HVAC	Greenview Knolls ES	GKES Full VRF Heating and Cooling Systems Replacement	GKES Full VRF Heating and Cooling Systems Replacement
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Greenview Knolls ES	GKES Intrusion Alarm Replacement	Greenview Knolls Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Greenview Knolls ES	GKES Exterior Lighting Controls	Greenview Knolls Elementary School - Exterior lighting controls (FY 2020)
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Greenview Knolls ES	GKES Interior Painting	Greenview Knolls Elementary School - Interior painting FY 26

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
6 - Improve Operational Efficiency	FY28	Parking Lot Striping	Greenview Knolls ES	GKES Seal Coat & Line Stripe	Greenview Knolls Elementay School seal coat & line stripe staff parking lot
CIP - DOM	FY28	Paving	Greenview Knolls ES	GKES Paving	1.5" Asphalt Overly in Bus Lot
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Hollywood ES	HES Gym Floor Refurbishment	Hollywood Elementary School Gym - Floor was last refurbished in 1991, this project would sand, seal, paint game lines, and apply finish to the existing wood floor FY 2025
CIP - DOM	FY25	Fire Alarms	Hollywood ES	HES Fire Alarm Replacement	Hollywood Elementary School - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 1993, Should have been replaced in 2018. **FY30 Building Infrastructure Programmatic $120,000**
1 - Health & Safety	FY26	Fire Pump	Hollywood ES	HES Fire Pump Replacment	Due to performance at the 2025 annual pump spection this pump failed. A replacement pump is required for compliance.
CIP - DOM	FY25	Generator	Hollywood ES	HES Emergency Generator	Hollywood Elementary School - Emergency generator 60kW was last replaced in 1992, this device has a 25 year life span, deferred from (FY 23) ***FY25 Building Infrastructure Critical - $126,000***
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Hollywood ES	HES Intrusion Alarm Replacement	Hollywood Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Hollywood ES	HES Exterior Lighting - Wall Packs	Hollywood Elementary School Exterior Lighting - Wall Packs. Original to the building
5 - Renewal of Aesthetic Features	FY26	Marquee	Hollywood ES	HES Marquee Replacement	Hollywood Marquee Replacement - Original
4 - Predicted Replacement of Equipment or Systems	undefined	Oil Tank Replacement	Hollywood ES	HES Oil Tank and Lift Station Replacement	Hollywood Elementary School - Replace oil tank and lift station
6 - Improve Operational Efficiency	FY29	Parking Lot Striping	Hollywood ES	HES Crackfill, Sealcoat & Line Striping	Hollywood ES Crackfill, Sealcoat & Line Striping
4 - Predicted Replacement of Equipment or Systems	FY30	Playgrounds	Hollywood ES	Playground Replacements	Hollywood Elementary-1 and 2
6 - Improve Operational Efficiency	FY30	Wells / Pumps / Bladder Tanks	Hollywood ES	HES Bladder Tank Installation and Well Vault to Fire Tank Modification	Hollywood Elementary School - Old well vault needs modification to work in tenadom with fire tank. Removal of domestic booster water pumps. New bladder tanks installed.
4 - Predicted Replacement of Equipment or Systems	FY26	Wells / Pumps / Bladder Tanks	Hollywood ES	HES Well Tank Replacement	Hollywood Elementary School Well Tank Replacement. Pump replaced in 2023.
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Leonardtown ES	LES Gym Flooring Refurbishment	Leonardtown Elementary School - Gym floor was last refurbished in 2007, this project would sand, seal, paint game lines, and apply finish to the existing wood floor (FY 2025)
4 - Predicted Replacement of Equipment or Systems	FY28	Fire Alarms	Leonardtown ES	LES Fire Alarm	Leonardtown Elementary School - Fire alarm system devices are due for replacement, the current devices and main panel have been in continuous operations since 2006 (FY 2028)

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	Leonardtown ES	LES Emergency Generator	Leonardtown Elementary School - Emergency generator 125 kW was last replaced in 2009. Premature wear
4 - Predicted Replacement of Equipment or Systems	FY31	HVAC	Leonardtown ES	LES Full Replacement (DX Cooling, Hot Water Heating System)	LES Full Replacement (DX Cooling, Hot Water Heating System)
6 - Improve Operational Efficiency	FY29	Parking Lot Striping	Leonardtown ES	LES Crackfill, Sealcoat & Line Striping	Leonardtown ES Crackfill, Sealcoat & Line Striping
4 - Predicted Replacement of Equipment or Systems	FY26	Playgrounds	Leonardtown ES	LES Playground Replacements	Leonardtown Elementary - Playground Equipment Replacement - 1, 2, and 3
CIP - DOM	FY29	Playgrounds	Leonardtown ES	Playground Replacements	Leonardtown ES Playground Equipment Replacement, *Not in FY29 Building Infrastructure Programmatic* - 4
4 - Predicted Replacement of Equipment or Systems	undefined	Athletic Surfaces / Components	Leonardtown HS	Exterior Bleachers	Exterior Bleachers to replace unit at Leonardtown High School
4 - Predicted Replacement of Equipment or Systems	FY34	Athletic Surfaces / Components	Leonardtown HS	LHS Artificial Turf Field Replacement	Leonardtown High School Artificial Turf Field Replacement - This is the replacement of the playing surface only. Lifecycle recommendation from manufacturer is 10 - 12 years.
4 - Predicted Replacement of Equipment or Systems	FY31	Athletic Surfaces / Components	Leonardtown HS	LHS Scoreboard Replacement	Leonardtown High School - Replacement of the stadium score board was refurbished in 2016, Lifecycle is 12-15 years.
4 - Predicted Replacement of Equipment or Systems	FY28	Athletic Surfaces / Components	Leonardtown HS	LHS Tennis Court	Leonardtown High School - Tennis court resurfacing, this was last completed in 2020
4 - Predicted Replacement of Equipment or Systems	FY27	Athletic Surfaces / Components	Leonardtown HS	LHS Track Resurfacing	Leonardtown High School - The running track was last resurfaced in 2017
4 - Predicted Replacement of Equipment or Systems	FY27	Boiler	Leonardtown HS	LHS Boiler and full mechanical replacement	LHS Boiler and full mechanical replacement
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Leonardtown HS	Concrete Repairs LHS	Leonardtown High School Various Concrete Repairs
6 - Improve Operational Efficiency	FY26	Electric / Switchgear	Leonardtown HS	LHS Switchgear Replacements	Leonardtown High School - Switchgear Replacements (2). Parts are becoming obsolete
CIP - DOM	FY27	Elevators	Leonardtown HS	LHS Elevator Upgrade	Leonardtown High School - Upgrade elevator for Unit SM1011 ***FY27 Building Infrastructure Critical - $160,000***
3 - Access Control/Doors/Locks/Security	FY29	Fencing	Leonardtown HS	LHS Fence and Gates	Leonardtown High School - Install fencing and gates to block baseball fields
CIP - D&C	FY26	HVAC	Leonardtown HS	LHS A/E Chiller and Cooling Tower	Leonardtown High School - A/E to replace the chiller and cooling tower
6 - Improve Operational Efficiency	FY27	HVAC	Leonardtown HS	LHS HVAC Full System Replacement	Leonardtown High School - Circulation Pumps, RTU, AHU, Unit Ventilators, VAV, etc.
4 - Predicted Replacement of Equipment or Systems	FY27	HVAC	Leonardtown HS	LHS HVAC Renovation	Leonardtown High School - Replace the HVAC system approximately 223,727 sq. ft. (FY 2027). Inlcudes all cooling components (chiller, tower, pumps, boilers, etc.)

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY24	HVAC	Leonardtown HS	LHS Kitchen Make-Up Air Unit Repair/Replacement	Leonardtown High School kitchen make-up unit replacement/repair.
4 - Predicted Replacement of Equipment or Systems	FY28	Intrusion Alarm	Leonardtown HS	LHS Intrusion Alarm Replacement	Leonardtown High School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Leonardtown HS	LHS Interior Painting	Leonardtown High School - Interior painting
6 - Improve Operational Efficiency	FY31	Parking Lot Striping	Leonardtown HS	LHS Crackfill, Sealcoat & Line Striping	Leonardtown HS Crackfill, Sealcoat and Line Striping
CIP - DOM	FY27	Paving	Leonardtown HS	LHS Annex Asphalt Paving	Leonardtown Annex 1.5" Overlay * Wait until FY27 and combine with DJFCTC Paving Project
CIP - DOM	FY26	Paving	Leonardtown HS	LHS Asphalt Paving	LHS, Virtual Academy, 1.5" Overlay
CIP - D&C	undefined	Roofing	Leonardtown HS	EMS Roof Replacement	EMS – Full Replacement of existing bituminous roof.
CIP - D&C	undefined	Roofing	Leonardtown HS	LHS Roof Replacement	LHS High School – Full Replacement of existing bituminous roof.
1 - Health & Safety	FY26	Sewage	Leonardtown HS	LHS /FA Sewer Lift Station Replacement	LHS/FA - Sewer lift station replacement FY 2024 - **FY26 Building Infrastructure Critical $95,000**
CIP - DOM	undefined	Water Heaters	Leonardtown HS	LHS Hot Water Heaters	Leonardtown High School - Replacement of hot water heaters and new moderization of chimney due to draft system.
CIP - Fields & Grounds	FY28	Athletic Surfaces / Components	Leonardtown HS	LHS Baseball Scoreboard Mounting	Leonardtown High School - Replace mounting of baseball scoreboard. Not structurally sound at this time.
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Leonardtown MS	Concrete Repairs LMS	Leonardtown Middle School Various Concrete Repairs
CIP - DOM	undefined	Elevators	Leonardtown MS	LMS ADA Chair Lift Remoderization Upgrade	LMS ADA Chair Lift Remoderization Upgrade
CIP - DOM	FY27	Flooring	Leonardtown MS	LMS Carpet Flooring	Leonardtown Middle School - Carpet ***FY27 Building Infrastructure Programmatic - $80,000***
4 - Predicted Replacement of Equipment or Systems	FY26	Generator	Leonardtown MS	LMS Emergency Generator	Leonardtown Middle School - Emergency generator 130 kW was last replaced in 2005. Premature wear
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Leonardtown MS	LMS Intrusion Alarm Replacement	Leonardtown Middle School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Leonardtown MS	LMS Exterior Painting	Leonardtown Middle School - Exterior painting (FY 2027)
4 - Predicted Replacement of Equipment or Systems	FY28	Painting	Leonardtown MS	LMS Interior Painting	Leonardtown Middle School - Interior painting (FY 2025)
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Lettie Marshall Dent ES	Exterior Bleachers	Exterior Bleachers to replace unit at Lettie Marchall Dent Elementary School
CIP - D&C	FY26	Fire Alarms	Lettie Marshall Dent ES	LMDES Fire Alarm	Lettie Marshall Dent Elementary School - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 1992. Will be included in FY24 Renovation.

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - D&C	FY25	Generator	Lettie Marshall Dent ES	LMDES Emergency Generator	Lettie Marshall Dent Elementary School - Emergency generator 20 kW was last replaced in 2012.
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Lettie Marshall Dent ES	LMDES Intrusion Alarm Replacement	Lettie Marshall Dent Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY30	Lighting	Lettie Marshall Dent ES	LMDES Exterior Lighting Controls	Lettie Marshall Dent Elementary School - Exterior lighting controls
CIP - D&C	FY26	Lighting	Lettie Marshall Dent ES	LMDES Gym, Cafeteria, Boiler Room Lighting Replacements	Lettie Marshall Dent Elementary School - Gym, Cafeteria, Boiler Room Lighting Replacements. Included in limited renovation.
CIP - D&C	FY27	Painting	Lettie Marshall Dent ES	LMDES Exterior Painting	Lettie Marshall Dent Elementary School - Exterior painting
CIP - D&C	FY26	Painting	Lettie Marshall Dent ES	LMDES Interior Painting	Lettie Marshall Dent Elementary School - Interior painting, deferred from FY 2021
6 - Improve Operational Efficiency	FY26	Parking Lot Striping	Lettie Marshall Dent ES	LMDES and LMS Parking Lot Seal Coat & Line Striping	Lettie Marshall Dent Elementary and Leonardtown Middle Schools - Parking lot seal coat and line striping
CIP - D&C	FY26	Renovation	Lettie Marshall Dent ES	LMDES HVAC & Partial Roof Renovation	Lettie Marshall Dent Elementary School - HVAC and Partial Area "1" Roof Renovation
4 - Predicted Replacement of Equipment or Systems	FY26	Roofing	Lettie Marshall Dent ES	LMDES Roof Area (I) Roof Replacement	Lettie Marshall Dent Elementary School - Replace the roofing in area I, approximately 19,210 sq. ft. (FY 2026)
CIP - D&C	FY26	Wells / Pumps / Bladder Tanks	Lettie Marshall Dent ES	LMDES Well Replacement	Lettie Marshall Dent Elementary School - Well pump and tank replacement
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Lexington Park ES	Exterior Bleachers	Exterior Bleachers to replace unit at Lexington Park Elementary School
4 - Predicted Replacement of Equipment or Systems	FY28	Boiler	Lexington Park ES	LPES Boiler and Mechanical HVAC Equipment Replacement	LPES Boiler and Mechanical HVAC Equipment Replacement
6 - Improve Operational Efficiency	FY26	Caulking & Pointing	Lexington Park ES	LPES Exterior Caulking and Pointing	Lexington Park Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils. Last done in 2003
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Lexington Park ES	Concrete Repairs LPES	Lexington Park Elementary School Various Concrete Repairs
CIP - D&C	FY28	Fire Alarms	Lexington Park ES	LPES Fire Alarm	Lexington Park Elementary School - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2003. Will be included in FY2028 Renovation.
CIP - DOM	FY28	Generator	Lexington Park ES	LPES Emergency Generator Replacement	Lexington Park Elementary - Emergency generator 230 kW was last replaced in 2002, this device has a 25 year life span ***FY28 Building Infrastructure Critical - $50,000***
6 - Improve Operational Efficiency	FY24	HVAC	Lexington Park ES	LPES Chiller Replacement	Lexington Park Elementary School - Chiller Replacement
4 - Predicted Replacement of Equipment or Systems	FY28	HVAC	Lexington Park ES	LPES Full HVAC Renovation	Lexington Park Elementary School - HVAC renovation (FY 2028)

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Lexington Park ES	LPES Intrusion Alarm Replacement	Lexington Park Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY26	Lighting	Lexington Park ES	LPES Exterior Lighting Controls	Lexington Park Elementary School - Exterior lighting controls
6 - Improve Operational Efficiency	FY30	Parking Lot Striping	Lexington Park ES	LPES Crackfill, Sealcoat & Line Striping	Lexington Park ES Crackfill, Sealcoat and Line Striping
4 - Predicted Replacement of Equipment or Systems	FY27	Roofing	Lexington Park ES	LPES Roof (II) Roof Replacement	Lexington Park Elementary School - Roof (II) replacement 16,035 Sq. Ft
4 - Predicted Replacement of Equipment or Systems	FY27	Roofing	Lexington Park ES	LPES Roof Replacement	Lexington Park Elementary School - Replacement of 39,965 sq. ft. of roofing
CIP - DOM	FY27	Windows	Lexington Park ES	LPES Skylight Replacement	Lexington Park Elementary School - Sky light panel replacement. FY27 Building Infrastructure Critical - **$175,000 (Benjamin Banneker, Lexington Park, Oakville, and Park Hall Elementary Schools, Division of Supporting Services)**
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	Margaret Brent MS	Exterior Bleachers	Exterior Bleachers to replace unit at Margaret Brent Middle School
4 - Predicted Replacement of Equipment or Systems	FY28	Athletic Surfaces / Components	Margaret Brent MS	MBMS Tennis Court	Margaret Brent Middle School - Tennis court resurfacing, this was last completed in 2016
4 - Predicted Replacement of Equipment or Systems	FY31	Boiler	Margaret Brent MS	Full System Replacement	MBMS- boilers, electric hot water heater, all mechanical pumps, RTU's AHU's, etc..
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Margaret Brent MS	Concrete Repairs MBMS	Margaret Brent Middle School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY27	Fire Alarms	Margaret Brent MS	MBMS Fire Alarm Replacement	Margaret Brent Middle School - Fire alarm system devices and panel are due for replacement. The current devices and main panel have been in continuous operations since 2003
CIP - DOM	FY28	Generator	Margaret Brent MS	MBMS Emergency Generator Replacement	Margaret Brent Middle School - Emergency generator 275 kW was last replaced in 2003, this device has a 25 year life span. Includes engineering assessment. ***FY28 Building Infrastructure Critical - $275,000***
6 - Improve Operational Efficiency	FY26	HVAC	Margaret Brent MS	MBMS Full System Replacement- Chiller # 2 Replacement	Margaret Brent Middle School - Full system replacement- Chiller # 1 was repaired after several components corroded beyond repair after a water tube rupture within the unit. During the period of time, chiller #1 was not operational chiller #2 ran to support the school, which required 24/7 operations. Both chillers are rated at a 15 to 20 year life expectancy (2021 to 2026). Replacement of chiller # 2 is required in 2026 at the latest
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Margaret Brent MS	MBMS Intrusion Alarm Replacement	Margaret Brent School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lift Station	Margaret Brent MS	Oil Lift Station, oil tank	Replace the oil lift station, lines and tank.

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY25	Painting	Margaret Brent MS	MBMS Exterior Painting	Margret Brent Middle School Exterior painting (deferred from FY 2020)
4 - Predicted Replacement of Equipment or Systems	FY26	Paving	Margaret Brent MS	MBMS Asphalt Paving	Margaret Brent Middle School - General repairs to asphalt and 1.5 inch overlay ***FY26 Building Infrastructure Programmatic - $304,000***
1 - Health & Safety	undefined	Wells / Pumps / Bladder Tanks	Margaret Brent MS	Well house controls	Update to control system that operates the well.
6 - Improve Operational Efficiency	FY26	Boiler	Mechanicsville ES	MES Boiler & Hot Water Heater Replacement	Mechanicsville Elementary School Boiler Replacement (3 Boilers) - installed 1997 Hot water heater replacement (1)
6 - Improve Operational Efficiency	FY24	HVAC	Mechanicsville ES	MES Chiller Replacement	Mechanicsville Elementary School - Chiller Replacement
6 - Improve Operational Efficiency	FY30	Parking Lot Striping	Mechanicsville ES	MES Crackfill, Sealcoat & Line Striping	Mechanicsville ES Crackfill, Sealcoat and Line Striping
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Moakley I	Concrete Repairs ADMIN	Administration Building Various Concrete Repairs
CIP - DOM	FY26	Fire Alarms	Moakley I	CO Fire Alarm	Central Office - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2003, (FY 2024) - **FY30 Building Infrastructure Programmatic $130,000**
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Moakley I	Moakley I Intrusion Alarm Replacement	Moakley I intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Moakley I	CO Exterior Painting	Central Office - Exterior painting
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Moakley I	CO Interior Painting	Central Office - Interior painting
4 - Predicted Replacement of Equipment or Systems	FY25	Roofing	Moakley I	CO Roof Replacement	Central Office - Replace the tar shingle roof
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Moakley II	Moakley II Intrusion Alarm Replacement	Moakley II intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY25	Roofing	Moakley II	Moakley II Roof Replacement	Moakley II Roof Replacement. Current roof is original to the structure and should have replaced in 2017
6 - Improve Operational Efficiency	FY26	Caulking & Pointing	Oakville ES	OES Exterior Caulking and Pointing	Oakville Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils, caulking concrete expansion joints. **FY30 Building Infrastructure Programmatic - $45,000**
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Oakville ES	Concrete Repairs OES	Oakville Elementary School Various Concrete Repairs

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - DOM	FY27	Fire Alarms	Oakville ES	OES Fire Alarm Replacement	Oakville Elementary School - Fire alarm system is not an addressable system, additionally the main controller and several devices are obsolete, this system was installed in 2005 ***FY27 Building Infrastructure Programmatic - $130,000***
CIP - DOM	FY27	Flooring	Oakville ES	OES Carpet Flooring	Oakville Elementary Schools - Replace carpet with VCT tile in classroom areas; also replace carpet in office, media, and music areas ***FY27 Building Infrastructure Programmatic - $16,000***
CIP - DOM	FY28	Flooring	Oakville ES	OES Flooring	Oakville ES (w/ Abatement $410,253) **FY28 Building Infrastructure Programmatic $42,000** *Funds may need to be reallocated based on lifecycle charts.
2 - Minor Improvement/Alterations for Functional Inadequacy	FY27	HVAC	Oakville ES	OES Full Replacement (DX Cooling, Hot Water Heating System)	OES Full Replacement (DX Cooling, Hot Water Heating System)
4 - Predicted Replacement of Equipment or Systems	FY26	Intrusion Alarm	Oakville ES	OES Intrusion Alarm Replacement	Oakville Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Oakville ES	OES Interior Painting	Oakville Elementary School - Interior painting, deferred from FY 2024
4 - Predicted Replacement of Equipment or Systems	FY27	Playgrounds	Oakville ES	OES Playground Replacements	Oakville Elementary - Playground Equipment Replacement 1 and 3
1 - Health & Safety	FY26	Wells / Pumps / Bladder Tanks	Oakville ES	OES Well Replacement	Oakville Elementary School - Replacement of the well, pumps, etc. and relocation of the existing bladder tanks requiring well house. Abandon original well vault and tank. Domestic water tank is original to building.
CIP - DOM	FY27	Windows	Oakville ES	OES Sky Light Panel	Oakville Elementary School - Sky light panel replacement. FY27 Building Infrastructure Critical - $175,000 (Benjamin Banneker, Lexington Park, Oakville, and Park Hall Elementary Schools, Division of Supporting Services)
CIP - DOM	FY28	Caulking & Pointing	Park Hall ES	PHES Exterior Caulking and Pointing	Park Hall Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils ***FY28 Building Infrastructure Critical - $45,000***
CIP - DOM	FY29	Fire Alarms	Park Hall ES	PHES Fire Alarm	Park Hall Elementary School - Fire alarm system devices are due for replacement, the current devices and main panel have been in continuous operations since 2009 ***FY29 Building Infrastructure Programmatic - $104,000***
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Park Hall ES	PHES Intrusion Alarm Replacement	Park Hall Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
6 - Improve Operational Efficiency	FY26	Lighting	Park Hall ES	PHES Exterior Lighting Controls	Park Hall Elementary School - Exterior lighting controls
4 - Predicted Replacement of Equipment or Systems	FY28	Painting	Park Hall ES	PHES Interior Painting	Park Hall Elementary School - Interior painting (FY 2028)
6 - Improve Operational Efficiency	FY30	Parking Lot Striping	Park Hall ES	PHES Crackfill, Sealcoat & Line Striping	Park Hall ES Crackfill, Sealcoat and Line Striping
4 - Predicted Replacement of Equipment or Systems	FY26	Playgrounds	Park Hall ES	PHES Playground Replacement	Park Hall ES - Playground Equipment Replacement - 1 and 3. **FY29 Building Infrastructure Programmatic - $220,000**
CIP - DOM	FY31	Roofing	Park Hall ES	PHES Chimney Lowering	Park Hall Elementary School - Lower Brick Chimney and Cap off. Chimney not in use. Lessen the potentional hazards of brick falls.
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Piney Point ES	Concrete Repairs PPES	Piney Point Elementary School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY26	Fire Alarms	Piney Point ES	PPES Fire Alarm Replacement	Piney Point Elementary School - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2006 (FY 2026)
4 - Predicted Replacement of Equipment or Systems	FY26	Flooring	Piney Point ES	PPES VCT Flooring	Piney Point Elementary School - Replace VCT in cafeteria and hallways to include ACM abatement
CIP - D&C	FY26	HVAC	Piney Point ES	PPES HVAC	Piney Point Elementary School - HVAC renovation including water chiller and fuel oil tank replacement
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Piney Point ES	PPES Intrusion Alarm Replacement	Piney Point Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Piney Point ES	PPES Exterior Lighting Controls	Piney Point Elementary School - Exterior lighting controls
5 - Renewal of Aesthetic Features	FY26	Painting	Piney Point ES	PPES Ext. Paint	Piney Point Elementary School - Exterior painting
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Piney Point ES	PPES Exterior Painting	Piney Point Elementary School - Exterior painting. Deferred from FY23
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Piney Point ES	PPES Interior Painting	Piney Point Elementary School - Interior painting
4 - Predicted Replacement of Equipment or Systems	FY28	Boiler	Ridge ES	RES Boiler and Hot Water Heater Replacement	RES Boiler and Hot Water Heater Replacement
6 - Improve Operational Efficiency	FY26	Caulking & Pointing	Ridge ES	RES Exterior Caulking and Pointing	Ridge Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Ridge ES	Concrete Repairs RES	Ridge Elementary School Various Concrete Repairs
CIP - DOM	FY31	Generator	Ridge ES	RES Generator	Ridge Elementary School - RES does not currently have a generator. Electrical upgrade required with new generator.

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Ridge ES	RES Intrusion Alarm Replacement	Ridge Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY26	Lighting	Ridge ES	RES Exterior Lighting Controls	Ridge Elementary School - Exterior lighting controls
5 - Renewal of Aesthetic Features	FY26	Marquee	Ridge ES	RES Marquee Replacement	Ridge Elementary Marquee Replacement - Original
4 - Predicted Replacement of Equipment or Systems	undefined	Oil Tank Replacement	Ridge ES	RES Oil Tank and Lift Station Replacement	Ridge Elementary School - Replace oil tank and lift station
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Ridge ES	RES Exterior Painting	Ridge Elementary School - Exterior painting FY 2026
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Ridge ES	RES Interior Painting	Ridge Elementary School - Interior painting, deferred from FY 2022
4 - Predicted Replacement of Equipment or Systems	FY27	Playgrounds	Ridge ES	RES Playground Replacement	Ridge ES - Playground Equipment Replacement - 2 and 3
CIP - D&C	FY28	Roofing	Ridge ES	RES Roof/HVAC Renovation	Ridge Elementary School - Roof and HVAC renovation including HVAC Components
1 - Health & Safety	FY30	Wells / Pumps / Bladder Tanks	Ridge ES	RES Bladder Tank Installation and Well Vault and Tank Abandonment	Ridge Elementary School - Old well and tank needs to be abandoned properly and new bladder tanks installed. Space for the bladder tanks is tight. May require a building to support the tanks.
4 - Predicted Replacement of Equipment or Systems	FY29	Caulking & Pointing	Spring Ridge MS	Exterior Caulking and Pointing	This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils
5 - Renewal of Aesthetic Features	FY26	Concrete Repair	Spring Ridge MS	Concrete Repairs SRMS	Spring Ridge Middle School Various Concrete Repairs
4 - Predicted Replacement of Equipment or Systems	FY28	Intrusion Alarm	Spring Ridge MS	SRMS Intrusion Alarm Replacement	Spring Ridge Middle School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Spring Ridge MS	SRMS Interior Painting	Spring Ridge Middle School - Interior painting
6 - Improve Operational Efficiency	FY31	Parking Lot Striping	Spring Ridge MS	SRMS Crackfill, Sealcoat & Line Striping	Spring Ridge MS - Crackfill, Sealcoat and Line Striping
6 - Improve Operational Efficiency	FY26	Caulking & Pointing	Town Creek ES	TCES Exterior Chalking and Pointing	Town Creek Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils

Program Goal	Fiscal Year	Category	Site	Project Name	General Description
CIP - DOM	FY30	Fire Alarms	Town Creek ES	TCES Fire Alarm	Town Creek Elementary School - Fire alarm system devices are due for replacement. The current devices and main panel have been in continuous operations since 2003, Should be included in current renovation.
CIP - DOM	FY28	Flooring	Town Creek ES	TCES Flooring	Town Creek ES (Cafeteria and Cafeteria Storage) ***FY28 Building Infrastructure Critical - $49,000*** *Funds may need to be reallocated based on lifecycle charts.
CIP - DOM	FY31	Generator	Town Creek ES	TCES Generator	Town Creek Elementary School - TCES does not currently have a generator. Electrical upgrade required for generator.
4 - Predicted Replacement of Equipment or Systems	FY27	Intrusion Alarm	Town Creek ES	TCES Intrusion Alarm Replacement	Town Creek Elementary School intrusion alarm replacement. Alarm is outdated and communication with devices is not consistent or optimal.
6 - Improve Operational Efficiency	FY28	Lighting	Town Creek ES	TCES Eng. Design for Electrical Distribution Center, Hallway, Gym, Boiler Room Lighting	Town Creek Elementary School - Engineering Design Only for Distribution Center Replacement and Relocation. Hallway, gym, boiler lighting replacements
6 - Improve Operational Efficiency	FY26	Lighting	Town Creek ES	TCES Exterior Lighting Controls	Town Creek Elementary School - Exterior lighting controls
4 - Predicted Replacement of Equipment or Systems	FY27	Painting	Town Creek ES	TCES Exterior Painting	Town Creek Elementary School - Exterior painting (FY 2024)
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	Town Creek ES	TCES Interior Painting	Town Creek Elementary School - Interior painting (FY 2026)
6 - Improve Operational Efficiency	FY31	Parking Lot Striping	Town Creek ES	TCES Crackfill, Seal Coat & Line Striping	Town Creek ES - Crackfill, Sealcoat and Line Striping
CIP - DOM	FY29	Playgrounds	Town Creek ES	Playground Replacements	Town Creek ES Playground Equipment Replacement **FY29 Building Infrastructure Programmatic** 1 and 2
4 - Predicted Replacement of Equipment or Systems	FY27	Roofing	Town Creek ES	TCES Roof Replacement	Town Creek Elementary School - Roof replacement (FY 2027)
1 - Health & Safety	FY25	Kitchen Equipment	Various Sites	Kitchen Hood Repair/Replacement	Remedy deficiencies as a result of semi-annual Kitchen Hood Inspections. Sites include: Green Holly Elementary (B-Side), Lettie Marshall Dent Elementary, Oakville Elementary, Benjamin Banneker Early Childhood Center, Leonardtown Middle, Dynard Elementary, Piney Point Elementary, Ridge Elementary, Spring Ridge Middle
6 - Improve Operational Efficiency	FY29	Lighting	Various Sites	Gym Light Replacements (GHES-B, PPES, HES, GKES, LHS)	Gym Light Replacements (GHES-B, PPES, HES, GKES, LHS)
6 - Improve Operational Efficiency	FY28	Lighting	Various Sites	Mechanical Room Lighting (BBES, GHES-A, DES, CHS)	Mechanical Room Lighting (BBES - Boiler Room, GHES-A - Boiler Room, DES-Boiler Room, CHS-Chiller Room)
4 - Predicted Replacement of Equipment or Systems	FY26	Athletic Surfaces / Components	White Marsh ES	Exterior Bleachers	Exterior Bleachers to replace unit at White Marsh Elementary School

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Program Goal	Fiscal Year	Category	Site	Project Name	General Description
4 - Predicted Replacement of Equipment or Systems	FY27	Boiler	White Marsh ES	WMES Boiler and HVAC Mechanical Equipment Replacement	WMES Boiler and HVAC Mechanical Equipment Replacement
6 - Improve Operational Efficiency	FY26	Caulking & Pointing	White Marsh ES	WMES Exterior Chalking and Pointing	White Marsh Elementary School - This project addresses exterior window caulking replacement, repointing of area with missing grout, refurbishment of exposed structural lentils
4 - Predicted Replacement of Equipment or Systems	FY26	Fire Alarms	White Marsh ES	WMES Fire Alarm Replacement	White Marsh Elementary School - Fire alarm system is not an addressable system, additionally the main controller and several devices are obsolete, this system was scheduled for replacement in 1998 buit it did not occur. CIP Transfer Funds will be used. **FY26 Building Infrastructure Programmatic - $69,000**
CIP - DOM	FY28	Flooring	White Marsh ES	WMES Flooring	White Marsh ES (Cafeteria and Cafeteria Storage) **FY28 Building Infrastructure Programmatic $38,000** *Funds may need to be reallocated based on lifecycle charts.
CIP - DOM	FY27	Generator	White Marsh ES	WMES - Electric Panel and Generator	White Marsh Elementary School - Electrical panel renovation and replacement, install emergency power generator (FY 2025) ***FY27 Building Infrastructure Critical - $170,000***
6 - Improve Operational Efficiency	FY24	HVAC	White Marsh ES	WMES Chiller Replacement	White Marsh Elementary School- Chiller Replacement
4 - Predicted Replacement of Equipment or Systems	FY27	HVAC	White Marsh ES	WMES HVAC Renovation	White Marsh Elementary School - HVAC renovation deferred from FY 2027
6 - Improve Operational Efficiency	FY26	Lighting	White Marsh ES	WMES Classroom, Cafeteria, Boiler Room Lighting Replacements	White Marsh Elementary School - Classroom, Cafeteria, Boiler Room Lighting Replacements
4 - Predicted Replacement of Equipment or Systems	FY26	Painting	White Marsh ES	WMES Exterior Painting	White Marsh Elementary School - Exterior painting (FY 2024)

Appendix B - Lifecycle Schedules

Maintenance Task	Description	Frequency
Roof Replacement	Roof replacement occurs when conditions warrant roof replacement. This is covered under the Capital Improvements Program.	30 Years
HVAC Replacement	HVAC replacement occurs when conditions warrant replacement. This is covered under the Capital Improvements Program.	25 Years
Bituminous Pavement Resurfacing	Bituminous paving occurs when conditions warrants or the timetable factors dictate resurfacing. This includes repair of concrete gutters and curbing, as well as re-striping. In addition, our goal is to sealcoat and restripe every 6 years.	25 Years - Resurface 6 Years - Sealcoating & striping
Oil Tank Testing	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	- 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	12 Years
Painting – Exterior	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	15 Years
Carpet Replacement	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.	15 Years
Floor Tile Replacement	Floor tile replacement occurs when conditions of floor degradation occurs, or during asbestos abatements.	30 Years
Wood Floor Refurbishment	Wood floor refurbishment occurs when conditions of floor degradation occurs, or when the floor show signs of excessive ware. Wooden athletic surfaces are scheduled for replacement every 35 years. Bleacher replacements typically occur simulaneously with wood floor replacement.	12 Years - Refurbishment 35 Years - Replacement
Vehicle Replacement	When conditions warrant or timetables dictate. Vehicle replacement is completed through a bid process.	20 Years or 200,000 Miles
Generator Replacement	Generator replacement occurs when conditions warrant replacement.	25 Years
Athletic Amenities Replacement Schedule	Athletic amenities replacement occurs when conditions warrant. Track resurfacing occurs when conditions warrant or timetables factor dictates resurfacing and/or overlay. Tennis court resurfacing occurs when conditions warrant or timetables factor dictates resurfacing and/or overlay. Interior and Exterior bleacher replacements occur when timetable factors dictate or a major defective structural component is identified on the semi-annual inspections that cannot be repaired.	15 Years - Scoreboards 8 Years - Tennis Court & Track Resurfacing 25 Years Tennis Court & Track Replacement 12 Years - Turf Field Replacement 20 Years - Irrigation System Replacement
Fire Alarm Replacement	Fire alarm replacement occurs when conditions warrant	20 Years
Playground Structure Replacement Schedule	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.	20 Years

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Roof Replacement Schedule

Capital Plan accounts for two years to design and start construction based on timing of funding and debt balancing

Life Cycle Replacement in years: **30** 50 years on Metal

Current Year: **2025**

Name of School	Last Roof Replacement	Current Age of Roof	Next Scheduled Replacement	Notes
Elementary Schools				
Benjamin Banneker (I) 40,629 sq. ft.	1998	27	2028	
Benjamin Banneker (II) 23,257 sq.ft.	2002	23	2032	
Benjamin Banneker (ECC)	2010	15	2040	Metal Roof
Cpt. Walter Francis Duke	2014	11	2044	
Dynard	2022	3	2052	
Evergreen	2009	16	2039	resurfacing FY25
George Washington Carver	2006	19	2036	
Green Holly (A)	2025	0	2055	CIP 2026
Green Holly (B)	1999	26	2029	Tar & Gravel 2026
Green Holly (B)	2021	4	2051	Metal Roof
Greenview Knolls	2001	24	2031	
Hollywood	2020	5	2050	
Leonardtown	2008	17	2038	
Lettie Marshall Dent	2024	1	2054	FY24 Renovation
Lexington Park	1994	31	2024	CIP 2029
Mechanicsville	2002	23	2032	
Oakville	2000	25	2030	
Park Hall	2019	6	2049	
Piney Point	2017	8	2047	
Ridge	2002	23	2032	CIP FY 2029
Town Creek	1997	28	2027	
White Marsh	2002	23	2032	
	Average Age	**16**		
Middle Schools				
Esperanza	1999	26	2029	
Leonardtown	2000	25	2030	
Margaret Brent	2006	19	2036	
Spring Ridge	2015	10	2045	
	Average Age	**20**		
High Schools				
Chopticon	1996	29	2026	CIP FY27
Forrest Center	2005	20	2035	
Great Mills (I) 90982 sq. ft	2020	5	2050	
Great Mills (II) 125642 Sq. Ft.	2025	0	2055	
Leonardtown	2001	24	2031	
Virtual Academy-Various Units	2017	8	2047	R012, R063=2020, R062=2021, R064=2017
	Average Age	**16**		
Offices				
Central Office	2024	1	2054	
Central Office II	2024	1	2054	
Supporting Services	1994	31	2024	
AG Building/Print Shop	1994	31	2024	
	Average Age	**11**		

(I) - Old Section

(II) - New Section

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: 2025

Name of School	Last HVAC Replacement	Current Age of HVAC	Next Scheduled Replacement	Last Chiller Replacement	Age of Chiller	Chiller Refrigerant	Chiller Make	Chiller Cooling Type	Notes
Elementary Schools									
Benjamin Banneker	2002	23	2027	2024	1	R454B	Trane	Air	Chiller D&C Project FY24
Benjamin Banneker (ECC)	2009	16	2034	2009	16	410A	York	Air	
Cpt. Walter Francis Duke	2015	10	2040	2014	11	134A	Daikin	Water	
Dynard	2021	4	2046	N/A	N/A	N/A	N/A	N/A	
Evergreen	2009	16	2034	2009	16	134A	Trane	Water	Chiller is problematic
George Washington Carver	2006	19	2031	2006	19	134A	McQuay	Air	
Green Holly (A)	2021	4	2046	N/A	N/A	N/A	N/A	N/A	
Green Holly (B)	1992	33	2017	N/A	N/A	N/A	N/A	N/A	Roof & HVAC D&C Project FY26/27
Greenview Knolls	2014	11	2039	N/A	N/A	N/A	N/A	N/A	
Hollywood	2020	5	2045	2020	5	410A	Trane	Air	
Leonardtown	2007	18	2032	N/A	N/A	N/A	N/A	N/A	
Lettie Marshall Dent	2024	1	2049	2009	16	134A	Carrier	Water	Included in Limited Renovation 2024
Lexington Park	2003	22	2028	2024	1	R454B	Trane	Air	HVAC & Roof D&C Project FY28
Mechanicsville	2024	1	2049	2024	1	R32	Daikin	Air	Chiller D&C Project FY24
Oakville	2011	14	2036	N/A	N/A	N/A	N/A	N/A	
Park Hall	2020	5	2045	2020	5	410A	Daikin	Air	
Piney Point	2024	1	2049	N/A	N/A	N/A	N/A	N/A	
Ridge	2024	1	2049	2024	1	R32	Daikin	Air	2023 Main Office and Media
Town Creek	2023	2	2048	2020	5	410A	Daikin	Air	Incl 2023 Reno RTU, Boilers, Pumps
White Marsh	2002	23	2027	2024	1	R454B	Trane	Air	Chiller D&C Project FY24
	Average Age	**11**							
Middle Schools									
Esperanza	2000	25	2025	2000	25	R22	Trane	Air	
Leonardtown	2010	15	2035	N/A	N/A	N/A	N/A	N/A	
Margaret Brent (2 Chillers)	2006	19	2031	2005	20	134A	Carrier	Air	
Spring Ridge	2016	9	2041	N/A	N/A	N/A	N/A	N/A	
	Average Age	**17**							
High Schools									
Chopticon (2 Chillers)	2023	2	2048	2023	2	134A	Carrier	Water	2022 Replacement Cooling Plant
Virtual Academy -Various Units	2008	17	2033	N/A	N/A	N/A	N/A	N/A	Bard Unit and Split Unit Mix
Forrest Center (2 Chillers)	2005	20	2030	2006	19	134A	Carrier	Water	
Great Mills	1997	28	2022	1997	28	134A	Trane	Water	Est replacement on Chiller 3/2025
Leonardtown (2 Chillers)	2002	23	2027	2002	23	134A	McQuay	Water	
	Average Age	**18**							
Offices									
Central Office	2002	23	2027	N/A	N/A	N/A	N/A	N/A	Replacement in progress 2023
Central Office II	2022	3	2047	N/A	N/A	N/A	N/A	N/A	
Supporting Services	2006	19	2031	N/A	N/A	N/A	N/A	N/A	
AG Building/Print Shop	2015	10	2040	N/A	N/A	N/A	N/A	N/A	Will need to evaluate the overall system given the new design.
	Average Age	**14**							

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Bituminous Paving Replacement Schedule							
Life Cycle Replacement in years:		25	resurfacing				
		6	sealcoating				
Individual school needs are assessed on an on-going basis. Bi-annual funding was requested starting in FY 2008.							
Current Year:		2025					
Name of School	**Last Paving Replacement**	**Current Age of Paving**	**Next Scheduled Replacement**	**Last Paving or Sealcoat & Line Striping**	**Current Age of Sealcoat & Line Striping**	**Next Scheduled Sealcoat & Line Striping**	**Notes**
Elementary Schools							
Benjamin Banneker	2002	23	2027	2023	2	2029	
Benjamin Banneker (ECC)	2002	23	2027	2023	2	2029	
Cpt. Walter Francis Duke	2015	1	2040	2019	6	2025	
Dynard	2022	3	2047	2022	3	2028	
Evergreen	2009	16	2034	2024	1	2030	
George Washington Carver	2006	19	2031	2022	3	2028	
Green Holly (A)	2023	2	2048	2023	2	2029	
Green Holly (B)	2023	2	2048	2023	2	2029	
Greenview Knolls	2005	20	2030	2022	3	2028	2022 Parking Area replaced
Hollywood	2022	3	2047	2022	3	2028	2022 Partial Paving/Seal Coat
Leonardtown	2011	14	2036	2024	1	2030	
Lettie Marshall Dent	2020	5	2045	2020	5	2026	
Lexington Park	2023	2	2048	2024	1	2030	
Mechanicsville	2013	12	2038	2023	2	2029	
Oakville	2014	11	2039	2014	11	2020	
Park Hall	2018	7	2043	2023	2	2029	
Piney Point	2018	7	2043	2024	1	2030	
Ridge	2006	19	2031	2024	1	2030	
Town Creek	2020	5	2045	2024	1	2030	
White Marsh	2017	8	2042	2018	7	2024	
	Average Age	**10**					
Middle Schools							
Esperanza	2020	5	2045	2024	1	2030	
Leonardtown	2012	13	2037	2017	8	2023	
Margaret Brent	2006	19	2031	2016	9	2022	CIP 2026
Spring Ridge	2016	9	2041	2023	2	2029	
	Average Age	**12**					
High Schools							
Chopticon	2021	4	2046	2021	4	2027	
Forrest Center	2025	0	2050	2017	8	2023	
Great Mills	2020	5	2045	2024	1	2030	
Leonardtown	2026	-1	2051	2023	2	2029	
Virtual Academy	2026	-1	2051	2023	2	2029	
	Average Age	**2**					
Offices							
Central Office	2024	1	2049	2019	6	2025	
Central Office II	2024	1	2049	2022	3	2028	
Supporting Services	2002	23	2027	2021	4	2027	CIP 2028
	Average Age	**8**					

Oil Tank Testing Schedule

Testing in years:	15	years from install
	5	years thereafter
Lifecycle Replacement in years:	35	
Current Year:	2025	

Name of School	Tank Installation	Last Tank Test Date	Current Age of Tank	Year of Next Tank Test	Tank Replacement	Notes
Elementary Schools						
Benjamin Banneker	1992	2023	33	2028	2027	
Benjamin Banneker (ECC)	1983	2024	42	2029	2018	CIP 2026
Cpt. Walter Francis Duke	2014	2014	11	2029	2049	
Dynard	2022	2022	3	2037	2057	
Evergreen	Natural Gas					
George Washington Carver	Natural Gas					
Green Holly (A)	2021	2021	4	2036	2056	
Green Holly (B)	1989	2023	36	2028	2024	
Greenview Knolls	Natural Gas					
Hollywood	1993	2021	32	2026	2028	
Leonardtown	2007	2022	18	2027	2042	
Lettie Marshall Dent	2025	2025	0	2030	2060	Included in 2025 Limited Renovation
Lexington Park	Natural Gas					
Mechanicsville	2002	2021	23	2026	2037	
Oakville	***2011***	***N/A***	***14***	***N/A***	***2046***	*Above Ground Storage Tank - Electronic Monitoring*
Park Hall	1993	2023	32	2028	2028	
Piney Point	1988	2024	37	2029	2023	Removed perminatly in limited renovation 7/2025 **Site converted to Propane GAS**
Ridge	2002	2024	23	2029	2037	
Town Creek	2020	2020	5	2035	2055	
White Marsh	1997	2021	28	2026	2032	
		Average Age	**21**			
Middle Schools						
Esperanza	Natural Gas					
Leonardtown	2010	2010	15	2025	2045	
Margaret Brent	2004	2021	21	2026	2039	
Spring Ridge	2015	2015	10	2030	2050	
		Average Age	**15**			
High Schools						
Chopticon	2019	2019	6	2034	2054	
Fairlead Academy	Electric					
Forrest Center	2003	2024	22	2029	2038	
Great Mills	Natural Gas					
Leonardtown	2000	2023	25	2028	2035	
		Average Age	**18**			
Offices						
Central Office	Electric					
Central Office II	Electric					
Supporting Services	1992	2022	33	2027	2027	
		Average Age	**27**			

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Painting Interior Repainting Schedule				
Life Cycle Repainting in years:		**12**		
Current Year:		**2025**		
Name of School	**Last Painting**	**Current Age of Paint**	**Next Scheduled Repainting**	**Notes**
Elementary Schools				
Benjamin Banneker	2003	22	2015	2014 - gym ceiling
Benjamin Banneker (ECC)	2008	17	2020	2018 Interior cabinets and trim only, 2022 Classrooms, Office Suite
Cpt. Walter Francis Duke	2015	1	2027	
Dynard	2010	15	2022	
Evergreen	2009	16	2021	
George Washington Carver	2019	6	2031	
Green Holly (A)	2016	9	2028	
Green Holly (B)	2017	8	2029	
Greenview Knolls	2014	11	2026	
Hollywood	2020	5	2032	
Leonardtown	2020	5	2032	
Lettie Marshall Dent	2008	17	2020	
Lexington Park	2023	2	2,035	
Mechanicsville	2023	2	2035	
Oakville	2012	13	2024	
Park Hall	2016	9	2028	2020 Hallways
Piney Point	2013	12	2025	
Ridge	2007	18	2019	
Town Creek	2013	12	2025	
White Marsh	2022	3	2034	Hallways, Gym, and Café 2022
	Average Age	**10**		
Middle Schools				
Esperanza	2013	12	2025	
Leonardtown	2010	15	2022	
Margaret Brent	2023	2	2035	
Spring Ridge	2015	10	2027	
	Average Age	**10**		
High Schools				
Chopticon	2012	13	2024	
Fairlead Academy	2019	6	2031	
Forrest Center	2006	19	2018	2005 - interior partial only
Great Mills	2009	16	2021	
Leonardtown	2015	10	2027	
Virtual Academy-Various Units				
	Average Age	**13**		
Other Facilities				
Central Office	2002	23	2014	2017-18 partial C&I and Fiscal Services
Central Office II	2020	5	2032	
Supporting Services	2002	23	2014	
	Average Age	**17**		

Painting Exterior Repainting Schedule				
Life Cycle Repainting in years:		**15**		
Current Year:		**2025**		
Name of School	**Last Painting**	**Current Age of Paint**	**Next Scheduled Repainting**	**Notes**
Elementary Schools				
Benjamin Banneker	2015	10	2030	
Benjamin Banneker (ECC)	2021	4	2036	
Cpt. Walter Francis Duke	2015	1	2030	
Dynard	2021	4	2036	
Evergreen	2025	0	2040	
George Washington Carver	2020	5	2035	
Green Holly (A)	2018	7	2033	
Green Holly (B)	2018	7	2033	
Greenview Knolls	2024	1	2039	
Hollywood	2019	6	2034	
Leonardtown	2018	7	2033	
Lettie Marshall Dent	2009	16	2024	
Lexington Park	2017	8	2032	
Mechanicsville	2023	2	2038	
Oakville	2021	4	2036	
Park Hall	2017	8	2032	
Piney Point	2022	3	2037	
Ridge	2010	15	2025	FY 26
Town Creek	2009	16	2024	
White Marsh	2009	16	2024	2007- doors
	Average Age	**7**		
Middle Schools				
Esperanza	2001	24	2016	
Leonardtown	2025	0	2040	
Margaret Brent	2025	0	2040	
Spring Ridge	2015	10	2030	
	Average Age	**9**		
High Schools				
Chopticon	2008	17	2023	
Forrest Center	2005	20	2020	
Great Mills	2010	15	2025	
Leonardtown	2020	5	2035	
Virtual Academy-Various Units				
	Average Age	**14**		
Offices				
Central Office	2002	23	2017	
Central Office II	2020	5	2035	
Supporting Services	2002	23	2017	
	Average Age	**17**		

Carpet Replacement Schedule

Life Cycle Replacement in years:		**15**		
Current Year:		**2025**		
Name of School	**Last Recarpeting**	**Current Age of Carpet**	**Next Scheduled Recarpeting**	**Notes**
Elementary Schools				
Benjamin Banneker	2023	2	2038	
Benjamin Banneker (ECC)	2024	1	2039	
Cpt. Walter Francis Duke	2015	1	2030	
Dynard	2018	7	2033	
Evergreen	2009	16	2024	CIP 2026
George Washington Carver	2022	3	2037	2023 Music and Media
Green Holly (A)	2020	5	2035	
Green Holly (B)	2017	8	2032	
Greenview Knolls	2022	3	2037	
Hollywood	2020	5	2035	
Leonardtown	2023	2	2038	Offices, Media and Music
Lettie Marshall Dent	2024	1	2039	
Lexington Park	2018	7	2033	
Mechanicsville	2023	2	2038	
Oakville	2012	13	2027	
Park Hall	2020	5	2035	
Piney Point	2021	4	2036	
Ridge	2022	3	2037	
Town Creek	2022	3	2037	
White Marsh	2018	7	2033	
Average Age		**5**		
Middle Schools				
Esperanza	2022	3	2037	Music, Chorus, Media and Offices
Leonardtown	2012	13	2027	
Margaret Brent	2023	2	2038	Main Office, Music, Chorus, Media, Offices
Spring Ridge	2016	9	2031	
Average Age		**7**		
High Schools				
Chopticon	2022	3	2037	2022 - Main Ofc., Media, Music, Chorus, Aud., Ofcs.
Virtual Academy	2022	3	2037	
Forrest Center	2006	19	2021	2025 - Main Offices
Great Mills	2008	17	2023	2014 - Auditorium, 2022 Media, 2025 Guidance Ste.
Leonardtown	2021	4	2036	2021-Main Ofcs., 2022-Music,Chorus, Media, AP Ofc.
Average Age		**9**		
Offices				
Central Office	2021	4	2036	2002 / 06 - partial completion only. 2013 - Rose Alvey's Office / 2015-Conf. room (purple) & Dept. S&S (common area), 2021 Board Room and Superintendent's Suite
Central Office II	2020	5	2035	
Supporting Services	2021	4	2036	
Average Age		**4**		

Floor Tile Replacement Schedule				
Life Cycle Replacement in years:		**30**		The IAC recommends 20 years
Current Year:		**2025**		
Name of School	**Last Reflooring**	**Current Age of Tile**	**Next Scheduled Reflooring**	**Notes**
Elementary Schools				
Benjamin Banneker	2003	22	2033	2023 - Main Office
Benjamin Banneker (ECC)	1991	34	2021	2013 - CR 7 & 8, 2025 - Main Office, CIP 2026 ACM and Tile
Cpt. Walter Francis Duke	2015	1	2045	
Dynard	2018	7	2048	
Evergreen	2009	16	2039	
George Washington Carver	2006	19	2036	2023 - Main Office
Green Holly (A)	2020	5	2050	
Green Holly (B)	2018	7	2048	
Greenview Knolls	2023	2	2053	2007 - mobile units 26 & 27, 2015 - mobile 30, 2017 - CR 1-10, Computer Lab #1, and faculty workroom
Hollywood	2020	5	2050	
Leonardtown	2007	18	2037	
Lettie Marshall Dent	2019	6	2049	All complete except Hallways
Lexington Park	2003	22	2033	2015 - main office suite 2018 - Rm 627A, 627B, 627C
Mechanicsville	2022	3	2052	
Oakville	2003	22	2033	2003 - partial classroom / hallway
Park Hall	2020	5	2050	
Piney Point	2021	4	2051	2015 - main office restroom & teacher's lounge restroom, 2021 Classrooms and PODS
Ridge	2017	8	2047	2017 Classrooms only, 2022 Office Suite
Town Creek	2021	4	2051	Except cafeteria - requires abatement
White Marsh	2018	7	2048	Except Hallways
	Average Age	**11**		
Middle Schools				
Esperanza	2001	24	2031	
Leonardtown	2012	13	2042	2015 - mobiles 961, 962, 963 & 964
Margaret Brent	2006	19	2036	2023 - Main Office, 5 Classrooms
Spring Ridge	2016	9	2046	
	Average Age	**16**		
High Schools				
Chopticon	2022	3	2052	2015 - B205, 2022 - Main Office, Career, 12 Classrooms
Virtual Academy	2011	14	2041	2013 - two bathrooms in nurse's office
Forrest Center	2006	19	2036	2025 - Main Office
Great Mills	1998	27	2028	2014 - F12, F13 & F14, 2015-teacher's lounge, E-04, E-06, 2022-Career
Leonardtown	2022	3	2052	2022 - 23 Classsrooms
	Average Age	**13**		
Offices				
Central Office	2002	23	2032	2002 - partial reflooring only
Central Office II	2002	23	2032	
Supporting Services	2022	3	2052	2014 - Maint. Lobby & Bldg. Trades Office
	Average Age	**16**		

Wood Floor (Gym) Refurbishment Schedule							
Life Cycle Replacement in years:		35		IAC recommends 30-year replacement			
Life Cycle Refurbishment in years:		12					
Current Year:		2025					
Name of School	**Last Replacement**	**Current Age of Floor**	**Next Scheduled Replacement**	**Last Refurbishment or Replacement**	**Years Since Last Refurbishment or Replacement**	**Next Schedule Refurbishment**	**Notes**
Elementary Schools (Includes Stage Floors)							
Benjamin Banneker	2019	6	2054	2019	6	2031	
Captain Walter Francis Duke (Stage floor only)						2028	
Dynard (Stage floor only)						2027	
Evergreen (Stage floor only)						2028	
George Washington Carver (Stage floor only)						2028	
Green Holly (A) (Stage floor only)						2026	
Green Holly (B) (Stage floor only)						2026	
Greenview Knolls (Stage floor only)						2026	
Hollywood	1993	32	2028	1993	32	2025	
Leonardtown	2007	18	2042	2008	17	2025	
Lettie Marshall Dent (Stage floor only)						2025	
Lexington Park (Stage floor only)						2028	
Mechanicsville (Stage floor only)	2023	2	2058	2023	2	2035	
Oakville (Stage floor only)						2026	
Park Hall	1994	31	2029	1994	31	2025	
Piney Point (Stage floor only)						2027	
Ridge (Stage floor only)						2027	
Town Creek (Stage floor only)						2027	
White Marsh (Stage floor only)						2025	
Average Age							
Middle Schools (Includes Interior Bleacher Replacement and Stage Floors)							
Esperanza	2000	25	2035	2024	1	2036	
Leonardtown	2012	13	2047	2024	1	2036	
Margaret Brent	2006	19	2041	2024	1	2036	
Spring Ridge	2015	10	2050	2016	9	2028	
Average Age		17					
High Schools (Includes Interior Bleacher Replacement and Stage Floors)							
Chopticon	2023	2	2058	2023	2	2035	
Great Mills	2009	16	2044	2022	3	2034	
Leonardtown	1998	27	2033	2020	5	2032	
Average Age		15					
High Schools (Interior Gym Bleachers)							
Chopticon	2023	2	2058	2023	2	2035	
Great Mills	1995	30	2030	2022	3	2034	
Leonardtown Side Set	2002	23	2037	2020	5	2032	
Leonardtown Back Set	2007	18	2042				
Average Age		18					
High Schools (Exterior Stadium Bleachers)							
Chopticon	2000	25	2035	2023	2	2035	
Great Mills	1995	30	2030	2022	3	2034	
Leonardtown	1978	47	2013	2020	5	2032	
Average Age		34					

Playground Structures													
Life Cycle Replacement i	20		IAC recommends 15 years										
Current Year:	2025												
Name of School	Last Replacement Playground 1	Age	Next Scheduled Replacement	Last Replacement Playground 2	Age	Next Scheduled Replacement	Last Replacement Playground 3	Age	Next Scheduled Replacement	Last Replacement Playground 4	Age	Next Scheduled Replacement	Notes
Elementary Schools													
Benjamin Banneker	2018	7	2038	2018	7	2038							
Benjamin Banneker (ECC)	2003	22	2023	2020	5	2040	2015	10	2035				Head Start playground 2015, new swings 2020
Cpt. Walter Francis Duke	2015	10	2035	2015	10	2035							
Dynard	2014	11	2034	2001	24	2021							
Evergreen	2008	17	2028	2008	17	2028							
George Washington Carver	2005	20	2025	2005	20	2025	2005	20	2025				Despite age all 3 are in need of replacement
Green Holly	2022	3	2042	2019	6	2039	2023	2	2043				
Greenview Knolls	2023	2	2043	2023	2	2043	2019	6	2039				
Hollywood	2014	11	2034	2014	11	2034							
Leonardtown	2006	19	2026	2006	19	2026	2006	19	2026	2019	6	2039	
Lettie Marshall Dent	2016	9	2036	2016	9	2036	2004	21	2024	2016	9	2036	#3 included in renovation
Lexington Park	2021	4	2041	2018	7	2038							Partial replacement, 1 of 2 playgrounds.
Mechanicsville	2012	13	2032										
Oakville	2002	23	2022	2012	13	2032	2002	23	2022				
Park Hall	2003	22	2023	2014	11	2034	2000	25	2020	2014	11	2034	
Piney Point	2017	8	2037	2017	8	2037							
Ridge	2022	3	2042	2009	16	2029	2011	14	2031				
Town Creek	2009	16	2029	2009	16	2029							
White Marsh	2016	9	2036										
Average Age		12											

Vehicle Service Milage

Life Cycle Replacement in years: 20
Life Cycle Replacement in mileage: 200,000

Current Year: 2025
* Major service work done to extend life

ID No.	Make	Location	Year	Current Mileage as of 08/26/2024	+/-200,000 miles	Current Age	+/-20 Years	Replacement Year
81243	Chevrolet Pick up	Operations	1997	66,587	-133,413	28	8	2017
66432	Ford Focus	Technology	2000	152,021	-47,979	25	5	2020
66420	Ford Focus	Technology	2000	101,873	-98,127	25	5	2020
76191	Ford Expedition	Maintenance	2001	132,494	-67,506	24	4	2021
59211	Chevrolet 1/2 Ton Pickup	Maintenance	2001	129,955	-70,045	24	4	2021
59247	Chevrolet 1/2 Ton Pickup	Operations	2001	110,582	-89,418	24	4	2021
89124	Chevrolet 3/4 ton Van	Technology	2001	116,696	-83,304	24	4	2021
62456	Ford F150	Operations	2001	59,563	-140,437	24	4	2021
62475	Chevrolet 3/4 ton Van	Technology	2002	133,703	-66,297	23	3	2022
62469	Chevrolet Blazer	Maintenance	2002	117,750	-82,250	23	3	2022
62492	Chevrolet 1/4 ton Van	Technology	2002	100,108	-99,892	23	3	2022
62473	Chevrolet 1/4 ton Van	Safety & Security	2002	97,628	-102,372	23	3	2022
62474	Chevrolet 1/4 ton Van	Safety & Security	2002	97,022	-102,978	23	3	2022
64802	Chevrolet Astro 8-Seat Van	DSS-Loaner	2002	95,380	-104,620	23	3	2022
74430	Ford Taurus	FLA	2003	144,875	-55,125	22	2	2023
11377	Ford L550 Service Body Truck *	Maintenance	2006	231,792	31,792	19	-1	2026
74392	Ford E350 Service Body Truck	Food Service	2006	196,410	-3,590	19	-1	2026
77455	Ford F450 Box Truck	Maintenance	2006	146,056	-53,944	19	-1	2026
74434	Chevrolet 3/4 ton Van	Technology	2006	105,997	-94,003	19	-1	2026
30637	Chevrolet Blazer	Transportation	2006	105,735	-94,265	19	-1	2026
76199	Chevrolet Blazer	Transportation	2006	76,620	-123,380	19	-1	2026
87071	Ford F150 Pick Up	Maintenance	2007	97,262	-102,738	18	-2	2027
84701	Ford Focus	Maintenance-Loaner	2007	83,007	-116,993	18	-2	2027
78532	Chevrolet 8 pass Van	Tech Center	2007	76,974	-123,026	18	-2	2027
78512	Ford Escape	Technology	2007	78,512	-121,488	18	-2	2027
81244	Ford Escape	Safety & Security	2008	62,989	-137,011	17	-3	2028
87092	Ford 3/4 Ton Panel Van	Maintenance	2009	145,255	-54,745	16	-4	2029
87095	Ford Focus	Moakley-Loaner	2010	97,312	-102,688	15	-5	2030
87087	Ford Escape	Operations	2010	104,957	-95,043	15	-5	2030
87086	Ford Escape	Safety & Security	2010	74,422	-125,578	15	-5	2030
87084	Ford Explorer	Transportation	2010	62,875	-137,125	15	-5	2030
87085	Ford Explorer	DSS	2010	48,177	-151,823	15	-5	2030
21446	Ford F550 Dump Truck	Maintenance	2011	132,855	-67,145	14	-6	2031
89128	Ford 3/4 Ton Panel Van	Maintenance	2011	119,859	-80,141	14	-6	2031
89125	Ford Focus	Moakley-Loaner	2011	86,092	-113,908	14	-6	2031
89126	Ford Escape	Capital Planning	2011	30,459	-169,541	14	-6	2031
10516	Isuzu Box Truck	Operations	2012	154,665	-45,335	13	-7	2032
92562	Chevrolet P/U	Maintenance	2013	145,046	-54,954	12	-8	2033
92565	Chevrolet Van	Maintenance	2013	112,096	-87,904	12	-8	2033
92564	Chevrolet Van	Maintenance	2013	113,150	-86,850	12	-8	2033
92561	Chevrolet P/U	Maintenance	2013	91,922	-108,078	12	-8	2033
92602	Chevrolet Van	Safety & Security	2013	37,255	-162,745	12	-8	2033
92563	Chevrolet Van	Maintenance	2013	158,712	-41,288	12	-8	2033
92627	Chevy Express Van	Maintenance	2014	165,016	-34,984	11	-9	2034
92623	Dodge Mini Van	Moakley-Loaner	2014	95,622	-104,378	11	-9	2034
92634	Ford F-250 P/U	Maintenance	2014	81,143	-118,857	11	-9	2034
99170	Chevrolet Silverado	Operations	2015	81,426	-118,574	10	-10	2035
30636	Ford Focus	PPW	2015	71,278	-128,722	10	-10	2035

Vehicle Service Continued:

99157	Dodge Journey	Food Service	2015	48,048	-151,952	10	-10	2035
99176	Ford Focus	PPW	2015	16,234	-183,766	10	-10	2035
99177	Ford Focus	PPW	2015	19,292	-180,708	10	-10	2035
99181	Chevrolet Van 3/4	Operations	2016	146,607	-53,393	9	-11	2036
07661	Chevrolet Van 3/4	Technology	2016	99,905	-100,095	9	-11	2036
99179	Chevrolet Van 3/4	Maintenance	2016	100,302	-99,698	9	-11	2036
06716	Chevrolet Silverado	Maintenance	2017	17,154	-182,846	8	-12	2037
07674	Ford Transit 3/4ton Van	Operations	2018	90,081	-109,919	7	-13	2038
06719	Freightliner	Food Service	2018	62,887	-137,113	7	-13	2038
11376	Dodge Ram ProMaster	Maintenance	2018	69,952	-130,048	7	-13	2038
07672	Ford Transit 3/4ton Van	Maintenance	2018	58,360	-141,640	7	-13	2038
07670	Ford Focus	PPW	2018	25,615	-174,385	7	-13	2038
10513	Chevrolet Malibu	Capitol Planning	2018	31,052	-168,948	7	-13	2038
07671	Ford Focus	PPW	2018	16,781	-183,219	7	-13	2038
07675	Ford Focus	PPW	2018	10,688	-189,312	7	-13	2038
07673	Ford Transit 3/4ton Van	Technology	2018	25,745	-174,255	7	-13	2038
12765	Ford Focus	Moakley	2018	2,975	-197,025	7	-13	2038
12764	Ford Escape	Moakley	2018	28,836	-171,164	7	-13	2038
18233	Chevrolet Van 3/4	Maintenance	2020	67,567	-132,433	5	-15	2040
17212	AWD Ford Transit Van	Maintenance	2020	69,484	-130,516	5	-15	2040
18234	Chevrolet Van 3/4	Maintenance	2020	51,618	-148,382	5	-15	2040
17213	AWD Ford Transit Van	Maintenance	2020	41,220	-158,780	5	-15	2040
17201	4x4 / Nissan Pathfinder SUV	Maintenance	2020	16,745	-183,255	5	-15	2040
20974	Ford Fusion	PPW	2020	17,440	-182,560	5	-15	2040
17209	Chevrolet Malibu	S&S	2020	12,178	-187,822	5	-15	2040
15575	AWD / Nissan Rogue SUV	DSS	2020	6,946	-193,054	5	-15	2040
20975	Ford Fusion	PPW	2020	10,475	-189,525	5	-15	2040
17210	Chevrolet Malibu	S&S	2020	3,488	-196,512	5	-15	2040
18240	AWD Ford Transit Van	Maintenance	2021	61,588	-138,412	4	-16	2041
19589	Chevy Express Van	Maintenance	2021	60,737	-139,263	4	-16	2041
18241	AWD Ford Transit Van	Maintenance	2021	30,330	-169,670	4	-16	2041
19592	Chevy Equinox SUV	Operations	2021	18,447	-181,553	4	-16	2041
19594	Chevy Express Van	Maintenance	2021	20,854	-179,146	4	-16	2041
18239	4x4 / Ford F-250	Maintenance	2021	11,036	-188,964	4	-16	2041
19595	Nissan Sentra	PPW	2021	13,067	-186,933	4	-16	2041
19590	Chevy Express Van	Maintenance	2021	33,836	-166,164	4	-16	2041
19588	Ford Escape SUV	D&C	2021	7,293	-192,707	4	-16	2041
19591	Chevy Equinox SUV	Operations	2021	9,010	-190,990	4	-16	2041
19593	Honda HRV SUV	S&S	2021	4,016	-195,984	4	-16	2043
23578	Ford Transit XL	Transportation	2023	14,965	-185,035	2	-18	2043
23579	Ford Transit	Food Service	2023	3,006				
23580	Chevy Equinox SUV	Food Service	2023	7,215	-192,785	2	-18	2043
23590	Chevy Silverado 1500	Maintenance	2023	6,700	-193,300	2	-18	2043
23577	Ford Escape SUV	Moakley	2023	5,440	-194,560	2	-18	2043
23589	Chevy Silverado 1500	Maintenance	2023	8,130	-191,870	2	-18	2043
23597	Ford Transit 2500	Maintenance	2023	22,788	-177,212	2	-18	2043
23595	Ford Transit 2500	Maintenance	2023	14,830	-185,170	2	-18	2043
23596	Ford Transit 2500	Maintencace	2023	21,162	-178,838	2	-18	2043
26416	Chevy Malibu	Maintenance	2023	4,489				
26409	Chevy Malibu	Maintenance	2023	4,161				
26410	Chevy Malibu	Maintenence	2023	6,244				
26411	Ford Transit	Food Service	2023	25,310				
27477	Chevy Malibu	Moakley Street	2023	3,589				

Vehicle Service Continued:

27478	Ford Transit	Maintenance	2023	16,007				
28777	Ford Transit	Maintenance	2023	6,446				
28779	Ford E-450	Maintenance	2024	12,868				
28785	Chevty TrailBlazer	Technology	2023	3,010				
28786	Ford Transit	Maintenance	2024	1,194				

Generator Replacement Schedule					
Life Cycle Replacement in years:		25			
Current Year:		2025			
Name of School	Last Generator Replacement	Current Age of Generator	Next Scheduled Replacement	No. of Years to Next Replacement	Notes
Elementary Schools					
Benjamin Bannaker -105 kW	2002	23	2027	2	CIP 2027
Benjamin Bannaker (ECC) -1500 kW	2011	14	2036	11	
Col. Walter Francis Duke - 180 kW	2015	1	2040	15	
Dunard -100 kW	2021	4	2046	21	
Evergreen - 230 kW	2008	17	2033	8	CIP 2030
George Washington Carver - 81 kW	2005	20	2030	5	
Green Holly (A) - 12 kW	2021	4	2046	21	
Green Holly (B) - 33 kW	1989	36	2014	-11	D&C 2026
Greenview Knolls - 30 kW	2010	15	2035	10	
Hollywood -60 kW	2025	0	2050	25	CIP 2025
Leonardtown - 125 kW	2006	19	2031	6	
Little Marshall Dent -20 kW	2012	13	2037	12	
Lexington Park -20 kW	2002	23	2027	2	CIP 2028
Mechanicsville - 125 kW	2023	2	2048	23	
Oakville -25 kW	2019	6	2044	19	
Park Hall - 15 kW	2017	8	2042	17	
Piney Point - 45 kW	2024	1	2049	24	
Ridge	None				
Town Creek	None				
White Marsh	None				CIP 2027
Average Age		12			
Middle Schools					
Esperanza - 60 kW	2025	0	2050	25	CIP 2025
Leonardtown - 130 kW	2024	1	2049	24	
Margaret Brent - 275 kW	2003	22	2028	3	CIP 2028
Spring Ridge - 30 kW	2014	11	2039	14	
Average Age		9			
High Schools					
Chopticon - 275 kW	2021	4	2046	21	
Chopticon (sewage plant) - 155 kW	2020	5	2045	20	
Forrest Center - 200 kW	2002	23	2027	2	CIP 2028
Great Mills - 100/150 kW	2008	17	2033	8	
Leonardtown - 275 kW	2024	1	2049	24	
Virtual Academy	None				
Average Age		10			
Offices					
Central Office	None				
Central Office II	None				
Supporting Services - 100/150 kW	2008	17	2033	8	CIP 2029
Supporting Services (IT) - 150 kW	2024	1	2049	24	
AG Building/Print Shop	None				
Average Age		17			

Athletics

Current Year: 2025

Interior Scoreboard Life Cycle Replacement in year 15

Interior Scoreboards				
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	Notes
Middle Schools				
Esperanza	2017	8	2032	
Leonardtown	2017	8	2032	
Margaret Brent	2017	8	2032	
Spring Ridge	2017	8	2032	
	Average Age	8		
High Schools				
Chopticon	2017	8	2032	
Great Mills	2017	8	2032	
Leonardtown	2017	8	2032	
	Average Age	6		

Exterior Scoreboard Life Cycle Replacement in yea 15

Stadium Scoreboards					
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	No. of Years to Next Replacement	Notes
High Schools					
Chopticon	2015	10	2030	5	
Great Mills	2012	13	2027	2	CIP 2027
Leonardtown	2016	9	2031	6	
	Average Age	8			

Tennis Court Life Cycle Resurfacing in years: 8

Tennis Court Life Cycle Replacement in years: 25 IAC recommends 15 years

Tennis Court Resurfacing							
Name of School	Last Resurfacing	Current Age	Next Scheduled Resurfacing	Last Replacement	Current Age	Next Scheduled Replacement	Notes
High Schools							
Chopticon	2024	1	2032	2016	9	2041	CIP 2032 - Future Request
Great Mills	2023	2	2031	2015	10	2040	CIP 2031 - Future Request
Leonardtown	2020	5	2028	2012	13	2037	CIP 2028
	Average Age	2			8		
Middle Schools							
Esperanza	2020	5	2028	2017	8	2042	MOP 2025
Margaret Brent	2020	5	2028	2016	9	2041	
	Average Age	3			11		

Running Track Life Cycle Resurfacing in years: 8

Running Track Life Cycle Replacement in years: 25 IAC recommends 15 years

Running Track Resurfacing							
Name of School	Last Resurfacing	Current Age	Next Scheduled Resurfacing	Last Replacement	Current Age	Next Scheduled Replacement	Notes
High Schools							
Chopticon	2018	7	2026	2018	7	2043	
Great Mills	2018	7	2026	2018	7	2043	
Leonardtown	2017	8	2025	2014	11	2039	
	Average Age	6			6		

Turf Athletic Field Life Cycle Replacement in years:				12		
Turf Athletic Field						
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	Notes		
High Schools						
Chopticon	2022	3	2034			
Great Mills	2022	3	2034			
Leonardtown	2022	3	2034			
Average Age		2				

Irrigation System Replacement Schedule						
Life Cycle Replacement in years:		20				
Current Year:		2025				
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Notes
High Schools						
Chopticon						Installation included in future renovation
Great Mills	1998	27	2018	-7		
Leonardtown	1991	34	2011	-14		
Average Age		31				

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Fire Alarm Replacement Schedule								
Life Cycle Replacement in years:		20						
Current Year:		2025						
Name of School	Last FA Panel Replacement	Current Age of FA Panel	Next Scheduled Replacement	Last FA Devices Replacement	Current Age of FA Devices	Next Scheduled Replacement	Manufacturer	Notes
Elementary Schools								
Benjamin Banneker	2003	22	2023	2003	22	2023	EST/Edwards	MOP 2026
Benjamin Banneker (ECC)	2020	5	2040	2014	11	2034	Simplex	
Cpt. Walter Francis Duke	2015	10	2035	2015	10	2035	EST/Edwards	
Dynard	2021	4	2041	2021	4	2041	Notifier	
Evergreen	2009	16	2029	2009	16	2029	EST/Edwards	CIP 2029
George Washington Carver	2006	19	2026	2006	19	2026	EST/Edwards	
Green Holly (A)	2022	3	2042	2003	22	2023	EST/Edwards	Panel Replaced 2022 - Original Devices still installed. Scaduled replacement for 2025
Green Holly (B)	2022	3	2042	2003	22	2023	EST/Edwards	Panel Replaced 2022 - Original Devices still installed. Scaduled replacement for 2025
Greenview Knolls	2025	0	2045	1997	28	2017	New Panel 2025 S	CIP 2026
Greenview Knolls (Annex)	2018	7	2038	2018	7	2038	Silent Knight	CIP 2026
Hollywood	2017	8	2037	2017	8	2037	Simplex	CIP 2030
Leonardtown	2008	17	2028	2008	17	2028	Notifier	
Lettie Marshall Dent	2024	1	2044	2024	1	2044	Notifier	
Lexington Park	2023	2	2043	2003	22	2023	Simplex	Devices will be replaced in FY28. Part of limited renovation.
Mechanicsville	2023	2	2043	2023	2	2043	Notifier	
Oakville	2005	20	2025	2005	20	2025	Silent Knight	CIP 2027
Park Hall	2009	16	2029	2009	16	2029	Silent Knight	CIP 2029
Piney Point	2023	2	2043	2006	19	2026	Notifier	Included in 2025 renovation
Ridge	2018	7	2038	2018	7	2038	Silent Knight	
Town Creek	2023	2	2043	2023	2	2043	Simplex	
White Marsh	2024	1	2044	2025	0	2045	Silent Knight	CIP 2026- It will be replaced on 10/2024
	Average Age	8			13			
Middle Schools								
Esperanza	2023	2	2043	2003	22	2023	EST/Edwards	Devices will be replaced in FY28. Part of limited renovation.
Leonardtown	2012	13	2032	2012	13	2032	EST/Edwards	
Margaret Brent	2005	20	2025	2005	20	2025	Simplex	
Spring Ridge	2016	9	2036	2016	9	2036	Notifier	
	Average Age	11			16			
High Schools								
Chopticon	2020	5	2040	2020	5	2040	EST/Edwards	
Forrest Cantar	2022	3	2042	2021	4	2041	Simplex	Panel replaced in 2021. Devices will be replaced in FY30
Great Mills	2020	5	2040	2020	5	2040	EST/Edwards	
Leonardtown	2014	11	2034	2014	11	2034	Notifier	
Virtual Academy	2011	14	2031	2011	14	2031		
CHS Sewage Plant	2024							FY25 Operating Funds
	Average Age	6			6			
Offices								
Central Office	2024	1	2044	2003	22	2023	Simplex	CIP 2030
Central Office II	2021	4	2041	2021	4	2041	Silent Knight	
Supporting Services	2000	25	2020	2000	25	2020	Silent Knight	To be completed in FY28
	Average Age	10			11			

Fire Sprinkler Replacement Schedule				* Fire Pump	
Life Cycle Replacement in years:		**40**		** Air Compressor	
Current Year:		**2025**			
Name of School	**Last Sprinkler System Replacement**	**Current Age**	**Next Scheduled Replacement**	**No. of Years to Next Replacement**	**Notes**
Elementary Schools					
Benjamin Banneker *	2003	22	2043	18	
Benjamin Banneker (ECC)**	1983	42	2023	-2	
Cpt. Walter Francis Duke *	2015	10	2055	30	
Dynard *	2005	20	2045	20	
Evergreen *	2009	16	2049	24	
George Washington Carver	2006	19	2046	21	
Green Holly (A)	2022	3	2062	37	
Green Holly (B) *	1989	36	2029	4	
Greenview Knolls **	1997	28	2037	12	
Hollywood *	1993	32	2033	8	
Leonardtown	2008	17	2048	23	
Lettie Marshall Dent *	2024	1	2064	39	
Lexington Park	2003	22	2043	18	
Mechanicsville *	2023	2	2063	38	
Park Hall *	1994	31	2034	9	
Piney Point *	1997	28	2037	12	New fire pump in 2025
Town Creek	2023	2	2063	38	
White Marsh	1999	26	2039	14	
	Average Age	**20**			
Middle Schools					
Esperanza *	2000	25	2040	15	
Leonardtown *	2012	13	2052	27	
Margaret Brent *	2005	20	2045	20	
Spring Ridge *	2016	9	2056	31	
	Average Age	**17**			
High Schools					
Chopticon *	2000	25	2040	15	
Forrest Center	2006	19	2046	21	Shares Fire Pump & Tank with LHS
Great Mills *	1997	28	2037	12	
Leonardtown *	2002	23	2042	17	
Average Age		**24**			
Offices					
Central Office	2002	23	2042	17	
Central Office II	2000	25	2040	15	
	Average Age	**24**			

Appendix C - Preventative Maintenance Schedule

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

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ITEM	DESCRIPTION	Daily	Weekly	Monthly	Quarterly	Semi-Annual	Annually	Other
Roofing	Remove debris, clean drains, inspection						X	
Safety Meeting & Training	Update training, new subjects, annual requirements				X			
Septic Tanks	Pump & Clean							X
Sidewalk & Curbing	Inspect, Repair							X
Site Paving	Inspect, Repair							X
Site Signage	Inspect, Repair, Replace							X
Sliding & Folding Partition	Inspect, Repair							X
Sprinkler System	Inspect & test flow, pumps & bells					X		
Stormwater Management	Inspect, Repair							X
Test Equipment Calibration	Calibration of maintenance testing equipment							X
Therapy Pools	Filters & other equipment				X			
Timers	Inspect, operate, adjust						X	
Tree & Shrubs	Inspect, trim, replace							X
Water Chillers	Operate, inspect, clean & repair						X	
Water Flushing	Flushing water systems before students return							X
Water Testing	Water testing of potable water							X
Watercooler & Bubblers	Operate, inspect, clean & repair							X
Well Water & Houses	Operate, inspect & repair						X	
Window Glazing	Inspect							X

Appendix D - Facilities Demographics - EFMP Matrix

School Name	Original Bldg. Constructed	Original Bldg. Square Footage	Total Square Footage of Relocatables	Total Facility Square Footage
Elementary Schools				
Benjamin Banneker	1951	21,029	-	59,505
Loveville (BBES ECC)	1983	22,350	3,192	26,719
Captain Walter Francis Duke	2015	77,572	-	77,572
Chesapeake Public Charter	2007	51,577	-	71,000
Dynard	1964	17,450	-	49,200
Evergreen	2009	74,227	7,168	81,395
George Washington Carver	2006	61,385	5,814	67,199
Green Holly (Building A)	1973	44,124	-	46,450
Green Holly (Building B)	1989	40,000	-	57,925
Greenview Knolls	1965	25,530	3,952	60,480
Hollywood	1993	57,565	-	57,565
Leonardtown	1954	30,470	3,532	71,379
Lettie Marshall Dent	1980	38,610	2,352	60,172
Lexington Park	1953	32,508	2,160	58,160
Mechanicsville	1951	19,400	4,320	44,415
Oakville	1966	20,502	2,160	50,232
Park Hall	1964	34,464	6,543	65,374
Piney Point	1952	10,465	2,160	59,954
Ridge	1956	11,590	3,576	36,113
Town Creek	1958	17,900	3,024	38,522
White Marsh	1956	11,135	2,320	35,059
Totals		719,853	52,273	1,174,390
Averages		35,993	2,614	58,720
Middle Schools				
Chesapeake Public Charter	1960	35,290		
Esperanza	1960	35,290	2,160	118,026
Leonardtown	1975	104,750	3,599	108,349
Margaret Brent	1957	10,124	2,880	134,234

Spring Ridge	1974	104,678	7,320	117,157
Totals		254,842	15,959	477,766
Averages		63,711	3,990	119,442
High Schools				
Chopticon	1964	86,256	2,160	218,785
Great Mills	1945	19,800	2,170	218,795
Leonardtown	1978	149,000	22,072	245,799
Virtual Academy @ LHS			3,599	3,599
Forrest Center	1968	61,000	-	130,200
Virtual Academy (CLOSING FY26)			-	18,027
Fairlead Academy (CLOSED)			-	-
Totals		316,056	30,001	817,178
Averages		63,211	10,000	272,393
Offices				
Moakley - Main Building			-	32,832
Moakley II			-	5,488
Div. of Supporting Services			3,568	34,063
Totals			3,568	72,383
Averages			1,189	24,128
Other				
Northern Annex Audiology			640	640
Elms Environmental Education Center			-	5,260
Totals			640	5,900
Averages			320	2,950
GRAND TOTALS		1,290,751	102,441	2,565,644

Appendix E - St. Mary's County Public Schools 2025 Educational Facilities Master Plan: Link to the EFMP that include School Square Footage

Appendix F

- St. Mary's County Public Schools School Data Sheets: Link to School Data Documents

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