

Executive Summary

When maintaining St. Mary's County Public Schools' (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 ensures a healthy and safe learning environment for the students, staff, and community while supporting educational performance.

Within the Department of Maintenance, success and challenges can be observed when viewing the characteristics of adequate facilities maintenance performance indicators associated with maintenance functions. Maintenance of Plant funding per square foot budget has decreased \$0.10 sq. ft. from \$1.44 per sq. ft. in FY 2010 to \$1.34 per sq. ft. in FY 2020. The amount of work requests submitted annually has risen from 9,466 in FY 2010 to 12,608 in FY 2020, with an annual work backlog increasing 25 days from FY 2010 to 74 days in FY 2020. The annual capital investment in maintenance related projects has increased from \$498,000 in FY 10 to \$843,000 in FY 20.

SMCPS school building inventory consists of 29 facilities (schools and offices) totaling 2.5 million square feet and 799.23 acres (253.55 active acres).

Challenges arise in new and older facilities alike, although the types of concerns can differ dramatically. In comparing both styles of facilities, their similarities are evident in the fact that performing adequate maintenance services requires attention to planning, detail, preparation and execution of services, adequate funding sources for personnel, supplies and materials, and contracted services. An effective preventive maintenance program, coupled with a working Capital Improvements Program, is essential.

Unexpected maintenance demands are bound to arise; every educational organization must proactively develop, implement, and maintain a program/plan for addressing these inevitabilities. These inevitabilities must be consciously and conservatively budgeted, monitored, and utilized in spending funds from maintenance funded budgets. If these items are not adequately addressed, they can subsequently assist in promoting a public perception that not enough maintenance is being performed within SMCPS facilities, and/or capital investments in renovated and/or newly constructed facilities are not being adequately protected. This alone can discourage future investments in the public education system.

There are a variety of elements that factor into the development of the Comprehensive Maintenance Plan for Educational Facilities, including the age of the facility, major equipment repair history, utility infrastructure age, available staffing, building code, local, state, and federal law changes, current and future levels of funding, facility usage outside the school day, and emergency repairs.

In closing, the challenges, system requirements, and needs are many. Excellent and supportive efforts have been received from staff, the public, management, the Board, and county representatives. Providing adequate maintenance has been successful due to the support of all constituents and a focus on the core vision of the Department of Maintenance.

Vision Statement for the Department of Maintenance

Committed to providing services in support of the learning environment that ensure safe, comfortable, attractive, and well-maintained facilities for students, staff, and the community.