

EXECUTIVE SUMMARY – FACILITY MAINTENANCE ASSESSMENT REPORT (FMAR F6) 4TH CYCLE 2023

The Facility Maintenance Assessment Report (FMAR), a tool used by the Public Schools Facility Authority (PSFA) to conduct and document NM school facilities conditions / appearance and determine and verify the implementation level of a district's maintenance management program. The final FMAR (F6) report combines the following 3 elements:

- **Facility Maintenance Assessment (FMA)** in 22 important maintenance system categories,
- **Preventive Maintenance (PM) Planning** status and performance (statute driven), and
- The **State provided** Facility Information Management system (**FIMS**) Performance (as measured through industry standard KPI's).

The results are used to establish a benchmark for the individual schools/districts maintenance programs in an effort towards continuous improved life cycle and performance and implementation of cost effective maintenance strategies. The performance levels are as follows with a ***minimal 70% performance rating recommended***. A rating of 70% reflects several performance details including good stewardship of educational facilities, a districts dedication to the educational environment and at a minimal building systems will last their expected life cycles.

FMAR Performance Level Ratings

Poor (0-59.9%) ----- Marginal (60.0-69.9%) ----- Satisfactory (70.0-79.9%) ----- Good (80.0-89.9%) ----- Outstanding (90.0-100%)

As the FMAR has evolved, it is recognized as a tool that identifies maintenance performance as well as deferred maintenance and/or potential capital renewal needs, and Life, Health Safety issues. These identifiers should be considered for inclusion into the districts long range capital planning (FMP) if they cannot be managed through the maintenance programs resources.

Information is collected from onsite physical building conditions and from statements of staff accompanying the assessor(s) during the evaluation. This report represents the conditions that were recognized at the time of the assessment supported by pictures to validate the findings. We recognize that every building asset is different and may not have the same features from asset to asset. Therefore, the observations, performance levels and deficiencies may differ from site to site. Some areas may not be reviewed due to unforeseen circumstances such as student testing, lack of accessibility, safety issues, construction projects, or may be inadvertently missed.

The attached FMAR (F6) report contains the following:

- Performance Level ratings of the Facility Maintenance Assessment Report in 22 weighted maintenance categories;
- The Districts Status of the Maintenance Plan (statute driven) and;
- The performance rating of the districts use of the State provided Facility Information Management System (i.e. FIMS – statute driven) in each of the state provided FIMS modules to include Maintenance Direct, Preventive Maintenance Direct and Utility Direct Modules.
- Photographs of building conditions are included in this assessment in addition to district log-in and password information to the FMAR F6 Portal.
- New 60 Day FMAR Response Process.

The FMAR is not all inclusive of every possible maintenance category or asset but covers many of the essential components that district maintenance and custodial staff should be addressing to support a quality educational environment and overall maintenance infrastructure.

Districts are encouraged to review the report and make adjustments to remedy facility conditions through formal means to include improved maintenance planning efforts, improved use of FIMS or responding proactively to unfavorable conditions using best practice performance tools and resources to rectify identified issues, or advancing findings to the districts capital renewal program through the Facility Master Plan.

Districts are strongly encouraged to proactively remedy Minor and Major Deficiency findings as they present life, health, and/or safety issues as a priority to mitigate potential financial or occupant safety impacts.

The conditions of schools, as managed through the maintenance program, is the responsibility of the district leadership. Recommendations made by the assigned field assessor(s) are designed to improve facility conditions and will also improve FMAR performance level ratings further supporting a quality maintenance program, reliable building environments and prolong equipment life. If you have any questions regarding your FMAR, please do not to hesitate to contact the PSFA Maintenance Division at 505-843-6272.