

September 2024

# Statewide Maintenance Performance Update



Larry Tillotson – Deputy Director of Operations & Quality Assurance

STATE OF NEW MEXICO  PUBLIC SCHOOL FACILITIES AUTHORITY

*Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.*



# State of Our Schools - Maintenance

- **62,706,266** SQ. FT. of public school assets
- **22 Years: partnering with NM Districts: \$Billions**
- **FIMS Investments: \$6M**
- **Maintaining our schools costs \$** - Roadways, utilities, playgrounds, grounds, windows, doors, roof systems, restrooms, lighting, fire protection, HVAC, security systems...

**76.8% NM**      **65% Nationally**>

100 ----- 90 ----- 80 ----- 70 ----- 60 ----- 50 ----- 40 ----- 30 ----- 20 ----- 10 ----- 0  
**Outstanding**   **Good**   **Satisfactory**   **Marginal**   **Poor** ----->

# Measuring Maintenance Effectiveness - FMAR

- In 2011, PSFA implemented the **Facility Maintenance Assessment Report (FMAR)** tool to measure maintenance effectiveness and facility conditions of school properties in New Mexico.

# Facility Maintenance Assessment Report (FMAR)

**FMAR Defined: (Best Practice emulated by other states).** The FMAR is a Process tool used by the Public School Facilities Authority (PSFA) to evaluate NM school facilities conditions / appearance and determine and verify the implementation level of an effective maintenance management program.

**(1) PM Planning & (2) FIMS (20%) + (3) Physical Building Review (80%) = (0-100%)**

# Facility Maintenance Assessment Report (FMAR)

## **FMAR Intent:**

- To determine a general level of maintenance performance and effectiveness through physical building observations.
- To identify areas for improvement and provide feedback to the district to develop strategies up to a “satisfactory” or above, maintenance program;
- To support districts long range capital planning efforts in identifying potential capital renewal needs; and
- To support activities and manage review findings, the district should have a systematic maintenance (PM) plan implemented.

# Facility Maintenance Assessment Report (FMAR)

## Performance Level Ratings:

**OUTSTANDING: Maintenance Rating: 90.1% to 100%** - Maintenance activities demonstrate a highly focused and goal driven supported maintenance culture. Facility conditions are *exceptionally good and clearly noticeable* (Source: Merriam-Webster).

**GOOD: Maintenance Rating: 80.1% to 90% (minors)** - Maintenance activities demonstrate a focused and supported maintenance program. Facility conditions are *found to be of high quality, performing well, but not excellent or outstanding in quality*. (Source: Merriam-Webster).

**SATISFACTORY: Maintenance Rating: 70.1% to 80% (minors)** - Maintenance activities demonstrate a maintenance program which is sufficient to meet the demand or requirement; adequate or suitable; acceptable (Source: Dictionary.com) but with room for improvements.

**MARGINAL: Maintenance Rating: 60.1% to 70% (minors / majors)** - Maintenance activities demonstrate a need for improvement and barely meet minimal acceptable standards to support the process. Activities are *close to the lower limit of qualification, acceptability, or function; barely exceeding the minimum requirements*. (Source: Merriam-Webster).

**POOR: Maintenance Rating: 60% and below (minors / majors)** - Maintenance activities are poor and demonstrate a need for immediate improvement as systems, safety and the environment are at risk for failure. Activities are *less than adequate; inferior in quality or value* (Source: Merriam-Webster).

# Facility Maintenance Assessment Report (FMAR)

## Deficiency Factor Ratings:

**DEFICIENCY FACTORS:** Life, Safety, Health, or Property Loss exposure multipliers.

- **Minor Deficiency (x 1.5):** **Potential** threat to life, health, safety, or property.
- **Major Deficiency (x 3.5):** **Immediate** threat to life, health, safety, or property.

# FMAR 4<sup>th</sup> Cycle Performance Statistics

**249 FMAR's** completed covering **60** NM School Districts and **13** State Charter schools. All delivered to respective districts for a **100%** delivery rate.

Elementary Schools | Middle Schools | High Schools | District Charter Schools | State Charters | Pre-K's | Academy's

- **Highest school rating this cycle: 97.438%, 21<sup>st</sup> Century Public Academy (Jan. 2024)**
  - Previous cycle: 98.48% Outstanding Performance: Clovis, James Bickley ES
  - Highest district Average: 93.39%, Hobbs
- **Lowest school rating this cycle: 39.324%, Albuquerque, Highland High School.**
  - Previous cycle: -5.673% Poor Performance: Carrizozo, Combined Campus
  - Lowest District Average: 44.592%, Pojoaque-Valley



# 4<sup>th</sup> cycle Performance Statistics Ratings and Deficiencies

## F6 Cycle Performance Rating Summary: 249 Assessments

**24 Poor performance ratings** – focus area through district outreach and education.

**33 Marginal performance ratings** – focus area through district outreach and education.

**82 Satisfactory performance ratings**

**84 Good performance ratings**

**26 Outstanding performance ratings**

**Deficiencies (Life, Health, Safety-18 months):692: 2.77 per assessment (3<sup>rd</sup> Cycle: 3.66) <**

Minor Deficiencies: 370 (53.5%) (1,913): 1.48 per assessment (3<sup>rd</sup> Cycle: 2.27) <

Major Deficiencies: 322 (46.5%) (913): 1.29 per assessment (3<sup>rd</sup> cycle: 1.08) >

# FMAR Performance ratings by District final 3<sup>rd</sup> cycle ending May 2022

Performance Rating 3 <sup>rd</sup> cycle	OUTSTANDING: Rating: 90.1% to 100% (2 - 2%)	GOOD: Rating: 80.1% to 90% (17 - 19%)	SATISFACTORY: Rating: 70.1% to 80% (32 - 35%)	MARGINAL: Rating: 60.1% to 70% (28 - 31%)	POOR: Rating: 60% below (12 - 13%)
District Name	Aztec: 91.067% Tucumcari: 90.608%	Clovis: 89.10% Hobbs: 88.63% Farmington: 87.48% NMSBVI (CS): 87.192% Floyd: 86.16% Central Consolidated: 85.27% Lovington: 85.17% Los Lunas: 85.08% Los Alamos: 83.83% Roswell: 83.55% Elida: 82.581% Magdalena: 82.27% Cuba: 81.85% Deming: 81.52% Moriarty-Edgewood: 81.23% Belen: 81.14% Socorro: 80.61%	Grady: 79.565% Portales: 79.08% Bernalillo: 77.98% Alamogordo: 77.88% Gadsden: 77.05% Santa Fe: 76.27% Raton: 76.13% Hondo: 76.05% Las Cruces: 75.75% Truth or Consequences: 75.61% Mesa Vista: 75.23% Des Moines: 75.171% Estancia: 75.03% Animas: 74.44% Reserve: 74.295% Texico: 74.11% Rio Rancho: 73.79% West Las Vegas: 72.93% Bloomfield: 72.64% Albuquerque: 72.58% Logan: 72.217% Santa Rosa: 71.92 Clayton: 71.74% Tatum: 71.71% Quemado: 71.47% Questa: 71.43% Dexter: 71.28% NMSD (CS): 70.81% Ruidoso: 70.42% Tularosa: 70.38% Lordsburg: 70.17% Maxwell: 70.062%	Silver City: 69.76% Dora: 69.46% Jal: 69.393% Artesia: 69.304% Zuni: 69.26% Hatch Valley: 69.16% Grants: 68.76% Penasco: 68.5% Lake Arthur: 68.164% Roy: 67.982% Wagon Mound: 67.975% Corona: 67.94% Loving: 67.79% Taos: 67.53% Pojoaque-Valley: 67.45% House: 67.37% Carlsbad: 67.00% Mosquero: 66.77% Las Vegas City: 66.31% Eunice: 64.88% Gallup: 64.66% Ft. Sumner: 64.32% Springer: 63.965% Jemez Valley: 63.628% Capitan: 63.525% Cimarron: 63.50% Cloudcroft: 63.29% Chama: 60.01%	Cobre: 57.39% Dulce: 57.45% Espanola: 53.77% Hagerman: 54.369% Jemez Mountain: 56.42% Melrose: 57.134% Mora: 48.99% Mountainair: 49.205% Pecos: 59.942% San Jon: 55.90% Vaughn: 53.72% Carrizozo: -4.34%

# FMAR Performance ratings by District current 4<sup>th</sup> cycle

Performance Rating 4 <sup>th</sup> Cycle	OUTSTANDING: Rating: 90.1% to 100% (4 - 6%)	GOOD: Rating: 80.1% to 90% (18 - 30%)	SATISFACTORY: Rating: 70.1% to 80% (26 - 43%)	MARGINAL: Rating: 60.1% to 70% (9 - 15%)	POOR: Rating: 60% below (3 - 5%)
District Name	Hobbs: 93.39% (88.63%) Farmington: 92.79% (87.48%) Clovis: 91.503% (89.10%) Central Consolidated: 90.54% (85.27%)	Portales: 88.515% (79.08%) Los Alamos: 87.07% (83.83%) Gallup: 87.04% (64.66%) Los Lunas: 86.98% (85.08%) Clayton: 86.208% (71.74%) Aztec: 85.098% (91.607%) Bloomfield: 84.32% (72.64%) Lovington: 83.821% (85.17%) Moriarty-Edgewood: 83.78% (81.23%) Logan: 83.441% (72.217%) Hatch Valley: 82.86% (69.16%) Tucumcari: 82.39% (90.608%) Deming: 82.057% (81.52%) West Las Vegas: 81.48% (72.93%) Estancia: 81.38% (75.03%) Cobre: 80.896% (57.39%) Gadsden: 80.45% (77.05%) Rio Rancho: 80.20% (73.79%)	Socorro: 79.891% (80.61%) Lordsburg: 79.32% (70.17%) Truth or Consequences: 78.524% (75.61%) Roswell: 77.66% (83.55%) Eunice: 77.023% (64.88%) Espanola: 76.76% (53.77%) Bernalillo: 76.61% (77.98%) Artesia: 76.56% (69.304%) Cuba: 76.53% (81.85%) Tatum: 76.142% (71.71%) Cimarron: 76.11% (63.5%) Belen: 75.96% (81.14%) Mesa Vista: 75.96% (75.23%) Cloudcroft: 75.807% (63.29%) Las Vegas City: 75.79% (66.31%) Penasco: 75.215% (68.5%) Las Cruces: 74.72% (75.75%) Santa Fe: 74.42% (76.27%) Carlsbad: 74.4% (67%) Ft. Sumner: 74.28% (64.32%) Silver City: 73.57% (69.76%) Alamogordo: 73.458% (77.88%) Jemez Valley: 72.64% (63.628%) Mountainair: 72.491% (49.205%) Albuquerque: 72.028% (72.58%) Grants: 71.30% (68.76%)	Loving: 69.79 (67.79%) Dulce: 69.69% (57.45%) Reserve: 68.266% (74.295%) Santa Rosa: 67.06% (71.92%) Wagon Mound: 67.041% (67.975%) Taos: 66.783% (67.53%) Tularosa: 66.04% (70.38%) Jemez Mountain: 62.42% (56.42%) Chama: 60.021% (60.01%)	Questa: 48.03% (71.43%) Hagerman: 45.46% (54.369%) Pojoaque-Valley: 44.592% (67.45%)

# FMAR 4<sup>th</sup> cycle Performance Statistics

## 60-Day Respondents

- Number of district sites responding to FMAR within 60 days:
  - 
  - **Goal: 25%**
  - **61 of 249** schools
  - **24.49%** response rate

# FMAR 3rd Cycle Performance Statistics

## 60-Day Respondents

- **Alamogordo** – Albuquerque – **Aztec** – Belen – **Bernalillo** – Bloomfield – **Carlsbad** – Central Consolidated – **Clovis** – Cobre – **Deming** – Dexter – **Espanola** – Estancia – **Farmington** – Floyd – **Gadsden** – Gallup McKinley – **Grady** – Hagerman – **Hobbs** – Hondo Valley – **House** – Las Cruces – **Las Vegas City** – Los Alamos – **Los Lunas** – Lovington – **Mesa Vista** – Mosquero – **Pojoaque Valley** – Portales – **Rio Rancho** – Roswell – **San Jon** – Santa Fe – **Santa Rosa** – Socorro – **Taos** – Tucumcari – **Tularosa**
- **Charters School respondents: NM School for the Arts** – Cesar Chavez Community School – **Dream Dine** – Altura Prep – **21<sup>st</sup> Century Academy**

# FMAR 4<sup>th</sup> cycle Performance Statistics – 18 months

**Goal: 70% Satisfactory Performance**

**Statewide FMAR F6 Average Performance Rating: 76.257% Satisfactory Overall Performance**

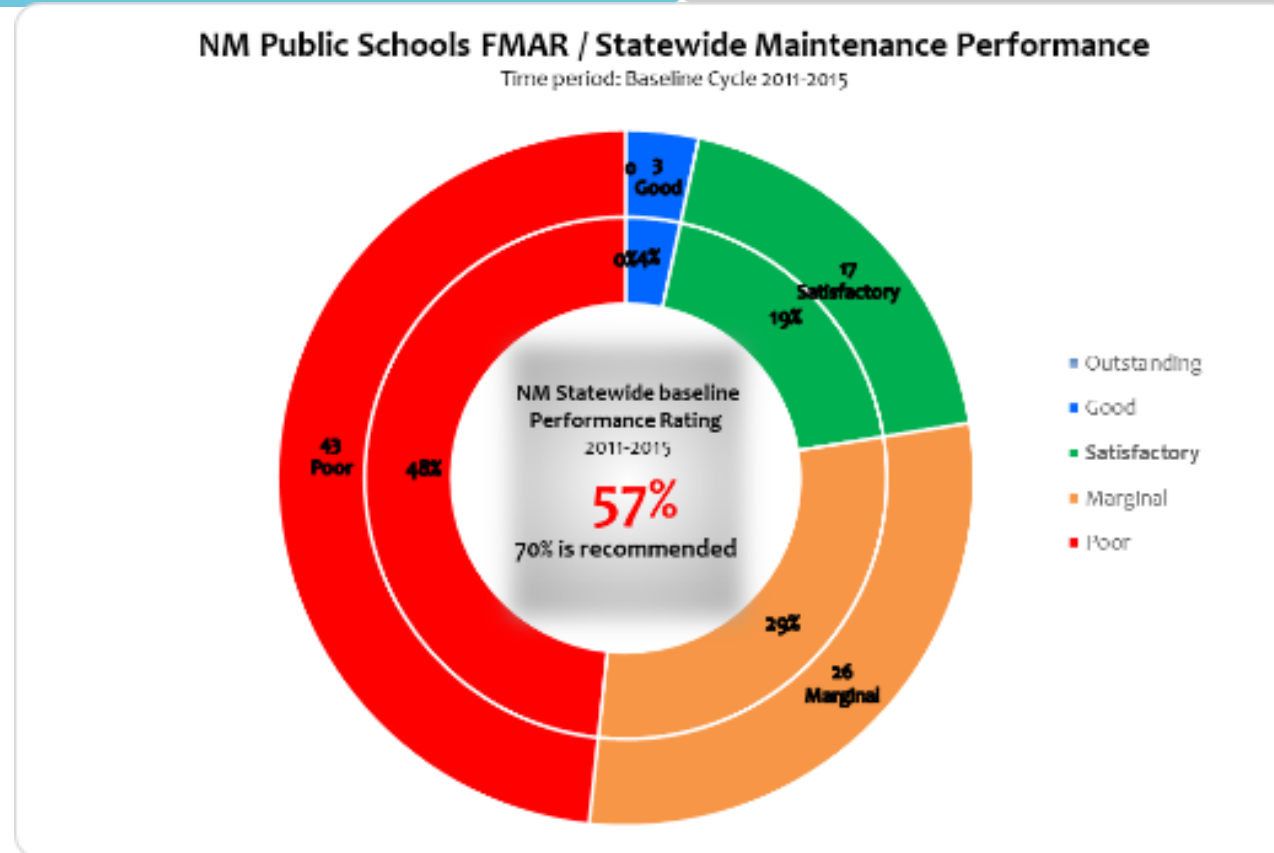
**State Charter School FMAR F6 Average Performance Rating: 78.05% Satisfactory Overall Performance 13 State Charters.**

## **In Comparison:**

- FMAR Cycle 1(2011-2015): **57% - recognized Poor Statewide performance** (2015 Annual Report)
- FMAR Cycle 2: (2015-2017): **65% - recognized Marginal Statewide performance**
- FMAR Cycle 3: (2017-2022): **71% - recognized Satisfactory Statewide performance**
- FMAR Cycle 4: (2023-2027): **76.257% - recognized Satisfactory Statewide performance**

New Mexico School Districts continue to make improvements in their respective maintenance programs, our States educational environments are getting better, and building system life cycles are lasting longer.

# FMAR Baseline Performance Statistics 2011-2015

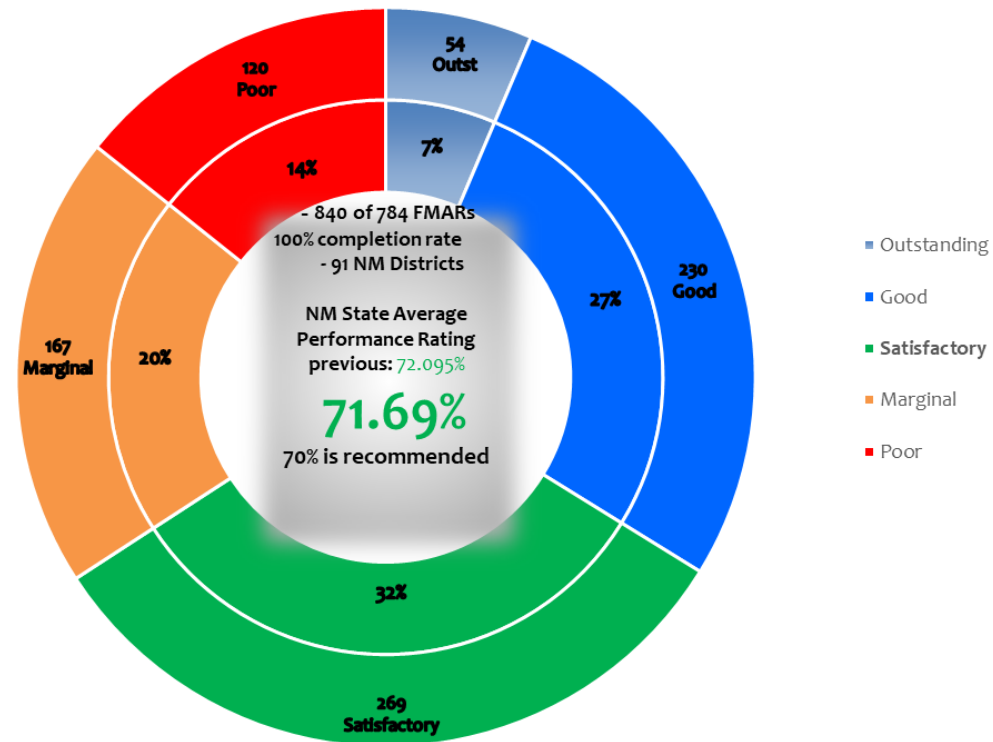


**Chart 1- 2011-2015 Statewide Baseline performance levels:** indicates a statewide overall average performance rating of 57%, indicating Poor maintenance, with a few pockets of quality. **Outstanding-0%**; **Good-3% (3)**; **Satisfactory-19% (17)**; **Marginal-29% (26)**; **Poor-48% (43)**.

# FMAR end of 3<sup>rd</sup> cycle Performance Statistics

## NM Public Schools FMAR F6 / Statewide Maintenance Performance

reflecting 2nd Qtr. 2022 data (Ending the FMAR F6 cycle May 31, 2022)





# FMAR Cycle 3 Summary

**FMAR Cycle 3 Report Summary / Continuing the Climb:** From May 2017, spanning 60 months of collaborative school site assessments, **840** FMARs were completed covering 91 NM districts, 2 Constitutional Schools and 45 State Charters.

Data indicates continued performance improvement compared to the prior two cycles reflecting a statewide maintenance performance average rating of **71.69%** (previously: **65% (marginal)** in 2017 & **57% (Poor)** in 2015), for the first time exceeding the recommended performance threshold of 70%.

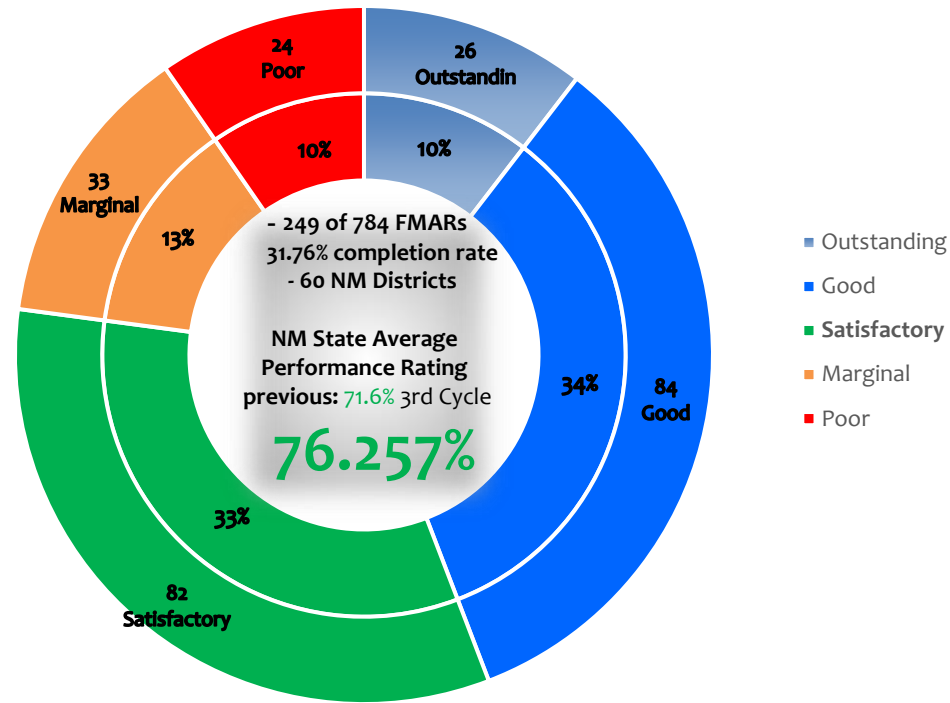
**56% (51 districts)** of assessed school districts are performing above the threshold with **2% (54 schools)** driving Outstanding performance ratings. NM State Charters followed suite, also exceeding the recommended threshold with data indicating an average performance rating of **71.89%**.

Districts performing above Satisfactory (minimum) are recognized as driving quality educational environments, dedicated to maintaining facility conditions with good potential for building systems to meet their manufacturer recommended system life expectancy through quality maintenance programs.

# FMAR end of 3<sup>rd</sup> cycle Performance Statistics - Districts

## NM Public Schools FMAR F6 / Statewide Maintenance Performance

reflecting 2nd Qtr. 2024 data (Starting FMAR F6 4th Cycle Jan. 1, 2023 to June 30, 2024 - 1 months)



**Chart 3 – Current and active 4<sup>th</sup> Cycle 2023-2027 Statewide performance levels:** indicates a statewide average performance rating of 76%, indicating Satisfactory maintenance, with significant improvements.

**Outstanding-10%(26); Good-34%(84); Satisfactory-33%(82); Marginal-13% (33); Poor-10% (24).**

# Continued Impacts

## **Strategic funding support for NM Public Schools**

**House Bill 505:** Career-Technical Educational Facilities, Pre-Kindergarten Facilities, or Maintenance and Repair of public-school Buildings.

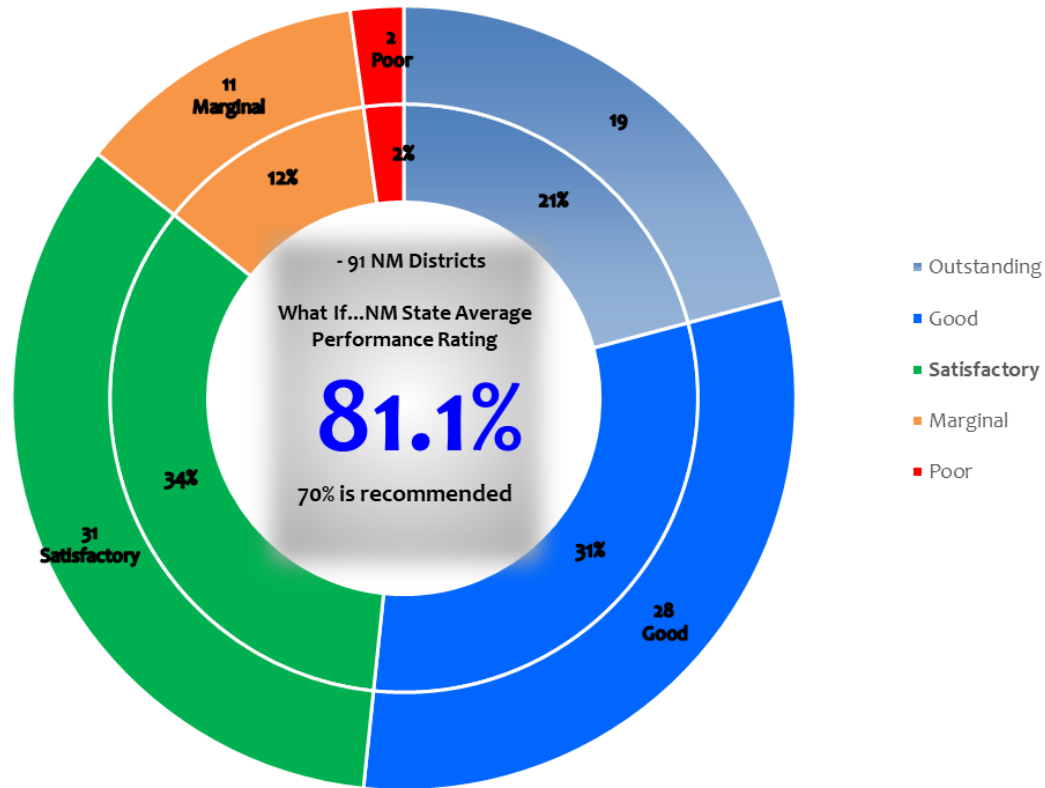
## **School Security Infrastructure**

**SB-212:** ... for the maintenance and repair of public-school buildings in 2023 and subsequent fiscal years.

# FMAR end of 3<sup>rd</sup> cycle Performance Statistics What If?

## NM Public Schools FMAR F6 / Statewide Maintenance Performance

"What If" Scenario



# FMAR end of 3<sup>rd</sup> cycle – start of 4<sup>th</sup> More Work to be Done!

- Emphasis in the value of establishing preventive versus reactive
- Reduction in unnecessary capital expenditures due to improved maintenance
- Reduction in deferred maintenance
- FCI is reduced – better maintenance
  - Facility conditions improved
- Life, Health and Safety issues reduced or resolved
- Efficiencies and Morale is improved
- Continued Success for NM Public Schools

# FMAR Goals?

- **Establish the Goal: 80% Statewide Performance Rating**
- **Tools and methods to progress this:**
  - Additional “Outreach” after the FMAR is provided to the district
  - 1 Week after FMAR is sent, Monthly (30 days), 45 day reminder
  - Site visit and or quarterly regional meetings with districts
  - Leverage the NMPFMA providing reports, expressing the value of response – higher expectations
  - Advance instruction sets, educational tools and resources
  - Share performance rating improvements - competition
    - Whitepaper developed articulating actual improvements year over year and annually for comparisons (in process)

# Measuring Maintenance Effectiveness - FMAR

- In 2011, PSFA implemented the **Facility Maintenance Assessment Report (FMAR)** tool to measure maintenance effectiveness and facility conditions of school properties in New Mexico.
- 1<sup>st</sup> Cycle 2015: recognized **Poor, 57%**, maintenance efforts in NM (2015 PSFA Annual Report)
- 2<sup>nd</sup> Cycle 2017: recognized **Marginal, 65%**, maintenance efforts in NM
- 3<sup>rd</sup> Cycle 2022: recognized **Satisfactory, 71.6%**, maintenance efforts in NM;
- 4<sup>th</sup> Cycle – so far so good... **76.8%**

This is an indicator that NM schools are performing facilities-maintenance to a much improved level, which is a great increase from previous cycles; building systems will reach their minimal manufacturer recommended life cycles.

# Summary

- **Reduced capital dollars make the efforts necessary to sustain school facilities conditions more critical than ever.**
- Billions have been put into the Infrastructure in the past 22 years. Good maintenance efforts are critical:
  - to ensure the delivery of necessary support to guard school's conditions and protect the investments we have made.
  - to provide safe and functional learning and teaching environments.
- Tools and resources are available to support schools infrastructure, maintenance & capital renewal programs to reduce and streamline costs.
  - The Facility Assessment Database (FAD),
  - Construction Information Management System (CIMS),
  - Facility Information Management System (FIMS),
  - Facility Maintenance Assessment Report (FMAR),
  - Facility Master Planning (FMP), Project and Maintenance Management.



# FMAR Performance Statistics

## Cost Avoidance

See “The Cost of Maintenance” Power Point Presentation improving maintenance performance and reducing costs.

*“Just a 10% improvement in maintenance across the State is equivalent to \$23.2M in cost avoidance per year.”*

**Contact:**

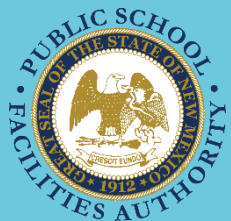
Jeff McCurdy  
M&O Manager  
505-468-0303  
[jmccurdy@nmpsfa.org](mailto:jmccurdy@nmpsfa.org)

James Kneeland  
Maintenance Specialist  
505-468-0281  
[jkneeland@nmpsfa.org](mailto:jkneeland@nmpsfa.org)

<https://www.nmpsfa.org/>



Thank you



STATE OF NEW MEXICO  PUBLIC SCHOOL FACILITIES AUTHORITY

*Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.*