I. Call to Order and Opening Remarks

II. School Facilities Assessment

Michele Lambert, Senior Policy Analyst, Department of Legislative Services
Laura Hyde, Policy Analyst, Department of Legislative Services

III. Local Education Agency Testimony

John Woolums, Maryland Association of Boards of Education
Alison Perkins-Cohen, Chief of Staff, Baltimore City Public Schools
Jan Gardner, Frederick County Executive and workgroup member
Perry Willis, workgroup member

IV. Interagency Commission on School Construction Comments from October 20th Meeting

Bob Gorrell, Executive Director, Interagency Commission on School Construction

V. Workgroup Discussion

VI. Closing Remarks and Adjournment
School Facilities Assessment

Presentation to the Workgroup on the Assessment and Funding of School Facilities

November 3, 2021
School Facilities Assessment Legislation

- **Chapter 14 of 2018** – 21st Century School Facilities Act
- **Chapter 20 of 2020** – Built to Learn Act
- **Chapter 698 of 2021** – 21st Century School Facilities Act and Built to Learn Act - Revisions
## Educational Facilities Sufficiency Standards

### Statute Requirements

- Uniform set of criteria and measures for evaluating the physical attributes of educational suitability of public-school facilities

- Standards to be used in the assessment of the physical attributes, capacity, and educational suitability of public schools

- Requirements:
  - Building condition related to life safety and health
  - Building systems
  - Building capacity and utilization
  - Academic space; and
  - Physical education and outdoor recreation space

### IAC Implementation

- **The Interagency Commission on School Construction (IAC)** adopted [Educational Sufficiency Standards](#) on May 2018
  - Building condition related to life safety and health (page 1)
  - Building systems (page 2)
  - Building capacity and utilization (pages 6-12)
  - Academic space; and (page 4-9)
  - Physical education and outdoor recreation space (page 4, 10-12)
## Facilities Condition Index

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<th>Statute Requirements</th>
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<td>• Calculation to determine the relative physical condition of public-school facilities by dividing the total repair cost of a facility by the total replacement cost of the facility</td>
<td>• Appendix 5 of the request for proposals (RFP)</td>
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<td>• New formulas in the FAQ posted on IAC website</td>
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On or before July 1, 2019, IAC was required to complete the initial statewide facilities assessment using the educational facilities sufficiency standards.  
- Completed: July 2021

In completing the assessment, IAC was required to:
- Incorporate the facility condition index
- Use, to the extent possible, existing data sources
- Coordinate with local education agencies to identify data elements to be used on the facility assessment

Local education agencies (LEAs) were:
- Required to cooperate with IAC to update the facilities assessment and
- Contribute data to the assessment

IAC is required develop standards and procedures to comprehensively update the facilities assessment such that facility assessment data is not older than four years
After the completion of the initial facility assessment, IAC is to share the data results with the workgroup, and the workgroup shall consider:

- How the relative condition of public-school facilities within the educational facilities sufficiency standards and the Facility Condition Index (FCI) should be prioritized, considering local priorities and in consultation with local jurisdictions
- If determined appropriate, the use of assessment results in funding decisions

IAC and the workgroup are required to prioritize building systems that are beyond the useful life of the system

Based on the recommendation of the workgroup, but not before May 2022 for funding decisions no sooner than fiscal year 2023, IAC is required to adopt regulations establishing the use of the facility assessment results in annual school construction funding decisions
• The purpose of the fund is to provide State funds to address facility needs of the highest priority in the State as identified by the statewide facilities assessment, with the highest priority given to schools with a severe facility issue that has required the school to be closed in the current or pervious school year.

• If the statewide facilities assessment is not completed, the purpose of the fund is to provide State funds to address the severity of issues in a school building.
Integrated Master Facility
Asset Library

Statute Requirements

- IAC shall enter the facility assessment data into an integrated data system, known as the Integrated Master Facility Asset Library

- IAC shall manage the library and shall provide access to the library for all local education agencies using a cloud-based system

- The library shall include each county’s adopted preventative maintenance schedules

IAC Implementation

- Master Facility Asset Library has not been created
Finalized in January 2020

Documentation provided to potential vendors included (not exhaustive list):
- List of schools with current and 5-year enrollment
- Building square footage by classroom type, asset year-in-service
- Educational facilities sufficiency standards (Appendix 4)
- Draft calculations for Facility Condition Index and Maryland Condition Index (MDCI, Appendix 5)
- Proposed MDCI categories and weights (Appendix 5)
- Number of relocatables/modulars classrooms per facility and installation date
- Descriptions of existing structural, safety, or health-related problems
- Deliverable requirements, such as documentation, datasets, and timelines for completing assessment
Request for Proposals

- Vendor deliverables for contract included:

  - Expected useful life (EUL), observed remaining useful life (RUL), and calculated remaining useful life (in # of years)
  - Total asset value and cost to replace value for each asset (in $)
  - FCI% and MDCI% measurements at the asset, building, and LEA level
  - Space deficiencies per building (in $ per sq. ft.)
  - Ability to run multiple tests and provide draft informational reports adjusting variables, such as relevancy weighting using the MDCI rubric
  - Project "necessary annual funding levels to achieve and maintain specific Statewide average Facility Condition Index (FCI) outcomes" (p. 10).
Dataset Verification

- DLS verified calculations in dataset provided by IAC to ensure alignment with RFP

- Variables in dataset include:
  - Expected Useful Life (EUL), Observed Remaining Useful Life (RUL), Calculated Remaining Useful Life (in # of years)
  - Percent degraded (FCI%)
  - Total asset value and replacement cost
  - FCI% by asset, school, and LEA
  - Methodology for sorting into MDCI categories 1-9 (no category 8), and MDCI % by school and LEA
  - MDCI sorting of HVAC and relocatable/modular assets into proposed categories
Outstanding Data Issues

- EUL for some asset measurements do not match IAC provided EUL list
- FCI% “rolled up” to LEA level cannot be replicated with data provided
- Calculation of IAC MDCI% (unweighted) and assignment of assets to MDCI categories
- Methodology for assigning Relocatables and Modulares with FCI% = 100 (RUL= 0) into Category 2 as space deficiencies
- Data do not reflect if a school had a missing system or asset - except 31 schools without air conditioning were added to Category 1 – and no variable clearly identifies a nonfunctioning system or asset
- Enrollment and space deficiency data not incorporated into dataset
Differences From RFP

• Dataset measured 67 of the 243 sufficiency standards identified in the RFP

• Standards missing related to school safety include (not comprehensive list):
  – Humidity (proxy for mold)
  – Temperature
  – CO2 (proxy for air quality) and adequate ventilation
  – Lead paint and asbestos
  – Safe passage for students, such as exit corridors and bus loading/unloading areas
  – Kitchen sanitary equipment (hand washing stations)

• Descriptions of existing structural-, safety-, or health-related problems
Next Steps

- DLS will continue to work with IAC to verify dataset
- Workgroup discussion on use of SFA data in short-term and longer-term
- Workgroup discussion of whether data collected for SFA meets legislative intent