

**Workgroup on the Assessment and Funding of School Facilities**  
*Delegate Maggie McIntosh, Chair*

**Agenda**

November 3, 2021

3:00 p.m.

Virtual Meeting

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**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**

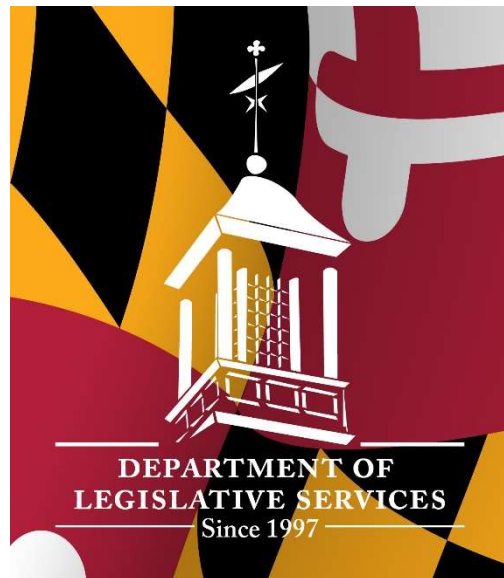
**VI. Closing Remarks and Adjournment**

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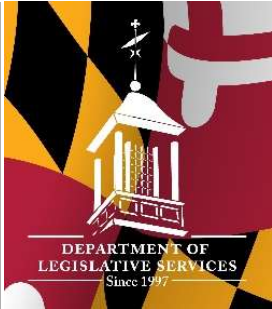
# School Facilities Assessment

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



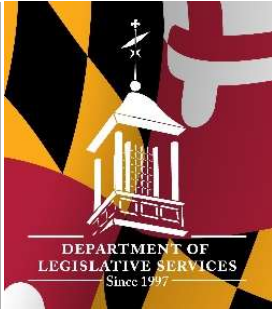
**November 3, 2021**



# School Facilities Assessment Legislation

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- [Chapter 14 of 2018](#) – 21<sup>st</sup> Century School Facilities Act
- [Chapter 20 of 2020](#) – Built to Learn Act
- [Chapter 698 of 2021](#) – 21<sup>st</sup> Century School Facilities Act and Built to Learn Act - Revisions



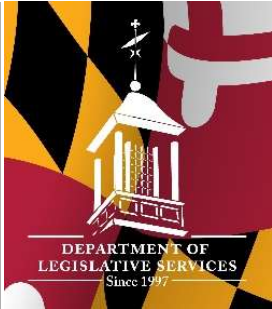
# Educational Facilities Sufficiency Standards

## Statute Requirements

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

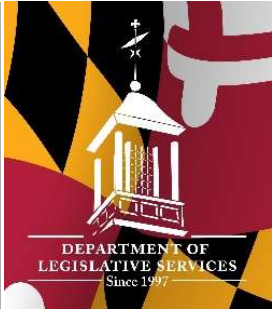
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## Statute Requirements

- 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

## IAC Implementation

- *Appendix 5 of the request for proposals (RFP)*
- *New formulas in the [FAQ](#) posted on IAC website*

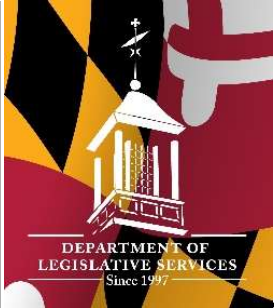


# School Facilities Assessment

## Statute Requirements

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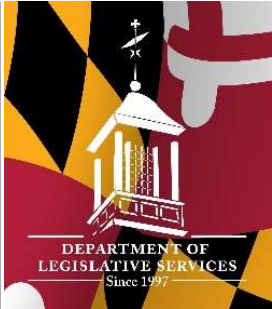
- On or before July 1, 2019, IAC was required to complete the *initial* statewide facilities assessment using the educational facilities sufficiency standards
  - *Completed: July 2021*
- In completing the assessment, IAC was required to:
  - Incorporate the facility condition index
  - Use, to the extent 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



# Workgroup on the Assessment and Funding of School Facilities

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- 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



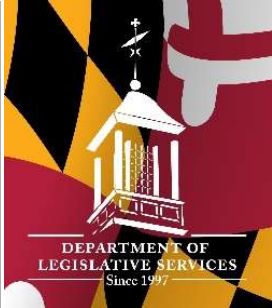
# Priority Fund

*Beginning in Fiscal 2025*

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- 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





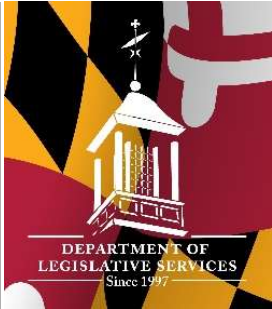
# Integrated Master Facility Asset Library

## 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

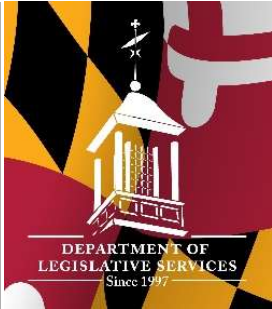
- *Master Facility Asset Library has not been created*



# Request for Proposals

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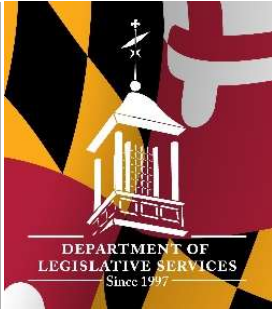
- Finalized in January 2020
- Documentation provided to potential vendors included (not exhaustive list):
  - List of schools with current and 5-year enrollment
  - Building square footage by classroom type, asset year-in-service
  - Educational facilities sufficiency standards (Appendix 4)
  - Draft 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

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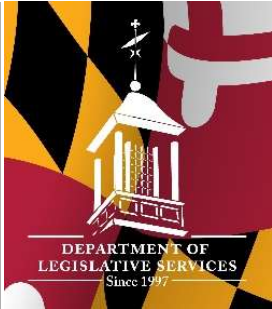
- Vendor deliverables for contract included:
  - Expected useful life (EUL), observed remaining useful life (RUL), and calculated remaining useful life (in # of years)
  - Total asset value and cost to replace value for each asset (in \$)
  - FCI% and MDCl% measurements at the asset, building, and LEA 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 MDCl rubric
  - Project "necessary annual funding levels to achieve and maintain specific Statewide average Facility Condition Index (FCI) outcomes" (p. 10).



# Dataset Verification

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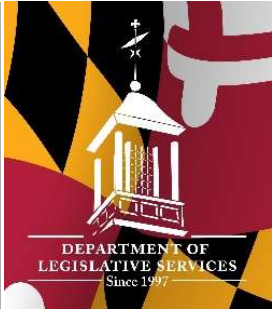
- DLS verified calculations in dataset provided by IAC to ensure alignment with RFP
- Variables in dataset include:
  - Expected Useful Life (EUL), Observed Remaining Useful Life (RUL), Calculated Remaining Useful Life (in # of years)
  - Percent degraded (FCI%)
  - Total asset value and replacement 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

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- 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 Modulars 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

The logo for the Department of Legislative Services features a stylized building with a dome and columns, set against a background of red, yellow, and black geometric shapes. Below the building, the text reads "DEPARTMENT OF LEGISLATIVE SERVICES" and "Since 1997".

# 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