Ensuring Educationally Sufficient Facilities
Measuring and Calculating a Deficiency Score for a Facility
School Facility’s Purpose

To support teaching and learning.

Facility Condition  
Educational Sufficiency

Both are essential for teaching and learning

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Efficient Management Requires Good Data

• Sustaining safety and functionality over time can be difficult.

• Good efficient management does not happen on its own. It requires people, a plan, resources, and expected outcomes that are measurable and comparable.

• Investment in facilities management is a decision that should be based on need and return-on-investment.
Defining Key Measurements

**Condition**
- Facility Condition Index

**Educational Sufficiency**
- Facility deficiencies as measured against the sufficiency standards

**Combined Deficiency Score**
- Single score for the facility that reflects both types of deficiencies
Measurable Success

Example of Bricks and Mortar FCI over time

FCI Percent

2020 2021 2022 2023 2024 2025 2026 2027 2028

FCI in FY 2020

Stable FCI
Using Life-span Depletion (%) to Quantify Physical Condition

**Building-System Level**

\[ FCI \ 75\% = \text{Amount Depleted} \]

**Facility Level**

\[ FCI \% = \frac{\text{Depleted Value}}{\text{Replacement Value}} \]

Depleted Value

\[ \text{HVAC (FCI %)} + \text{Roof (FCI %)} + \text{Foundation (FCI %)} + \text{etc.} \]

Replacement Value

\[ \text{HVAC + Roof + Foundation + etc.} \]
WHAT

Mandated by 2018’s House Bill 1783 – Md. Code Educ. Article § 5-310(c)

Adopted May 31, 2018

Non-mandatory qualitative & quantitative standards describing the minimum facility attributes needed to deliver the educational programs and services required by the State

PURPOSE

Identify deficiencies in existing facilities that substantially inhibit the delivery of educational programs and services required by the State
EDUCATIONAL FACILITIES SUFFICIENCY STANDARDS

IAC Gross Area Baselines
“An educational facility that works”

IAC Sufficiency Standards
“The bare minimums”

Reasonable School Size
Area of Design
Flexibility for LEAs

SUFFICIENCY
An exterior envelope is safe and capable of being maintained if walls and roof are weather tight under normal conditions with routine upkeep.
Quantitative Example

Cumulative classroom net square foot (sf) requirements, excluding in-classroom storage space and any in-classroom toilet rooms, shall be at least:

<table>
<thead>
<tr>
<th>Grade</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prekindergarten</td>
<td>50 net sf/student</td>
</tr>
<tr>
<td>Kindergarten</td>
<td>50 net sf/student</td>
</tr>
<tr>
<td>Grades 1-8</td>
<td>32 net sf/student</td>
</tr>
<tr>
<td>Grades 9-12</td>
<td>25 net sf/student</td>
</tr>
</tbody>
</table>
After LEA determines solutions, the State reviews the proposed project, provides technical review assistance, and may provide funding through the CIP or other IAC program.

The assessment of school facilities against the Educational Facilities Sufficiency Standards identifies the problem, not the solution.
Measuring Deficiencies in Sufficiency

School A: Traditional Classrooms

School B: Open-Plan Classrooms

Sufficiency Standard Space

Actual Classroom Space

Open-Plan Classroom Access Traffic Space
Examples of Deficiencies in Sufficiency

**Code Violation/Immediate Threat to Life, Safety or Health**
- Serious violations of fire, safety or building code
- Lack of Air Conditioning
- Asbestos in air

**Space Related (insufficient for number of students)**
- Not enough general classroom space
- Not enough specialty classroom space
- Not enough cafeteria space

**Facility Related**
- Heating/air equipment not maintainable
- Not enough parking/driveways
- Roof nearing end-of-life failure
- Classroom lighting levels below standards

**Common Deficiencies that Could Inhibit Teaching & Learning**
Educational Facilities Deficiencies

- Life/Safety/Health/Code Violations
- Crowded Facility
- Damaging Other Systems
- Beyond Expected Life
- Within Life Cycle

Weighting: Lower to Higher
Creating a Deficiency Score

 Facility Condition Deficiencies

 Educational Sufficiency Deficiencies

 Weighting of Deficiencies for Relevancy

 Combined Deficiency Score
A Deficiency Score Reflects...

- No Air Conditioning
- Overcrowded
- Building Systems not maintainable

- Air Conditioned
- At Capacity
- Facility generally operates as needed
Empowering LEAs

Facilities are a collaborative process...

- Community involvement to empower
- Design to function
- Measure to improve
... A healthy, safe, and educationally sufficient learning environment for every child in every seat in Maryland.

Questions?

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Up next...

Workgroup on the Assessment and Funding of School Facilities Meeting

In preparation for the Workgroup on Assessment & Funding of School Facilities

Workgroup Meeting
August 28th, 2019
9:00 – 1:00 PM