

State of Maryland

**Interagency Commission on
School Construction**

**Statewide Facilities Assessment
FY 2025 Annual Report**



IAC

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Executive Summary

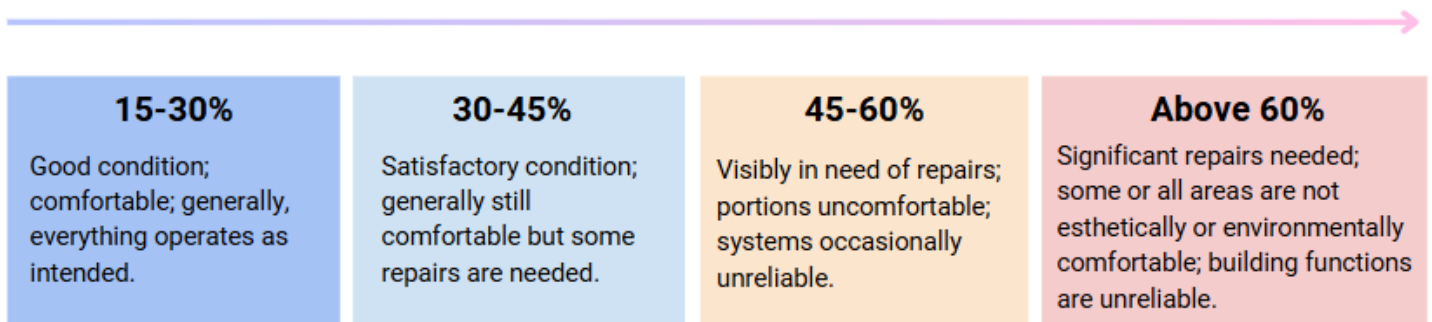
Education Article § 5-310 of the Annotated Code of Maryland mandates that the IAC annually assess 1) the condition of public Pre-K–12 school facilities owned by Maryland’s local education agencies (LEAs) using a Facility Condition Index (FCI) and 2) the educational sufficiency of those facilities against the State’s Educational Facilities Sufficiency Standards (EFSS). The Statewide Facilities Assessment (SFA) was created to give the State the ability to identify the facilities with the highest needs and to provide critical information to both State and local decision makers so that they are better equipped to focus capital dollars on those facilities.

The SFA is a relatively high-level assessment of the key parts and attributes of each facility that most significantly impact teaching and learning, performed in such a way that the resulting data are comparable across all facilities in the state and across time. The SFA collects and produces objective, unbiased data on the condition and educational sufficiency of facilities at the major-component, system-group, facility, LEA, and Statewide levels. Through these data, the SFA paints a summary picture of the condition and educational sufficiency of each facility and communicates to local and State decision makers the locations, characteristics, and levels of the facilities needs in each school district and across the state.

The IAC assesses at least 25% of the state’s school facilities annually so that the resulting data does not become older than four years. In each site visit, the IAC’s trained professional assessors quantify the condition of the building-system components (called “assets”) that contribute most significantly to the facility’s effective support of the delivery of educational programs and services. Each facility receives an overall Facility Condition Index (FCI) score, which is the percentage the facility’s condition is depleted with respect to the Expected Useful Lifespans (EULs) of its major building-system components. The facility-level FCI is the cost-weighted average of the asset FCIs in the facility. Lower FCI scores represent better conditions.

Figure 1: Facility Condition Index Bands

FCI = Percentage of Lifespans Depleted



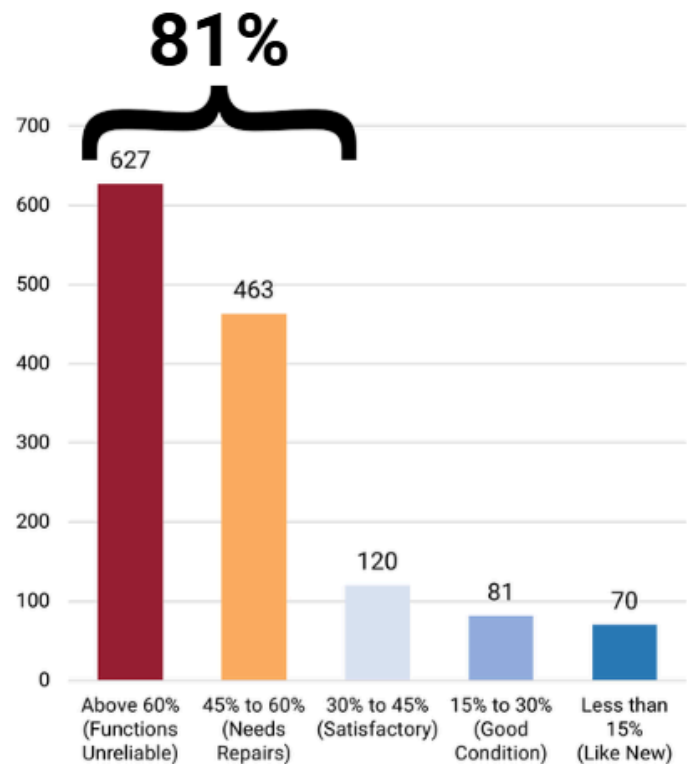
For facilities not receiving a physical assessment in a given year, asset FCIs are mathematically aged by one year to maintain comparability of FCI data across all facilities. In addition, LEAs are asked each year to notify the IAC about any capital improvements made to each facility in the previous fiscal year so that IAC staff may update asset records appropriately.

This report describes the results of the SFA's Fiscal Year 2025 assessment cycle, which began in July 2024 and continued through June 2025. Data provided in this report regarding the status and condition of facilities -- including data on the counts of school facilities in use within LEAs and statewide -- reflect the status and condition of facilities at the time of assessment. Because facility status and condition may change at any time, status and/or condition as described in the report may have changed by the time of publication. It is also important to note that this report is inclusive of school facilities that were not serving students at the time of the assessment, such as swing space or closed facilities, because they are part of the portfolio of school facilities that the LEA must maintain.

The FY 2025 Statewide average asset FCI is 52.26%, indicating that, on average, facilities and their systems are approximately halfway through their expected lifespans. A comfortable and more fiscally sustainable average portfolio FCI level would be in the 30-35% range. Figures 2 and 3 below present the number of facilities in each of the FCI bands statewide and by LEA, respectively.

Figure 2: FCI Bands Statewide

FCI	# of Buildings*	% of Buildings
Above 60% (Functions Unreliable)	627	46%
45% to 60% (Needs Repairs)	463	34%
30% to 45% (Satisfactory)	120	9%
15% to 30% (Good Condition)	81	6%
Less than 15% (Like New)	70	5%
Total	1361	100%



*Because a facility's status can change at any time in the fiscal year, the total number of schools reflected here may not match other reports.

Figure 3: Number of Facilities by LEA in Each FCI Band, FY 2025

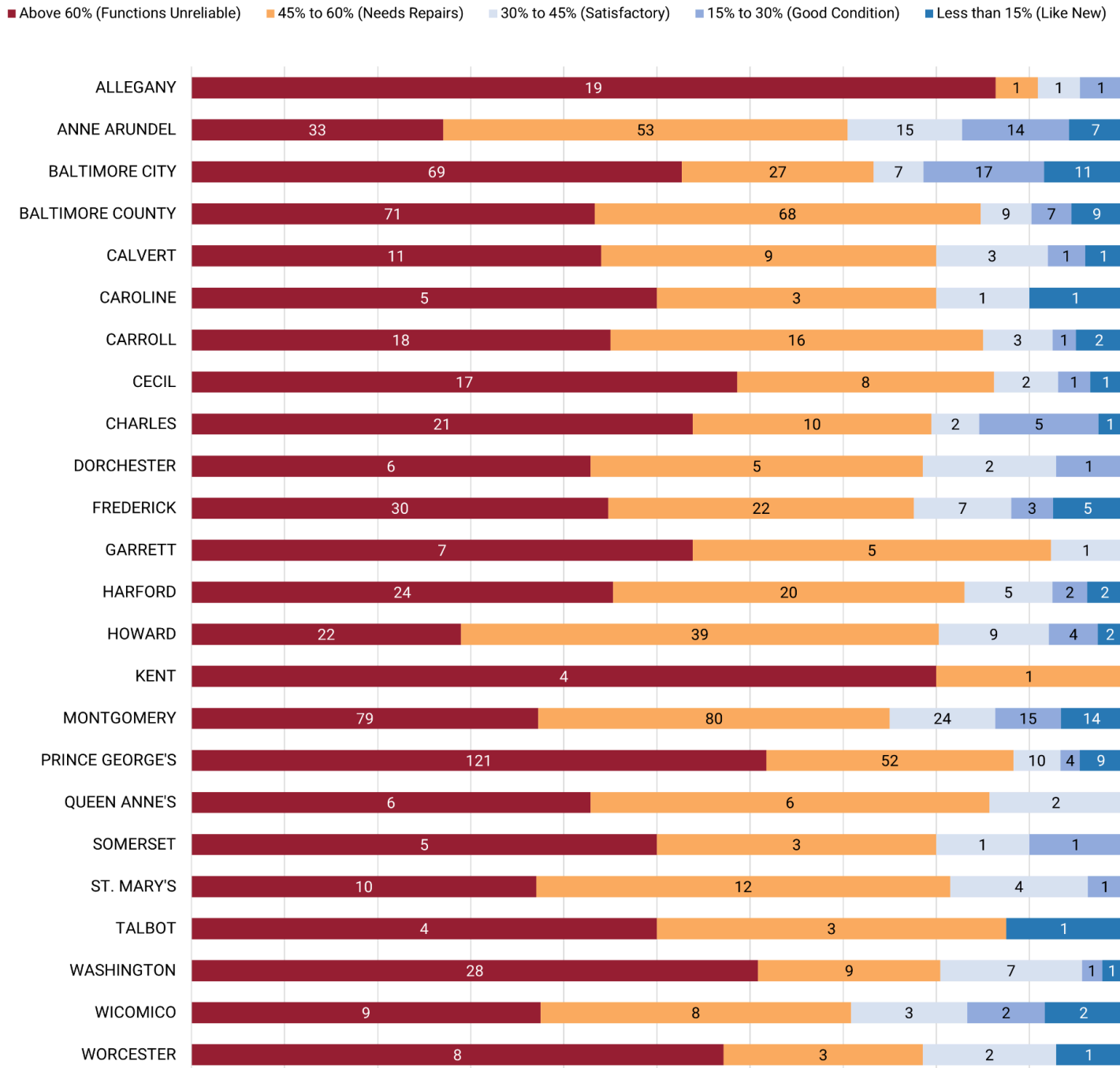
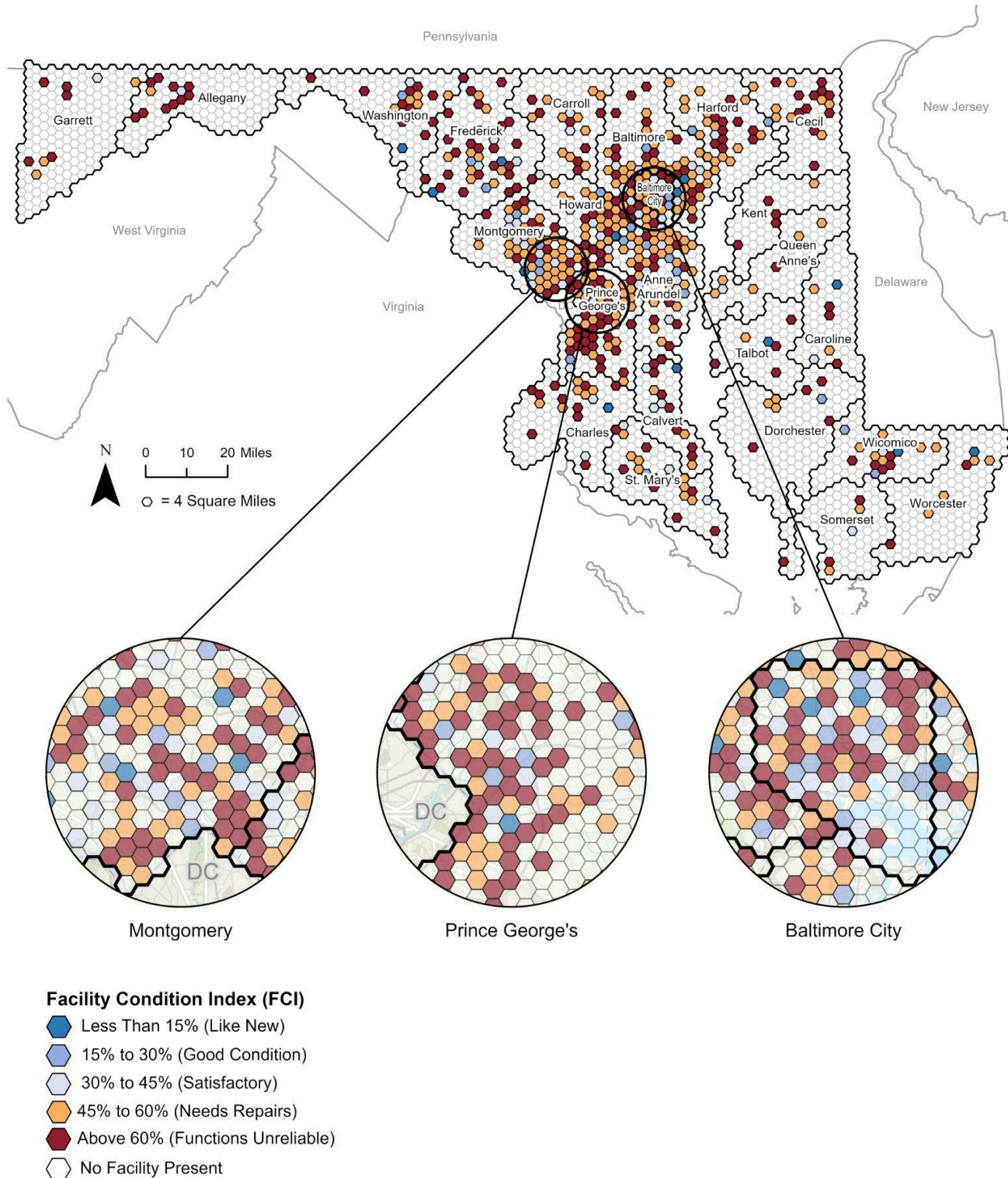


Figure 4 below presents the facility-level FCI scores geographically and within FCI bands. An interactive version of this map is available [on the IAC's website](#).

Figure 4: FCI Scores Statewide Mapped, FY 2025



Scope of the SFA

The SFA began in Fiscal Year 2021 with a baseline assessment of all active and holding (swing space) public Pre-K–12 school facilities owned by Maryland’s 24 LEAs in 2020. Table 1 below shows the number of facilities assessed each year through FY 2025.

Table 1: Number of Facilities Assessed by Fiscal Year

Fiscal Year	Cycle	# of Active/Holding Facilities	# of Facilities Assessed
FY 2021	Baseline	1,383	1,383
FY 2022	Refresh 1	1,386	392
FY 2023	Refresh 2	1,366	328
FY 2024	Refresh 3	1,359	356
FY 2025	Refresh 4	1,361	355

Methodologies and Results for FY 2025

Pursuant to Ed. Art. §§ 5-310(c) and 5-310(e)(2), the primary measure of facility condition is the FCI. The SFA measures the condition of each of about 40 to 60 major building-system components—called “assets”—in each facility. The asset-level FCI is calculated using the following formula:

$$\frac{(Expected\ Useful\ Lifespan\ (EUL) - Observed\ Remaining\ Useful\ Lifespan\ (ORUL))}{Expected\ Useful\ Lifespan\ (EUL)}$$

Expected Useful Lifespan (EUL)

The asset-level FCIs are then used to calculate a cost-weighted average FCI for each of the seventeen major building systems within a facility and a cost-weighted average FCI for each of the seventeen major building systems across an LEA, as summarized in the following table. In addition, for each LEA, the table shows the average Projected Lifespans as a Percentage (PLP) of the expected useful lifespans of the assets to indicate how much additional lifespan the LEA is achieving through its maintenance practices. A facility system that is expected to achieve exactly its industry-standard lifespan would have a PLP of 100%.



Table 2: Average Statewide and LEA-wide FCIs by System Group, FY 2025

LEA	FCI	PLP*	Ceilings	Conveyances	Electrical Distribution	Flooring	HVAC	Interior Construction	Interior Doors and Hardware	Life Safety	Modulars	Plumbing Fixtures	Program Support Equipment	Relocatables	Roofs	Site	Skid	Structural	Wall Finishes
State-Wide	52.26%	118.20%	62.20%	53.45%	53.25%	61.75%	55.67%	53.87%	55.34%	49.72%	55.47%	58.88%	64.04%	60.77%	56.80%	55.00%	53.73%	38.35%	55.24%
Allegany County	61.61%	132.29%	72.89%	67.95%	62.61%	69.96%	66.57%	58.15%	71.40%	65.20%	N/A	71.70%	71.71%	N/A	50.87%	62.02%	67.22%	51.44%	60.40%
Anne Arundel County	48.17%	116.85%	56.43%	49.18%	49.62%	58.29%	51.55%	50.55%	38.29%	44.80%	44.35%	59.39%	59.76%	52.46%	57.41%	46.26%	47.48%	33.39%	43.29%
Baltimore City	53.05%	123.90%	62.53%	48.07%	52.51%	67.72%	49.61%	57.62%	56.98%	42.50%	57.24%	56.27%	65.28%	69.92%	55.71%	52.94%	54.83%	46.66%	61.66%
Baltimore County	53.40%	119.44%	63.69%	52.25%	48.17%	68.44%	52.50%	57.62%	57.08%	50.87%	47.71%	60.76%	66.59%	46.49%	56.76%	61.90%	54.88%	43.64%	61.69%
Calvert County	50.50%	113.63%	62.57%	57.71%	52.17%	50.20%	56.15%	48.47%	54.29%	53.28%	90.99%	56.75%	56.80%	80.58%	64.31%	55.89%	52.55%	27.11%	56.78%
Caroline County	52.09%	115.11%	66.55%	56.29%	55.19%	51.76%	61.25%	52.33%	49.03%	48.42%	95.00%	53.70%	60.79%	58.06%	41.63%	49.46%	55.30%	44.89%	58.42%
Carroll County	53.74%	115.96%	65.94%	66.41%	58.91%	59.26%	63.29%	53.50%	64.07%	55.55%	82.15%	60.45%	68.71%	68.55%	44.98%	56.57%	57.24%	36.55%	65.17%
Cecil County	58.14%	118.05%	68.40%	69.83%	55.57%	70.14%	65.59%	58.44%	65.17%	59.29%	72.67%	63.56%	65.38%	60.99%	59.55%	61.49%	61.22%	43.38%	64.23%
Charles County	53.61%	118.63%	60.39%	48.32%	56.18%	59.34%	59.36%	50.57%	50.53%	52.31%	77.09%	59.87%	58.93%	68.37%	59.21%	54.32%	54.28%	37.28%	41.29%
Dorchester County	48.96%	118.07%	70.28%	53.46%	53.76%	60.54%	64.56%	37.56%	58.48%	52.56%	86.71%	57.01%	67.30%	74.62%	33.05%	56.91%	50.08%	30.39%	68.30%
Frederick County	50.91%	116.42%	65.13%	56.21%	51.74%	55.86%	61.00%	50.71%	54.53%	48.54%	56.21%	56.53%	61.19%	69.71%	60.82%	54.58%	51.29%	32.41%	53.27%
Garrett County	61.78%	115.20%	77.87%	70.03%	68.16%	61.90%	59.84%	61.93%	72.24%	65.66%	75.00%	76.77%	65.17%	60.00%	70.04%	56.64%	61.71%	45.33%	48.01%
Harford County	52.12%	117.22%	59.90%	57.12%	47.50%	66.52%	56.30%	53.94%	59.08%	53.69%	70.34%	62.48%	66.36%	69.84%	60.07%	55.92%	54.96%	36.52%	63.83%
Howard County	50.13%	111.46%	57.25%	58.26%	47.21%	56.01%	59.24%	48.80%	49.14%	49.58%	38.99%	53.84%	62.90%	60.25%	60.77%	56.01%	51.09%	34.42%	47.12%
Kent County	64.57%	121.72%	77.83%	84.00%	62.69%	66.98%	63.92%	64.12%	64.39%	68.16%	N/A	72.49%	85.88%	N/A	56.67%	69.78%	68.15%	59.16%	N/A
Montgomery County	49.10%	113.53%	60.03%	56.27%	54.98%	57.49%	53.98%	48.70%	52.73%	47.88%	41.19%	53.97%	61.41%	54.36%	51.73%	51.26%	49.93%	32.61%	53.22%
Prince George's County	56.01%	125.16%	65.31%	44.34%	58.66%	63.05%	56.53%	57.51%	65.85%	52.82%	51.72%	63.40%	67.87%	68.37%	64.47%	59.54%	57.12%	40.71%	44.96%
Queen Anne's County	54.41%	112.11%	72.17%	57.21%	56.99%	52.95%	68.45%	54.74%	52.22%	53.07%	80.00%	54.13%	63.41%	61.67%	58.92%	52.93%	55.43%	36.93%	61.21%
Somerset County	50.38%	112.82%	61.14%	56.42%	48.96%	57.68%	53.66%	55.17%	49.50%	47.93%	85.00%	57.28%	63.41%	51.10%	43.38%	66.90%	56.77%	38.61%	53.13%
St. Mary's County	53.83%	114.22%	59.19%	62.13%	56.05%	44.77%	60.46%	54.17%	54.26%	47.90%	64.79%	62.39%	58.73%	69.75%	54.01%	46.96%	61.93%	42.57%	51.05%
Talbot County	49.56%	114.87%	67.56%	62.00%	51.47%	46.34%	59.36%	52.75%	47.88%	49.11%	95.00%	52.47%	56.68%	N/A	44.19%	42.60%	52.32%	42.52%	26.39%
Washington County	58.39%	121.25%	68.57%	58.66%	62.45%	61.66%	60.26%	60.09%	67.47%	62.74%	46.86%	74.60%	72.02%	62.19%	51.79%	61.69%	56.17%	47.31%	47.90%
Wicomico County	48.08%	113.37%	52.67%	54.07%	47.88%	55.64%	46.66%	50.92%	55.26%	43.25%	56.51%	53.49%	65.82%	68.09%	49.35%	45.61%	51.67%	37.34%	83.01%
Worcester County	52.88%	118.61%	66.22%	66.87%	52.26%	55.91%	65.01%	47.61%	54.94%	48.76%	N/A	56.35%	58.20%	83.37%	64.05%	57.32%	48.94%	36.00%	64.90%

*Projected Lifespan as a Percentage (PLP) of Expected Useful Lifespan



Looking Forward

With the conclusion of Refresh Cycle 4, all public Pre-K-12 school facilities in the state that were assessed in the first baseline assessment have had a refresh assessment conducted. IAC staff continue to perform baseline assessments as new and replacement facilities are built and then incorporate those facilities into the typical assessment cycles.

Work still remains on the State level to incorporate physical condition data with educational sufficiency data to allow the State to generate a Maryland Condition Index (MDCI) score for each facility, which will populate a ranked list of facilities with the highest needs. The exact method of calculating MDCI scores depends on category relevancy weighting that will be set by the Assessment and Funding Workgroup, which has yet to reconvene.

When MDCI scores can be calculated, and no earlier than FY 2028, this ranked list may be used by the IAC to determine which facilities might receive State funding from the Nancy K. Kopp Public School Facilities Priority Fund, established in Ed. Art § 5-326.