State of Maryland

Interagency Commission on School Construction

Statewide Facilities Assessment
FY 2026 Annual Report

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Report required pursuant to Education Article § 5-310(b)(4), Annotated Code of Md.

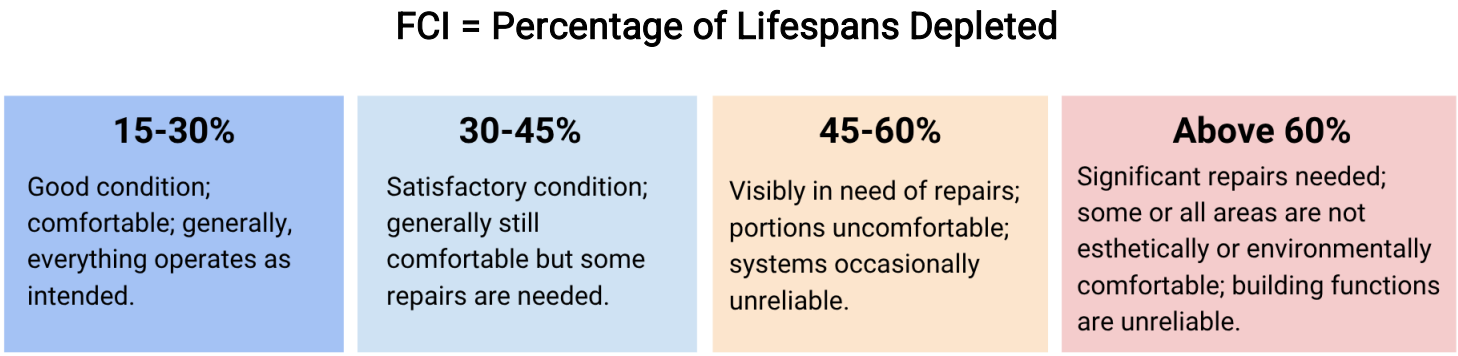
Executive Summary

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 approximately 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 industry 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 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; each FCI band and a basic description is in Figure 1.

Figure 1: Facility Condition Index Bands



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 2026 assessment cycle, which began in August 2025 and continued through May 2026. 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, because they are part of the portfolio of school facilities that the LEA must maintain.

The FY 2026 Statewide average asset FCI is 52.18%, 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 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)	571	42%
45% to 60% (Needs Repairs)	524	39%
30% to 45% (Satisfactory)	111	8%
15% to 30% (Good Condition)	86	6%
Less than 15% (Like New)	58	4%
Total	**1350**	**100%**

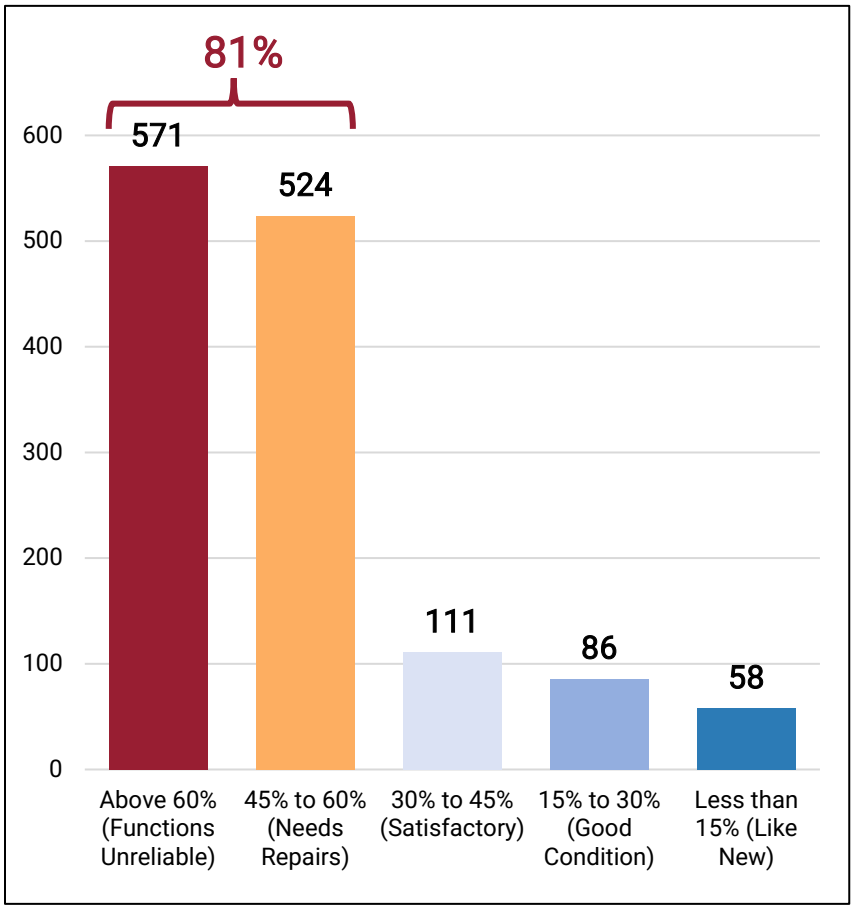


Figure 3: Number of Facilities by LEA in Each FCI Band, FY 2026

Each bar displays the count of school facilities scoring in each FCI band in each LEA.

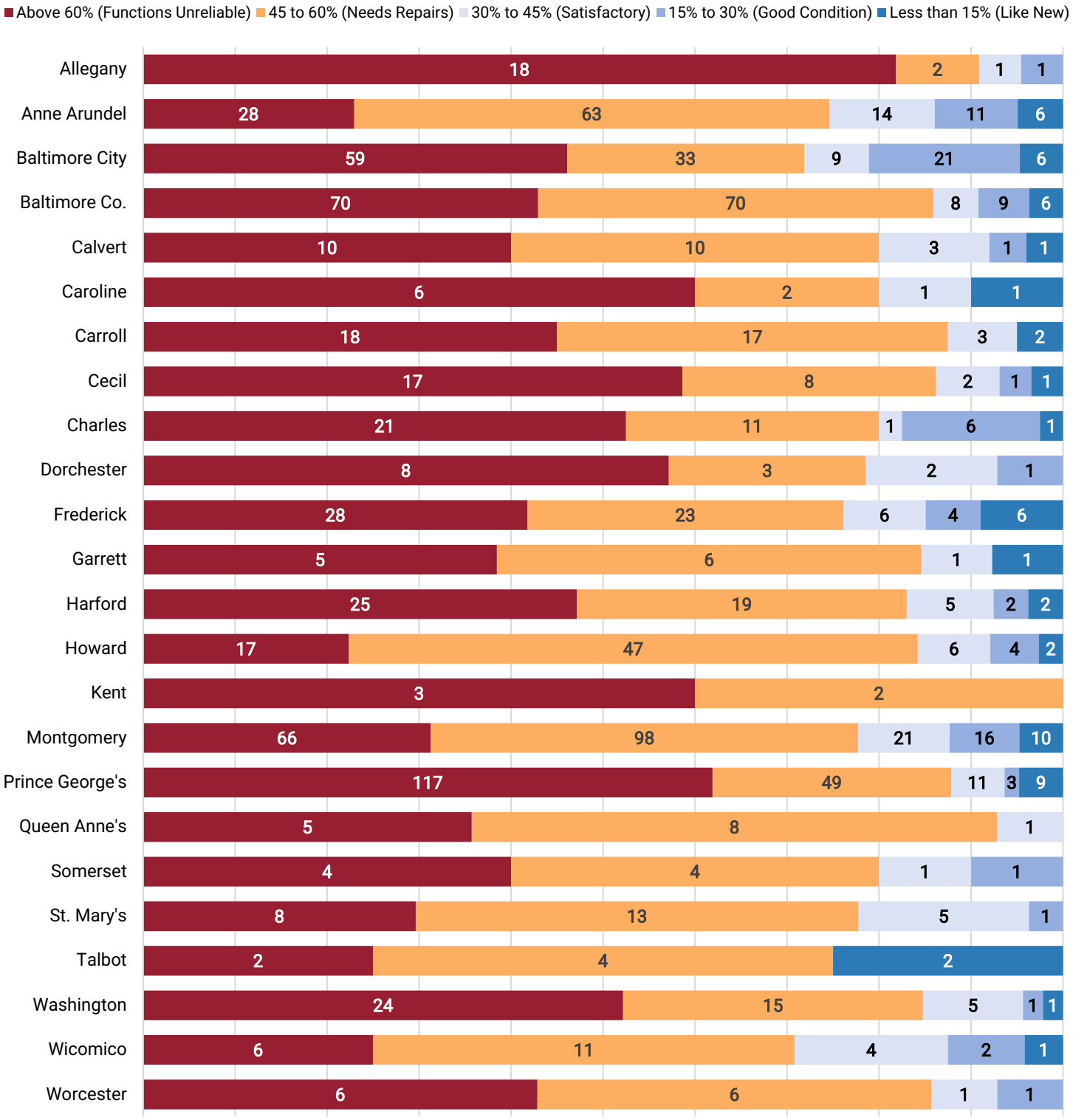
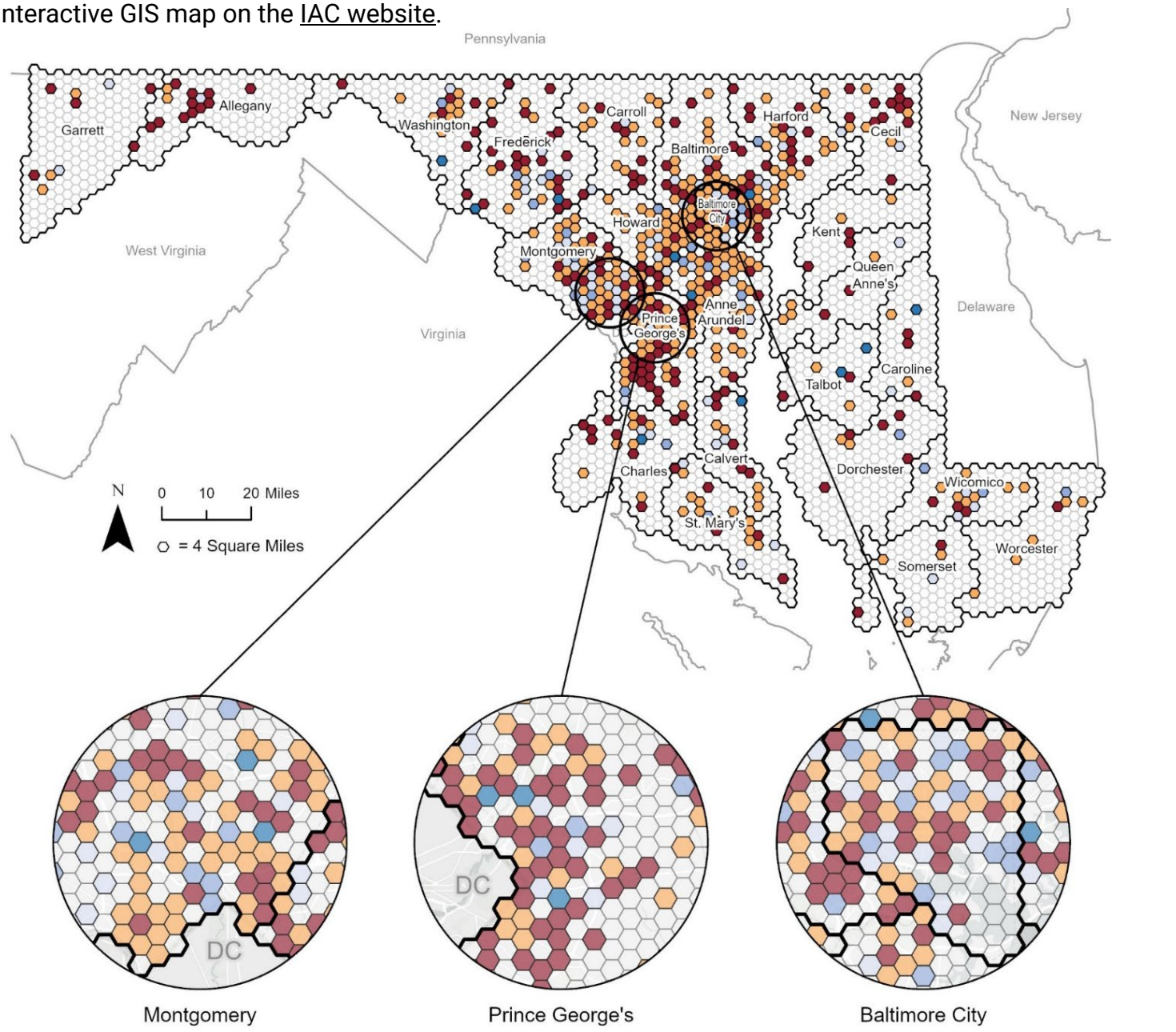


Figure 4: FCI Scores Statewide Mapped, FY 2026

Figure 4 below presents the facility-level FCI scores geographically and within FCI bands. Facility Condition Index (FCI) is aggregated by 4 sq. mi. hexagonal grid. Given jurisdiction edges are approximated by the grids; facilities whose true location is outside of their gridded jurisdiction boundary have been reassigned to the nearest grid within the proper jurisdiction. The three large scale (1 sq. mi. hexagonal grid) call-out exhibits display aggregate FCI for high density areas. FCI scores for individual facilities can be found in an interactive GIS map on the IAC website.



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 2026.

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
FY 2026	Refresh 5	1,350	360

Methodologies and Results for FY 2026

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:

> *Subtract the Observed Remaining Useful Lifespan (ORUL) from Expected Useful Lifespan (EUL), then divide that result by 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 that can exist within a facility and a cost-weighted average FCI for each of the seventeen major building systems across an LEA, as summarized in Table 2 on the next page. 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%.

FCI by System Group

Table 2: Average Statewide and LEA-wide FCIs by System Group, FY 2026

Column 3 records LEA-level cost-weighted average PLP, which is the Projected Lifespan as a Percentage of Expected Useful Lifespan.

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	Skin	Structural	Wall Finishes
Statewide	**52.18%**	**118.60%**	**60.14%**	**53.36%**	**53.42%**	**60.17%**	**54.26%**	**54.92%**	**55.85%**	**51.28%**	**55.93%**	**58.44%**	**63.50%**	**58.93%**	**56.05%**	**54.22%**	**53.63%**	**39.56%**	**52.47%**
Allegany	62.27%	132.53%	72.48%	70.98%	65.48%	69.10%	66.22%	59.18%	71.92%	68.29%	N/A	72.13%	72.78%	N/A	55.13%	61.24%	64.65%	51.57%	61.83%
Anne Arundel	49.11%	117.88%	52.17%	46.39%	50.52%	54.96%	51.00%	52.20%	44.27%	47.03%	43.69%	59.77%	59.14%	56.58%	57.06%	46.92%	47.83%	37.74%	37.50%
Baltimore City	51.94%	123.69%	57.38%	47.69%	50.22%	63.64%	48.98%	58.04%	55.34%	45.57%	61.91%	53.60%	62.56%	69.74%	50.56%	51.95%	53.92%	47.75%	53.57%
Baltimore Co.	54.26%	120.30%	61.69%	54.20%	49.84%	67.28%	52.28%	59.08%	57.43%	51.73%	51.53%	60.78%	67.49%	49.32%	57.22%	60.43%	55.23%	46.67%	60.51%
Calvert	50.68%	113.74%	63.03%	61.29%	50.66%	52.02%	56.41%	49.99%	55.54%	55.14%	89.58%	56.69%	60.02%	78.54%	64.73%	54.20%	53.54%	29.22%	40.72%
Caroline	53.23%	116.54%	67.49%	54.05%	56.86%	51.63%	62.15%	55.45%	52.07%	51.64%	N/A	55.48%	64.25%	52.71%	38.98%	54.47%	57.26%	45.65%	60.83%
Carroll	54.09%	117.18%	64.77%	65.67%	58.32%	59.32%	62.29%	54.93%	64.93%	57.89%	70.00%	60.11%	67.38%	66.17%	47.49%	55.10%	58.42%	37.67%	66.52%
Cecil	59.34%	119.24%	69.79%	72.12%	56.15%	68.99%	67.29%	60.26%	66.76%	60.28%	40.00%	67.81%	67.14%	60.31%	61.18%	63.48%	60.99%	45.43%	64.49%
Charles	52.57%	118.53%	60.16%	49.55%	54.21%	55.23%	55.34%	51.98%	50.93%	52.71%	73.82%	58.96%	59.21%	58.56%	60.34%	54.74%	54.25%	38.05%	36.94%
Dorchester	50.28%	118.61%	71.85%	57.46%	55.57%	59.28%	65.96%	41.90%	58.77%	54.42%	55.00%	58.43%	69.23%	71.56%	34.46%	57.22%	51.63%	32.69%	72.74%
Frederick	49.86%	116.89%	61.32%	56.69%	51.46%	55.66%	58.90%	50.54%	52.31%	50.72%	53.63%	56.24%	59.95%	74.48%	60.26%	50.17%	49.14%	31.46%	51.33%
Garrett	50.32%	117.55%	61.65%	74.37%	52.65%	45.13%	38.90%	56.12%	54.61%	46.53%	80.00%	59.58%	51.44%	66.67%	49.56%	40.55%	57.26%	49.18%	49.22%
Harford	50.79%	116.79%	55.00%	52.85%	46.83%	63.87%	50.13%	55.93%	58.50%	50.27%	75.49%	57.71%	67.25%	68.10%	59.62%	55.49%	54.77%	37.80%	63.54%
Howard	50.09%	112.09%	58.07%	52.78%	49.58%	54.91%	56.41%	49.72%	49.80%	50.84%	46.83%	53.14%	62.43%	58.08%	61.50%	56.41%	50.15%	34.44%	49.20%
Kent	60.74%	126.82%	76.03%	88.00%	56.17%	61.02%	64.89%	65.45%	66.09%	75.35%	N/A	79.50%	80.08%	73.33%	31.54%	61.49%	68.50%	58.42%	N/A
Montgomery	49.46%	113.48%	58.60%	56.96%	55.75%	56.63%	53.84%	49.17%	53.20%	50.75%	43.62%	53.29%	60.85%	51.09%	53.64%	50.65%	49.61%	33.03%	50.30%
Prince George's	56.27%	125.67%	65.21%	44.45%	59.65%	63.78%	54.98%	59.15%	66.52%	54.48%	53.63%	64.81%	67.43%	64.18%	62.52%	58.95%	57.86%	41.50%	46.41%
Queen Anne's	56.15%	112.93%	71.85%	59.18%	59.79%	55.18%	69.95%	56.17%	54.57%	53.43%	85.00%	55.25%	67.16%	66.88%	60.83%	56.10%	56.32%	37.85%	63.42%
Somerset	48.40%	113.93%	56.62%	56.84%	40.65%	52.02%	52.27%	56.20%	47.98%	49.09%	40.00%	57.03%	57.09%	33.83%	48.00%	65.83%	56.00%	40.32%	30.95%
St. Mary's	53.85%	114.05%	57.47%	66.39%	56.55%	46.90%	54.96%	55.98%	55.52%	48.01%	67.23%	63.01%	60.21%	69.25%	54.89%	47.45%	63.14%	43.21%	52.37%
Talbot	45.75%	113.54%	61.65%	66.92%	43.08%	45.41%	55.63%	56.44%	45.03%	48.11%	N/A	51.22%	51.08%	N/A	32.30%	38.73%	49.66%	42.94%	27.47%
Washington	56.53%	123.44%	67.18%	58.77%	60.76%	59.86%	59.56%	58.39%	66.47%	61.87%	32.06%	72.02%	68.72%	59.30%	47.66%	58.58%	56.84%	45.78%	48.23%
Wicomico	45.98%	113.40%	48.10%	51.94%	47.80%	55.32%	39.13%	53.46%	53.12%	41.67%	63.65%	59.14%	62.48%	56.88%	35.24%	48.91%	52.59%	39.19%	73.49%
Worcester	53.43%	119.21%	64.76%	71.65%	53.12%	58.45%	64.84%	49.45%	55.20%	50.34%	N/A	57.08%	59.77%	72.32%	61.74%	59.60%	51.04%	37.61%	59.91%

In addition to the FCI, Ed. Art. § 5-310(b)(2)(ii) requires that the assessments include data on the following items, organized here into Groups as follows. Many of these items are inherently difficult to assess due to potentially rapid changes occurring throughout a given day and from season to season, as well as due to varying approaches to facilities operations across Maryland's LEAs. The IAC's methods for collecting data for each of these items are described below.

Group A: The functionality of heating, ventilation, and air-conditioning (HVAC) systems; life-safety systems; roofs; emergency-communication systems; and any additional critical building systems identified by the IAC.

The SFA measures the condition of these systems in the form of an FCI figure for the HVAC system; an FCI figure for the life-safety systems, which includes fire alarms; and an FCI figure for the electrical-distribution system, which includes the emergency-communication system. These figures at the LEA level are shown above in Table 2 and are available at the facility level upon request.

Group B: Temperature, humidity, and carbon dioxide levels.

As of FY 2026, LEAs have reported that there are 167 facilities experiencing persistent systemic temperature issues, 154 facilities experiencing persistent systemic humidity issues, and 10 facilities experiencing persistent systemic issues with CO2 levels. There is significant overlap between these three categories; 151 facilities had more than one of the three issues.

Group C: Lighting and acoustic levels.

LEAs identified a total of 14 facilities that have persistent acoustic issues and 13 facilities that have persistent lighting issues.

Group D: The presence of lead paint and asbestos.

Eleven LEAs reported that there was lead paint present in a total of 515 facilities but that none of those instances included friable or peeling lead paint that resulted in the loss of use of spaces or facility closures. Twenty-three LEAs reported that there are Asbestos-Containing Materials (ACMs) in a total of 692 facilities but that no ACMs were friable and resulted in the loss of use of spaces or facility closures.

Group E: A lack of needed kitchen sanitary equipment, safety equipment in laboratory spaces, and needed health room attributes.

LEAs reported that 400 schools are missing health room attributes considered to be necessary under local requirements; 213 facilities lack lab safety equipment considered necessary under local requirements; and 14 facilities are missing kitchen equipment considered necessary under local requirements.

Further Refinement of Methodologies

As noted above, the items included in Group B through E present challenges for consistent statewide data collection because the information can only be maintained at the local level and cannot be cost-effectively collected by the State. The IAC continues to work with the LEAs to develop practical and reliable methodologies for documenting and submitting this information. LEA staffing limitations and budget constraints have limited the capacity available to develop and implement new data-collection processes.

In the interim, the IAC has strengthened its internal quality-control efforts for LEA-submitted data. IAC staff review the information received for completeness and consistency and, when data appears inconsistent, incomplete, or otherwise questionable, work directly with the applicable LEA to clarify and, where appropriate, resolve questions regarding the information. These efforts are intended to improve the reliability and consistency of the data while longer-term collection methodologies continue to be developed. The IAC will continue working with the LEAs on these methodologies and will report on further progress as appropriate.

Looking Forward

With the conclusion of Refresh Cycle 4, all appropriate public Pre-K-12 school facilities in the state that were assessed in the first baseline assessment had a refresh assessment conducted. Refresh Cycle 5 began another round of refresh assessments for these school facilities, in addition to baseline assessments for new and replacement facilities that have been built. New and replacement facilities are then incorporated 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 the IAC expects will be set during FY 2027.

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.