

IAC Meeting Agenda

Thursday, October 8, 2026

Virtual Meeting at 9:00 a.m.

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Action items are indicated with an asterisk.

Introduction

- Meeting called to order
- Roll Call
- Revisions to the Agenda
- Public Comment

Agenda Items

1. Executive Director's Report
Alex Donahue, Executive Director
2. Consent Agenda*
Alex Donahue, Executive Director
 - a. September 10, 2026 Meeting Minutes – Page 2
 - b. Contract Awards – Page 7
 - c. Revisions to Previously Approved Contracts – Page 9
3. FY 2026 Statewide Facilities Assessment Annual Report* – Page 11
Ben Kaplan, Assessment Data Coordinator
4. FY 2026 Interagency Commission on School Construction Annual Report* – Page 21
Hannah Sturm, Administrative Services Manager
5. FY 2027 Nonpublic Aging Schools Program Procedures* – Page 53
Myron Mason, Administrator II, Office of School Facilities (OSF), Maryland State Department of Education (MSDE); Semaj Tucker, School Facilities Architect Supervisor, MSDE OSF
6. Emergency Funding – St. Mary's County Public Schools – George Washington Carver Elementary School (PSC L18F032) Roof* – Page 62
Lisa Vaughn, Lead Capital Projects Manager
7. FY 2025 and 2026 Capital Improvement Program Rescission and Amendment – Howard County Public School System – Bryant Woods Elementary (PSC L13F079) Security Vestibule Project* – Page 63
Sheron Johnson, Funding Programs Administrator; Laura Smyles, Special Projects Capital Projects Manager
8. FY 2027 Baltimore City HVAC Program Procedures* – Page 64
Cassandra Viscarra, Deputy Director

Announcements



Item 2.A. September 10, 2026 IAC Meeting Minutes

Motion:

To approve the draft September 10, 2026 IAC Meeting Minutes, as presented.



DRAFT Meeting Minutes – September 10, 2026

Call to Order:

Chair Edward Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:00 a.m.

Members in Attendance:

Edward Kasemeyer, Appointee of the President of the Senate, Chair
Linda Eberhart, Appointee of the Speaker of the House, Vice-chair
Secretary Atif Chaudhry, Maryland Department of General Services
Michael Darenberg, Appointee of the Governor
Secretary Rebecca Flora, Maryland Department of Planning
Gloria Lawlah, Appointee of the President of the Senate
Dr. Carey M. Wright, State Superintendent of Schools

Members Not in Attendance:

Manish Kothari, Appointee of the Governor

Revisions to the Agenda:

None.

Public Comment:

None.

IAC Correspondence:

None.

Agenda Items:

1. Executive Director's Report – [Informational Only]

Executive Director Donahue gave a report consisting of three topics. First, he thanked the staff members of the IAC's Maintenance Effectiveness Assessment (MEA) team on their work on the MEA report and the assessments performed across the state over the past fiscal year. He noted that LEAs remediated all but 153 minor deficiencies and all major deficiencies, noting that this is a significant improvement over prior years. Next, he gave an update on the scope of facilities needs statewide. He cited numerous data giving evidence on the backlog of deferred capital maintenance and facilities renewal, and presented slides illustrating the significant number of HVAC and roof projects needed in the state, as well as needs for larger renewal projects in the state. The presented slides showed data indicating that four out of ten school facilities have a depleted condition of 60% or greater; in three out of ten school facilities, more than half of the major building systems have an observed remaining useful lifespan of 5 or fewer years, indicating these facilities are in need of significant capital maintenance, if not a facility renewal or replacement in the near term; 60% of all facilities have HVAC systems with an observed remaining useful lifespan of 5 or fewer years, 43% of all facilities (or 814 total) have roofs with observed remaining useful lifespans of 5 or fewer years, or 587 total facilities. He stated that the presented numbers demonstrate that there are a significant number of facilities with deferred

maintenance, in particular for roof and HVAC assets, but also that there is a larger need for full facility replacements and renewals and addressing multiple systems within each facility. Executive Director Donahue stated that in the coming year staff will continue to convey this severe need to the Governor, Department of Budget and Management, and fiscal committees, including providing a list of top-priority projects that must be completed to preserve functionality of LEA facilities. Finally, Executive Director Donahue commented on the joint effort undertaken by Baltimore City Schools and the Maryland Stadium Authority in identifying heating and air conditioning issues with recently built schools in Baltimore City. He stated that \$19 million was appropriated from the Strategic Energy Investment Fund (SEIF) with the express purpose of improving failing HVAC systems in Baltimore City. While HVAC problems are being diagnosed by engineers and options are being identified for long term solutions, the top priority of the IAC is to prevent as many shutdowns of facilities as is possible in the coming two years, and this funding can support smart and quick repairs to these systems to prevent shutdowns. He finally added that procedures for the Baltimore City HVAC Repair Fund would be brought to the next IAC meeting for review and approval by the Commission.

Chair Kasemeyer asked whether there is sufficient staff capacity within the IAC to manage the additional workload if additional funding is appropriated. Executive Director Donahue stated that agency capacity is not sufficient, and that staff are overstretched as it is. He added that IAC staff are in the process of requesting additional staff positions from the Department of Budget and Management, and that additional staff capacity would be needed to deal effectively with any additional funding.

Mr. Darenberg asked whether the office physically has the space available for additional staff. Executive Director Donahue stated that yes, between hybrid work, shared desk spaces, and existing unused desks there is enough room for additional employees.

Secretary Flora asked for clarification on a slide shown by Executive Director Donahue that displayed information on current facilities in need of investment, asking whether the 434 or 32% of facilities that are in need of renewal or large capital maintenance projects includes the facilities needing HVAC and roof projects in two of the other percentages displayed. Executive Director Donahue responded affirmatively and said that the slide was intended to demonstrate that the need for systems replacement is greater than just HVAC and roof projects, but that buildings in their entirety are worn out and frequently need renewal or replacement. Secretary Flora asked whether a portion of the HVAC percentage are standalone HVAC needs and whether a portion were part of a larger need for renewal in a facility and if those are also on a six year time frame, similar to the HVAC systems. Executive Director Donahue confirmed that the HVAC number was made up of both standalone needs for HVAC and larger projects in some facilities, and that the five-year timeline is for HVAC but likely will not apply to all other building systems - stating that the lifespan for the structure of a building is likely longer and may have 10-15 years left, however, the HVAC system replacement would outlast the life of the building as a whole. He added that while previous spending was focused on capacity improvements, current spending on facilities is primarily allocated toward addressing condition issues. Secretary Flora asked whether the problem would need to be funded over the next ten years, and whether the amortization would occur over the next 10-20 years. Executive Director Donahue noted that the calculations weighing replacing a single system versus a building are complicated and hard to measure exactly, but that the amount associated with replacing all roofs that need to be replaced is in the \$1 billion to \$2 billion range. He stated that, while the cost associated with full replacement of school buildings is far higher, spending that amount on roofs would limit the ability to spend funding on needed major capital improvements; whereas, if full replacements or renewals were to occur, those roof and HVAC systems would be replaced as part of those projects. Secretary Flora commented that, in regard to capacity projects versus condition projects, there is debate in some areas regarding which to focus on, and that the leveling of capacity systemwide is an interesting topic to discuss, as population distribution is not ideal, with significant growth in some areas and small or no growth in others.

Executive Director Donahue stated that staff is working to advise districts on addressing both capacity and condition needs in an integrated way and the problems must be solved together.

Secretary Chaudhry added that, regarding staff capacity, the Department of General Services has had success using contractual staff during the initial establishment of new programs or funding, and that once established those staff were not always retained and that contractual positions like this may have more available funding down the road.

2. **Consent Agenda – [Motion Carried]**

Upon a motion by Secretary Chaudhry, seconded by Krishna Tallur, the IAC voted unanimously to approve the consent agenda.

a. **August 13, 2026 Meeting Minutes**

To approve the draft August 13, 2026 IAC Meeting Minutes, as presented.

b. **Contract Awards**

To approve contract procurement as presented.

c. **Revisions to Previously Approved Contracts**

To approve the revisions to previously approved contract awards as presented to accurately reflect the adjustments to the State and local participation in the contract amounts, reversions of funds, and/or corrections to project allocation information.

d. **Change of School Name – Washington County Public Schools – Salem Avenue Elementary (PSC L21F033) – [Informational Only]**

3. **FY 2026 Maintenance Effectiveness Assessment Annual Report — [Motion Carried]**

Assessment and Maintenance Manager Scott Snyder, Lead Maintenance Assessor David Bailey, and Assessment and Maintenance Administrator Brooke Finneran presented the annual FY 2026 Maintenance Effectiveness Assessment Annual Report. The report covered how school buildings are rated for their maintenance effectiveness, the types of major and minor deficiencies, and the LEA and Statewide average scores for Maintenance Effectiveness.

Mr. Darenberg asked whether IAC staff were currently conducting conferences or meetings with LEAs on maintenance best practices or whether staff plan to do so in the future, and whether this would assist in reducing the number of deferred maintenance items. Executive Director Donahue stated that IAC staff are already doing so, and that LEA staff are familiar with the maintenance needs of facilities. He added that he is currently exploring meetings with local Boards of Education and County budget decision-makers to have conversations about the budgetary need for funding these maintenance issues. Mr. Darenberg followed up by asking whether there is a Computerized Maintenance Management System (CMMS) that has been determined to be the most effective. Executive Director Donahue stated that there are several different kinds used by districts, and while some previous systems have not remained effective, some newer developments in the industry, including some systems now using AI, are showing development is moving in the right direction.

Secretary Flora asked whether there was any correlation between areas most underfunded and behind schedule in maintenance and population growth in those areas, and whether a loss of population has resulted in a smaller tax base and less funding for this maintenance. Executive Director Donahue stated that staff has started looking into this information over the past year but currently don't have enough granular data to perform calculations such as this. He stated that what we can see shows a difference between LEAs with similar condition levels, and that districts with high growth have worse conditions for the age of their facilities than those with slower growth. However, he added that there are other factors that impact condition outcomes, including how willing an LEA is to fund maintenance and operations and other factors. Secretary Flora asked

whether there is a potential to require maintenance spending at the LEA level prior to significant condition deterioration, such as requiring a certain level of funding commitment. Executive Director Donahue stated that there is a model in Arkansas that requires a minimum of 9% of a school district's operating budget be allocated to facilities maintenance. He said that the program has proven to be so effective that many school districts in the state voluntarily increased their annual M&O spending to an average of 11%. He added that at least one member of the Maryland General Assembly has been investigating the idea for consideration as a policy proposal, and that we would support conversations around that topic, but that it's still very early in the process.

Chair Kasemeyer agreed with Secretary Flora and stated that unfortunately in many districts there is not enough funding for effective maintenance programs. He asked if there are counties that have appropriate resources but choose not to fund maintenance at an adequate level. Executive Director Donahue stated that there are some counties achieving better outcomes than others - but that he would caution against overgeneralizing when looking at a single or a few factors as to why an LEA may be seeing facility condition deteriorate, as there are many factors as to why a building condition may be what it is.

Vice-chair Eberhart asked whether county wealth was a significant factor in maintenance levels for facilities. Executive Director Donahue stated that yes, this was a notable factor. Vice-chair Eberhart added that balancing the choice of maintenance spending versus assisting with other funding to alleviate poverty levels is likely to be challenging for school boards.

Upon a motion made by Secretary Chaudhry seconded by Mr. Darenberg, the IAC voted unanimously to approve the final draft of the FY 2026 report, Maintenance of Maryland's Public School Buildings, dated October 1, 2026, pending non-substantive edits by staff.

4. Pass-Through Grant Funding Amendment – Baltimore County Public Schools — [Motion Carried]

Field Operations Administrator LaQuay Fleming presented a request from Baltimore County Public Schools to realign Pass-Through Grant Funding totaling \$10 million. She stated that BCPS requested that \$4 million in funding originally awarded to the Dundalk High School addition project and \$6 million in funding for the Lansdowne High School replacement project be rescinded for the purpose of awarding an additional \$10 million to the Pine Grove Middle School renovation/addition project, resulting in a new total award of \$11 million for the project.

Upon a motion made by Vice-chair Eberhart, seconded by Secretary Chaudhry, the IAC voted unanimously to realign a total of \$10 million of Pass-Through Grant funding, including \$4 million awarded to the Baltimore County Public Schools (BCPS) addition project at Dundalk High School (PSC L03F140) and \$6 million awarded to the BCPS replacement project at Lansdowne High School (PSC L03F149) to the BCPS Pine Grove Middle School (PSC L03F001) renovation/addition project, for a new total award of \$11 million.

Announcements:

None.

Adjournment:

Upon a motion by Vice-chair Eberhart, seconded by Secretary Flora, the IAC voted unanimously to adjourn the meeting at 9:48 am.

Item 2.B. Contract Awards

Motion:

To approve the contract procurements and project reversions as presented on the following pages.

Background Information:

All public school construction projects that are awarded State funds are required to be reviewed by IAC staff and approved by the Commission. Contract approvals only apply previously awarded funds; they are not new approvals of funding.

This Item sets the maximum funding amount that can be paid by the State on a given contract based upon a number of project-specific factors including, but not limited to:

- The total State funds that have been awarded to the project
- The amount of funds available after any prior contract approvals
- Review of eligible vs. ineligible expenses
- Use of prevailing wage rates, when required
- Inclusion of Minority Business Enterprise documentation
- Adherence to State procurement procedures
- Approval by the Local Board of Education

If an LEA confirms that a given contract will be the final contract for a project at the time that they request review and approval of a contract, this Item also reverts any remaining funds that will be unused when the project is complete.

The presented Contract Awards Report provides summary information, bid tabs and related documents are available upon request.

IAC staff recommend approval of the presented contracts.



Contract Awards Report

LEA Name	Project Name	PSC Number	Company Name	Recommended Local Funds	Recommended State Funds	Total Contract Amount	Applicable State Cost Share Percentage	Basis for Award of Contract	Date of the IAC Meeting	Recommended Reverted Funds	Recommended Reverted Funds Destination	Project Scope
Baltimore City	Hamilton Building #41/Roof	L30F021	Grimm & Parker Architecture, Inc.	\$ -	\$249,149.00	\$249,149.00	100%	Proposal	10.08.2026	\$ -	-	Design for partial TPO roof replacement of approximately 47,000 square feet.
Baltimore City	Harbor City Building - West #413/Roof	L30F213	Harris-Kupfer Architects, Inc.	\$ -	\$120,716.00	\$120,716.00	100%	Proposal	10.08.2026	\$ -	-	Design services for full TPO roof replacement of approximately 27,000 square feet.
Baltimore City	Southwest Baltimore Community School #328)/Fire Alarm Replacement	L30F249	Convergint Technologies, LLC.	\$20,159.10	\$279,506.00	\$299,665.10	100%	Proposal	10.08.2026	\$ -	-	Replacement of fire alarm system.
Baltimore City	Dickey Hill PK-8 # 201/Fire Alarm Replacement	L30F255	Ark Systems	\$ -	\$366,263.00	\$366,263.00	100%	Proposal	10.08.2026	\$ -	-	Fire alarm replacement.
Harford	Harford Academy and Elementary/Replacement	L12F064	Kinsley Construction Company	\$1,483,288.57	\$2,134,488.43	\$3,617,777.00	69%	Base Bid	10.08.2026	\$ -	-	Partial site package for new Harford Academy and Elementary school.
Harford	Harford Academy and Elementary/Replacement	L12F064	Grimm & Parker Architecture, Inc.	\$3,667,091.57	\$5,277,034.19	\$8,944,125.76	69%	Proposal	10.08.2026	\$ -	-	Design services contract for a replacement for a collocated Harford Academy (special education) and Elementary School of 218,158 sf for 875 students.

Item 2.C. Revisions to Previously Approved Contracts

Motion:

To approve the revisions to previously approved contract awards as presented to accurately reflect the adjustments to the State and local participation in the contract amounts, reversions of funds, and/or corrections to project allocation information.

Background Information:

Please see the presented report for revisions to previously approved contracts.



Revisions to Previously Approved Contracts Report

LEA Name	Project Name	PSC Number	Company Name	Original Recommended Local Funds	Revised Local Funds	Original Recommended State Funds	Revised State Funds	Total Contract Amount	State Share	Change Description	Original IAC Approval Date(s)	Recommended Reverted Funds	Recommended Reverted Funds Destination
Frederick	Middletown Elementary/Middle/Replacement	L10F085	Whiting Turner Contracting Company	\$48,348,470.00	\$48,348,470.00	\$50,236,777.00	\$50,236,777.00	\$98,585,247.00	72%	Frederick County confirmed that they will be submitting additional contracts as funding is awarded through future CIP's and that the reserved funds should be transferred from their LEA reserve account back to this project.	8/13/2026	\$ -	N/A

Item 3. **FY 2026 Statewide Facilities Assessment Annual Report**

Motion:

To approve the Statewide Facilities Assessment FY 2026 Annual Report for presentation to the Governor and General Assembly on the status of school facility conditions in the State of Maryland, pending non-substantive edits by staff.

Background Information:

Education Article § 5-310(b)(4), Annotated Code of Maryland requires that:

On or before November 1 each year, the Interagency Commission shall report to the Governor and, in accordance with § 2-1257 of the State Government Article, the General Assembly on the results of the Statewide Facilities Assessment for the immediately preceding fiscal year.

IAC staff believe that this report satisfies the requirements of Ed. Article § 5-310(b)(2)(iii) to the greatest extent possible with current available technology and funding.

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

FCI = Percentage of Lifespans Depleted

15-30%	30-45%	45-60%	Above 60%
Good condition; comfortable; generally, everything operates as intended.	Satisfactory condition; generally still comfortable but some repairs are needed.	Visibly in need of repairs; portions uncomfortable; systems occasionally unreliable.	Significant repairs needed; some or all areas are not esthetically or environmentally comfortable; building functions are unreliable.

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%

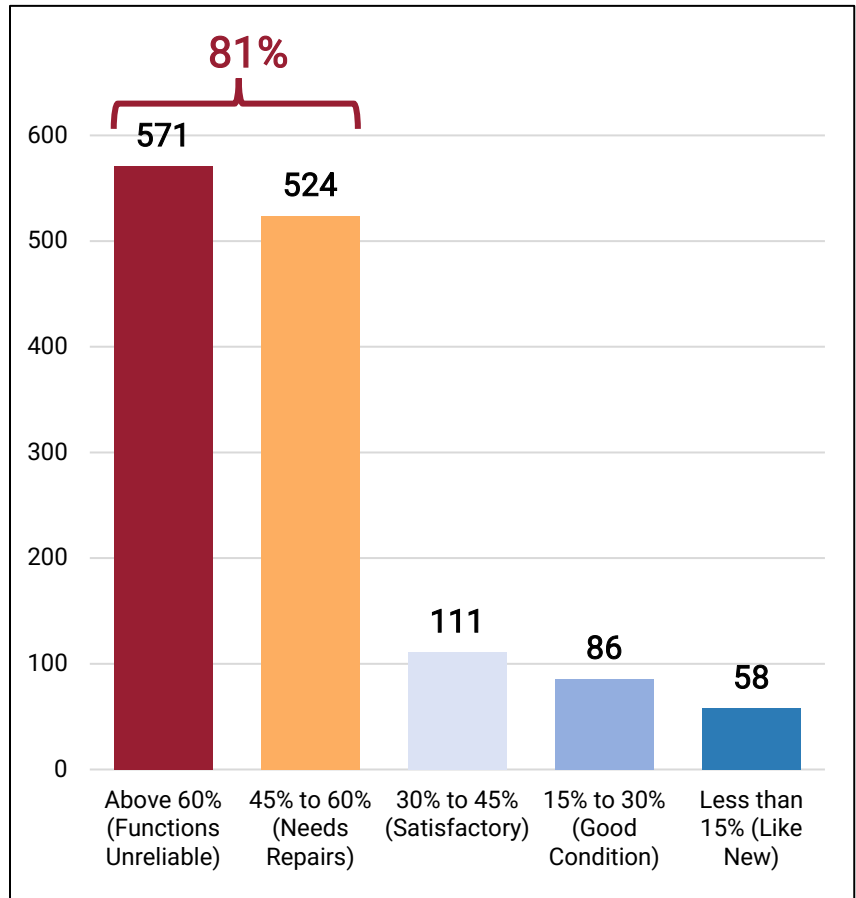


Figure 3: Number of Facilities by LEA in Each FCI Band, FY 2026

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

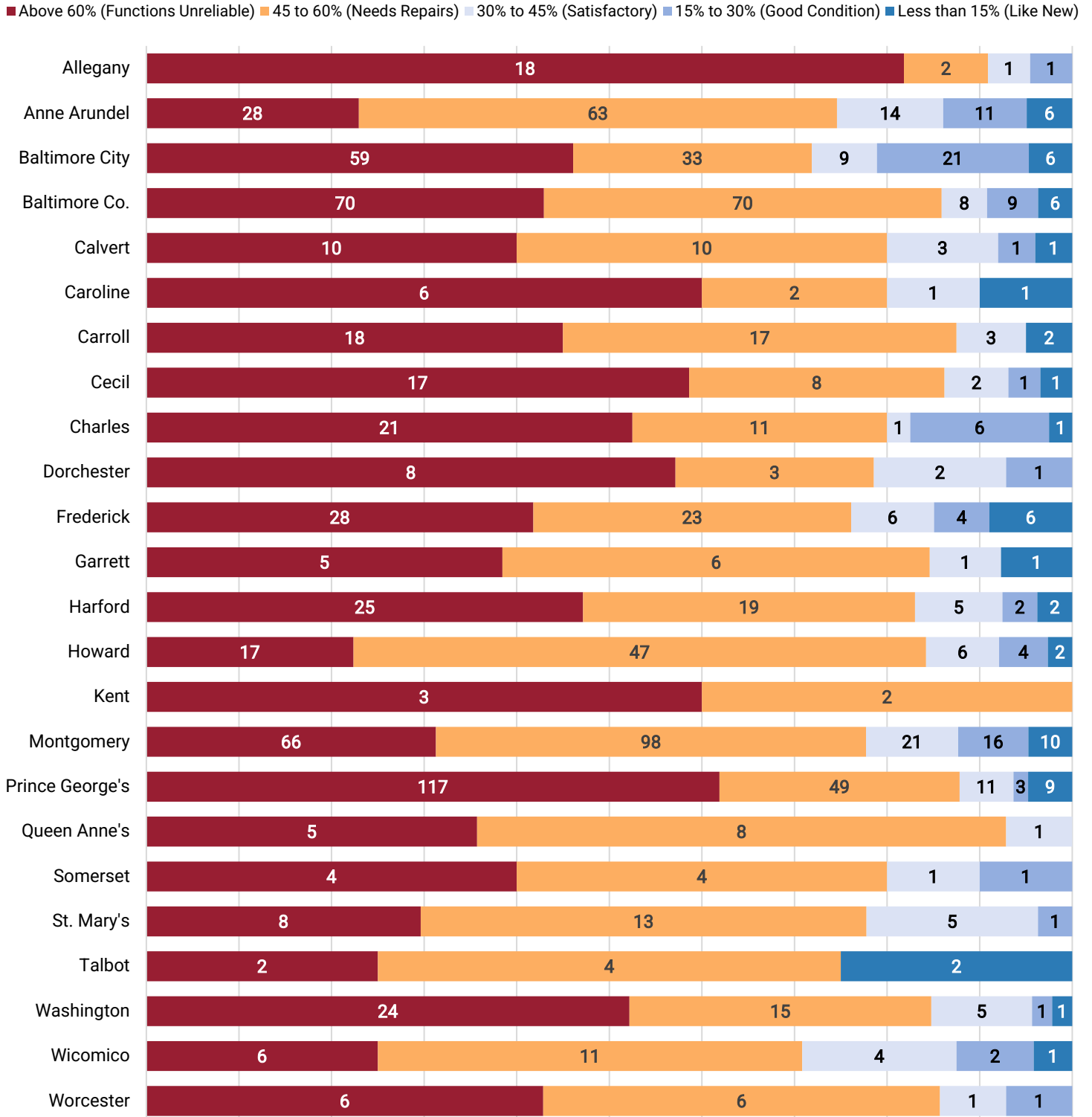
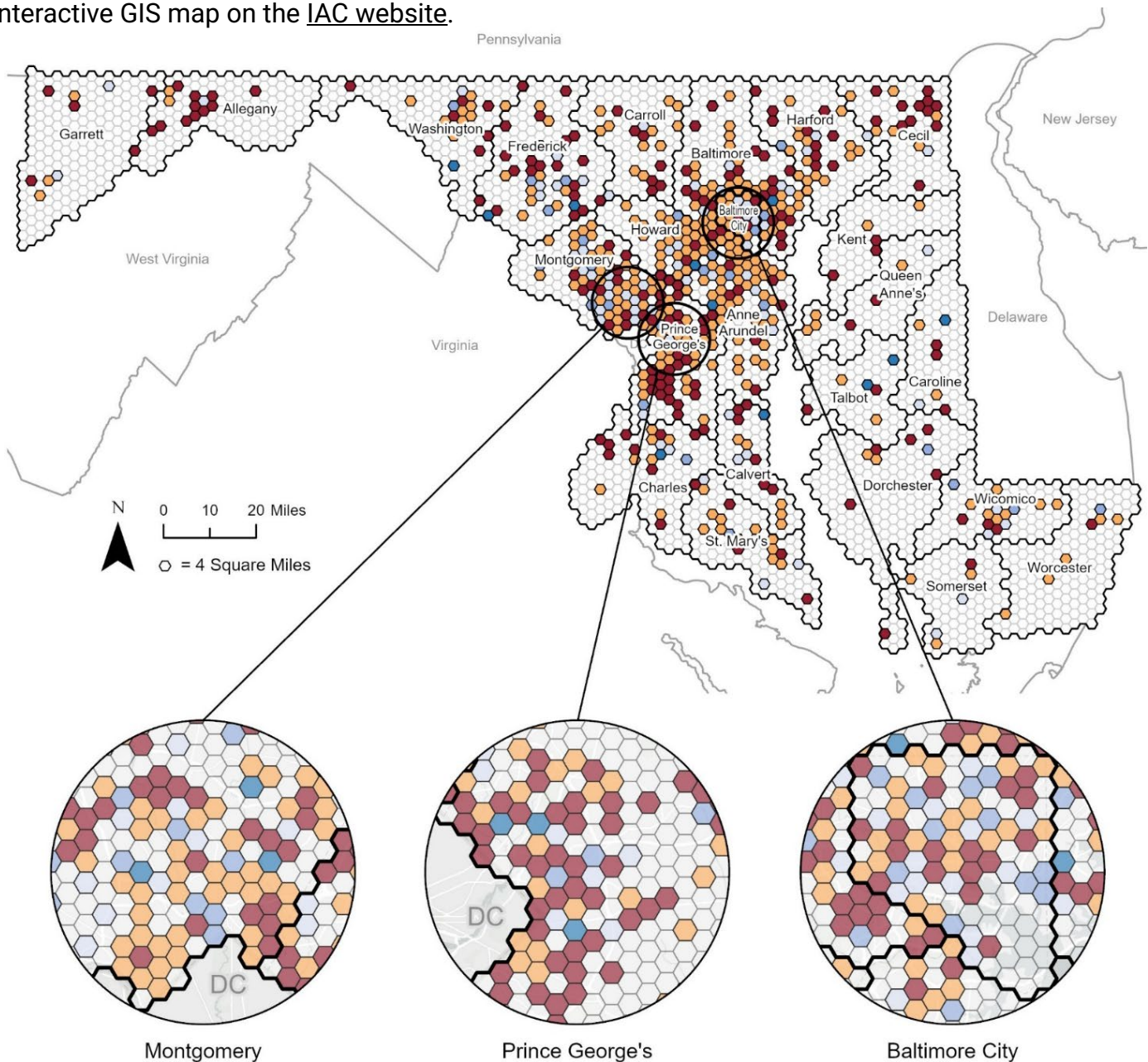
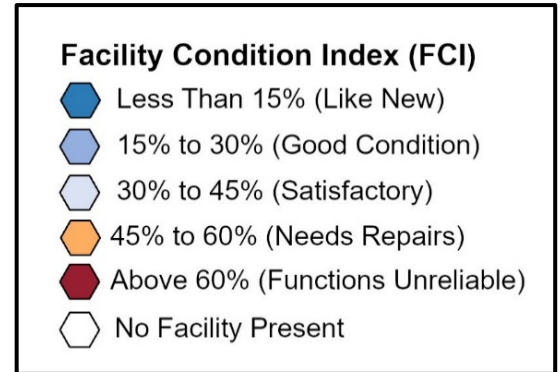


Figure 4: FCI Scores Statewide Mapped, FY 2026

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.

Item 4. Fiscal Year 2026 Annual Report

Motion:

To approve the final draft of the comprehensive *IAC Fiscal Year 2026 Annual Report*, pending non-substantive edits by staff.

Background Information:

Following this agenda Item is the final draft of the IAC's annual report. The *IAC Fiscal Year 2026 Annual Report* includes information regarding legislation, school openings, facility condition and maintenance, and financial and program reports.

State of Maryland

Interagency Commission on School Construction

Fiscal Year 2026 Annual Report



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Baltimore, MD 21201
iac.maryland.gov

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A Message From IAC Chair Ed Kasemeyer

In the last several years, Maryland's school districts have faced unprecedented financial strain on school facility portfolios. Construction cost inflation has made limited school construction budgets even tighter. Although our network of State and local employees are well equipped to make decisions that have significant cost repercussions, every decision and every dollar count more than they ever have. Each day, we face cost escalation, changes in enrollment levels, maintenance backlogs and staffing shortages, and the facility needs of new educational practices with a determination to achieve and maintain educationally sufficient school facilities for our students.

The IAC is committed to facing these challenges by making and supporting decisions not just for what we are building or maintaining today but for future years and future generations. We must build what we need to the best of our abilities, while not making financial commitments in the form of unmanageable systems or excessive square footage that would saddle Maryland's taxpayers and students with deteriorating conditions that they can't affordably maintain or replace in the coming decades.

In FY 2026, the IAC has focused on continuing to communicate and incentivize affordable solutions that involve data-driven decision making and consider the full life cycle of school facilities. You can learn more about this work throughout this report. We pledge to continue working efficiently within the bounds of the funding amounts appropriated on the State and local levels for school construction.

I encourage anyone who is invested in the condition of public schools to use and share this annual report and the Commission's other resources as tools to understand the framework, options, and current limitations of school construction in Maryland. Please read on and join us in striving for adequate funding levels and spreading the good word of responsible school facility portfolio management.



Edward Kasemeyer
Chair



The IAC's Annual Report

This report is provided in conjunction with the IAC's website as a tool for public information regarding the IAC's programs, services, and obligations. With a shared mission to achieve a safe, healthy, and educationally sufficient learning environment for every child attending a public Prekindergarten through Grade 12 school in Maryland, the IAC collaborates with Local Education Agencies and State partners in an effort for long-term sustainability of Maryland's portfolio of school facilities.

The IAC's vision is a fiscally sustainable statewide portfolio of Pre-K-12 school facilities that will remain educationally sufficient for current and future generations of students and teachers.

We hope that you will enjoy, share, and refer back to the IAC's fifth published annual report.

FY 2026

1,350

Active & Holding Pre-K-12 Public School Facilities

142 M

Gross Square Feet

876 K+

Students

\$75 Billion

Replacement Value

The Commission

IAC Members

Edward Kasemeyer, Chair

Linda Eberhart, Vice-chair

Atif Chaudhry, Secretary, Maryland Department of General Services

Michael Darenberg, Member of the Public

Rebecca Flora, Secretary, Maryland Department of Planning

Manish Kothari, Member of the Public

Gloria Lawlah, Member of the Public

Dr. Carey M. Wright, Superintendent, Maryland State Department of Education

Vacant, Appointee of the Speaker of the House

The 9 IAC Members are reported to by:

MSDE (Maryland State Department of Education, Designee: State Superintendent)

- Review Educational Specifications for alignment with LEA goals, review design submissions for alignment with Educational Specifications, and provide technical assistance and advice on school facilities architecture.

MDP (Maryland Department of Planning, Designee: Secretary of Planning)

- Development LEA-level enrollment projections, site reviews and recommendations, and provide planning advice to IAC and LEAs.

MDGS (Maryland Department of General Services, Designee: Secretary of General Services)

- Review design development and construction documents, review eligibility of items, and provide technical advice to the IAC and LEAs.

IAC (Interagency Commission, Executive Director & Staff)

- Manage programs and fiscal records, maintain Facilities Inventory Database, conduct facility and maintenance assessments, share best practices, and provide technical support.

Legislative Update

The 2026 Legislative Session was busy for the IAC with several influential bills passed.

HB 1430 and HB 854 tasked the IAC with creating two new school construction funding programs, the former mandating funding for public charter school facilities, and the latter containing intent language for the funding of non-public school facilities.

IAC staff anticipate that both new programs will require an additional staff member during FY 2027 for procedure development and implementation of the funding programs into FY 2028 and beyond, when the Public Charter School Facilities funding program is slated to be annually allocated \$200 per public charter school student, or roughly \$5 million in annual funding. The Non-public Special-Education School Facilities program contains intent language only and does not mandate funding, but aims to allocate a minimum of \$5 million to the program annually beginning in FY 2028.

The IAC's departmental bill, SB 48, contained updates to streamline processes and align statutory language with existing practices and terms. This included changing the term 'maximum State construction allocation' to 'Maximum State Award' throughout the Education Article; clarifying the circumstances under which design review is required; changing several deadlines for mandatory reports; altering the requirement of the approval process for Capital Improvement Program projects by eliminating the 75% approval stage and instead requiring two reports to LEAs and local governments on anticipated State funding levels; clarifying the circumstances under which bond debt must be paid back for facility status changes to facilities; and several other minor clarifications.

Alterations to **the State budget** will impact the IAC and LEAs significantly. Instead of allocations under the **Nancy K. Kopp Public School Priority Fund** being awarded based on Statewide project priority, for FY 2027 there will be directed allocations to seven LEAs, with the 16 remaining LEAs sharing \$1 million, effectively only enough funding for a single project. **Enrollment Growth and Relocatable Classroom** funding was also changed to allocate \$4.5 million of the total funding to "the county with the greatest percentage of enrollment growth above the statewide average," which the IAC has determined to be Frederick County. Also for EGRC, \$57.5 million of the funding is to be awarded based on "each eligible county board's proportionate share of the total full-time equivalent enrollment of the county boards that are eligible to participate in the Program," and the final \$18 million awarded based on each eligible county board's proportionate share of the percentage of their enrollment growth above the statewide average. The IAC's **CIP** was awarded \$300 million, and the School Safety Grant Program (SSGP) and **Nonpublic Aging Schools** program were also funded at \$10 million and \$5 million, respectively. Finally, the General Assembly appropriated \$18.85 million from the Strategic Energy Investment Fund to the IAC for grants to **Baltimore City Schools for projects to upgrade HVAC systems in public schools in Baltimore City**.

School Openings



Early Learning Center at Maree G. Farring PK-8 #203 Baltimore City

Baltimore, MD; Renovation/Addition
Maximum State Award: \$18,809,000
State Rated Capacity: 244
Photo: SEI



Margaret Jamieson Thornton Elementary (ES #23)

Charles County

White Plains, MD; New Construction
 Total Project Cost: \$45,197,000
 Maximum State Award: \$21,299,000
 Photo: CCPS



Green Valley Elementary

Frederick County

Monrovia, MD; Replacement
 Total Project Cost: \$47,058,655
 Maximum State Award: \$26,504,000
 State Rated Capacity: 753
 Photo: Dustin Construction



Valley Elementary Frederick County

Jefferson, MD; Replacement

Total Project Cost: \$51,437,363

Maximum State Award: \$27,009,000

State Rated Capacity: 759

Photo: Dustin Construction



Broad Ford School

Garrett County

Oakland, MD; Renovation, Relocation

Total Project Cost: \$52,577,000

Maximum State Award: \$43,358,000

Photo: GCPS



Homestead Wakefield Elementary

Harford County

Bel Air, MD; Replacement

Total Project Cost: \$85,713,334

Maximum State Award: \$36,168,000

Photo: J. Vinton Schafer Construction, LLC

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Mardela Middle and High School

Wicomico County

Mardela Springs, MD; Renovation/Addition

Total Project Cost: \$85,196,000

Maximum State Award: \$54,935,000

State Rated Capacity: 867

Photo: Tony Weeg

Helping School Districts Meet the Need

Just as every car owner has to periodically replace tires when they wear down, school facilities require significant investment to make sure that they continue to be a sufficient space for teaching and learning.

Maryland's public school districts must put a great deal of money and effort into maintaining the condition and educational sufficiency of the 1,350 Pre-K-12 facilities in our state. Based on industry standards, the costs of operations, routine maintenance, building system replacements, and full facility replacements for Maryland's schools, which have a replacement value of approximately \$76 billion, are estimated to add up to around \$4.3 billion per year. And these costs aren't the only facility costs; school districts are also working to modify facilities to decrease carbon emissions (to meet Maryland's climate protection goals) and increase classroom space for Prekindergarten (under the Blueprint for Maryland's Future). All the while, construction costs nationally are increasing, competition for adequate and available sites is steep, and new mandates are not always accompanied by supporting funding streams.

While these factors may be overwhelming or uncomfortable truths to face, the IAC, its staff, and partner agencies throughout Maryland are taking action on multiple levels to support school districts with maintaining, building, and managing their facility portfolios.

Read on to learn how the IAC aims to effectively provide funding and technical assistance to continually improve the condition of our public schools.

Assessing the Need

The IAC has identified five main areas of facilities-related need to help support decision making on the local and State levels.

The first area of need is Physical Condition.

Even with good maintenance, the physical condition of every school facility declines. Normal use results in wear and tear, and so does weather and the passage of time. Physical condition is maintained through two sets of activities, each funded through a different budget. The first is the performance of proper operational care plus required preventive and corrective maintenance, which are funded through school districts' operating budgets. The second is replacing building systems and components as they near the end of their useful lifespans, which is funded generally through school districts' capital budgets.

For maintenance & operations (M&O) activities, which include utilities and security, industry standards suggest that districts should annually spend 3% of the current replacement value (CRV) of their facilities. Maryland's Pre-K through grade 12 facility portfolio of 142.3 million gross square feet (GSF) multiplied by an estimated ownership cost of \$529 per GSF generates a total CRV of \$75.3 billion. Three percent of this total CRV equals \$2.26 billion. In Fiscal Year 2026, Maryland's LEAs' dedicated M&O budgets totaled \$1.26 billion.

Maintenance & Operations Spending Standards

3% = percentage of current replacement value (CRV)

\$75,301,217,563 = CRV of Maryland LEA's Public Pre-K-12 School Facilities (2026)

\$2,259,036,527 = Estimated amount needed

\$1,260,000,000 = Budgeted by LEAs for FY 2026

\$999,036,527 = Estimated funding gap for FY 2026

Industry standards also suggest that each LEA should annually spend an average of 3.67% of the CRV to replace building systems and components as they near the end of their useful lifespans and to address deferred maintenance. This percentage equates to an average of \$2.76 billion. In Fiscal Year 2026, Maryland's LEAs' capital budgets totaled around \$1.82 billion.

Capital Renewal Spending Standards

3.67% = percentage of current replacement value (CRV)

\$75,301,217,563 = CRV of Maryland LEA's Public Pre-K-12 School Facilities (2026)

\$2,763,554,685 = Estimated amount needed

\$1,820,000,000 = Budgeted by LEAs for FY 2026

\$943,554,685 = Estimated funding gap for FY 2026

These industry-standard-based cost estimates are very rough “ballpark” estimates because they are not based upon an assessment of actual needs. Depending upon the specific deficiencies in condition and educational sufficiency in a given school district’s facilities, the needed annual investment amounts could be higher or lower. To collect data that can bring us to a stronger prediction of facility condition and educational sufficiency – and to drive project



level State and local decision making – the IAC was tasked with adopting a Statewide Facilities Assessment (SFA) starting in 2020. IAC staff assessors periodically visit every Pre-K-12 public school facility in Maryland to collect a broad set of data of all of the major building system components in every school so conditions can be monitored and system and facility replacements can be projected.

To measure and describe physical condition, the SFA uses a percentage-of-lifespan-depleted measurement called the Facility Condition Index (FCI). Simply put, lower FCI scores are better: a FCI of 0% would indicate that a facility is brand new and not at all depleted, and anything above 60% indicates that a building isn’t functioning reliably and is visually and environmentally uncomfortable in some or all of the building. Average the FCI scores for every facility (what is referred to as the “portfolio” of facilities), and a score in the mid-30% range would be reasonable for facilities that are effectively supporting teaching and learning and are fiscally sustainable. In Maryland, the statewide portfolio has an average FCI of 52%. Individual LEA averages range from 48% up to 64%.

The second area of need is Educational Sufficiency.

The ways that education is delivered to students are continually evolving so the demands on facilities also evolve over time. Classroom instruction today looks different from how it looked just 15 years ago; as one example, it is widely agreed that open-space classrooms built in the 1970s do not support current teaching and learning practices, and LEAs have completed many open-space-enclosure projects over the last 20 years, but there is still work to be done on that front: 130 schools still contain open-space classrooms. In addition, standards and expectations today regarding environmental conditions, safety and security, and accommodating the needs of Prekindergarten and special-needs students are significantly higher than they once were.



Measuring educational sufficiency of a facility is challenging for a number of reasons:

1. Needs vary widely from school to school based on the programs they offer.
2. Standards for all programs offered do not exist.
3. Educational practices are continually changing.

Because there is no current benchmark that each facility can be measured against, the IAC's SFA cannot fully assess educational sufficiency (only space deficiencies) and therefore can't estimate the cost of making all facilities educationally sufficient. But, again using industry standards of 1% of CRV for facility alterations to support programmatic changes, this is estimated to require as much as \$783 million statewide each year. The IAC does advise LEAs to use a two birds/one stone approach by making educational-sufficiency related improvements at the same time that facilities undergo full replacement for condition reasons.

The third area of need is capacity to meet K-12 enrollment demand.

The Maryland Department of Planning projects that between 2025 and 2035, total K-12 enrollment in Maryland will decrease by approximately 7,000 students (or approximately 1%) with nine counties expected to decrease, four to hold nearly flat, and 11 to increase by more than 1%.

A lot of unpredictable variables come into play with enrollment levels: economic conditions, in- and



out-migration rates, interest rates, birth rates, LEA administrative decisions, and others. Because of this, it is impossible for the State and LEAs to precisely quantify how much enrollment-related space will be needed, but it is expected that while some of the 11 LEAs with projected enrollment increases may be able to use existing capacity for these students, some will need to add capacity through additions, replacements, or new construction.

The fourth area of need is space required for additional Prekindergarten under the Blueprint.

In FY 2024, the IAC staff developed a process to estimate the number of new Prekindergarten (Pre-K) students that each LEA may need to serve under expanded Pre-K available due to the Blueprint for Maryland's Future. The process uses data from LEAs on their existing Pre-K programs and facilities and data from the U.S. Census Bureau and the Maryland Department of Planning on local communities, populations, and income levels. The process also incorporated the Blueprint's

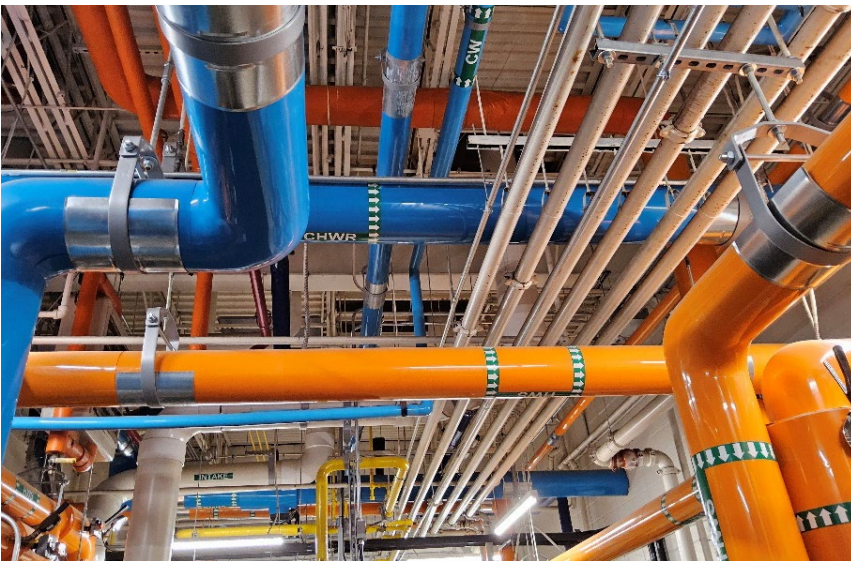
expectation that private providers would eventually serve about 50% of Pre-K students. The rough estimate showed that about 300 additional classrooms would be needed across the state. At an average cost of \$1 million per classroom, delivering the Blueprint's expectations may require around \$300 million more in capital funds over the course of a few years. This amount is in addition to the capital needs described above.

The fifth area of need is decarbonization and energy efficiency.

With an average age of square footage of 32 years, many of Maryland's school facilities were built with energy-inefficient systems that produce significant carbon-dioxide emissions. LEAs have made improvements to energy efficiency in some cases, but a large amount of work and expense is needed to align more closely with Maryland's climate-protection goals.

Governor Moore issued Executive Orders in May 2023 (01.01.2023.07) and June 2024 (01.01.2024.19) that include goals to reduce greenhouse-gas emissions by at least 60% by 2031, net-zero greenhouse-gas emissions by 2045, and 100% clean energy by 2034. In 2022, Maryland adopted goals and policies in the Climate Solutions Now Act (CSNA) (Ch. 38) to broadly apply energy efficiency and decarbonization requirements. The act did not include specific requirements for school facilities. However, due to the large scale of school-facility energy use and carbon-dioxide emissions,

decarbonization of school facilities will ultimately be necessary for meeting the state's climate protection goals. Over the past several fiscal years, the IAC staff, other State agencies including the Maryland Energy Administration, and LEAs have been collaborating on a framework for getting this work done. In parallel with this effort, the Maryland Green Building Council has established requirements that future new and replacement school facilities be fully electrified in order to support decarbonization.



Expanding State Supports

For each new, replacement, or renewal school construction project, the State only financially supports eligible costs based on the amount of space that is needed to deliver State-required educational programs and services; offerings above what the State requires must be paid for locally. Over the past several years, with efforts continuing today, the IAC staff initiated a number of ways to increase and diversify how LEAs can obtain State funding:

Increased Eligible Square Footage

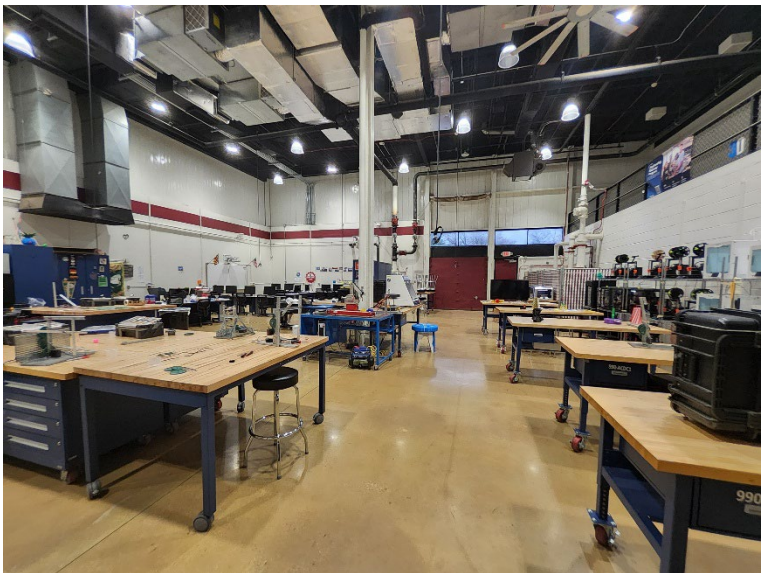
To make sure the State's limits are uniformly applied, the IAC sets (and periodically updates) the Gross Area Baseline (GAB) square footage based on traditional facility-space allocations, with additional square footage permitted for some special education programs, community spaces, Career and Technology Education (CTE) programs, and school populations with specific rates of English Language Learners and Concentrations of Poverty. The GAB takes these space needs and enrollment numbers into account to determine how much of a project the IAC can provide funding for.

The Blueprint for Maryland's Future introduced transformational improvements to our state's public education system. In 2023, the IAC staff facilitated a Blueprint Facilities Workgroup to determine how the IAC could provide greater support for the changes required by the Blueprint.

Emphasizing strategies to maximize utilization of what is built, the Workgroup reviewed facility space data and design approaches to determine how much space would be needed to implement Blueprint-related changes to prekindergarten, CTE and English Language Learner program offerings, as well as increases to support spaces for small groups, teacher collaboration, and Community School offerings. Recommendations were developed with the input of LEA and other State agency staff, with increases to the GABs approved by the IAC in September 2023.

Expanded Project Cost Eligibility

In 2020, the IAC began allowing State funding participation in costs related to project development and design up to 10% of the project's construction cost, as well as in furniture, fixtures, and equipment up to 5% of the project's construction cost. This resulted in a significant expansion of how much State funding LEAs can obtain for each major construction project, which allows more local dollars to be freed up to meet other needs.



State Cost Share Add-Ons

Every school construction project in Maryland that involves State funds is limited to a LEA-specific percentage of costs that can be paid by the State. In 2022 the General Assembly enacted State share percentage add-ons that can significantly increase State funding support for projects at schools that have a Concentration of Poverty level above 80% (a 10-percentage-point increase) and between 55% and 80% (a 5-percentage-point increase). To incentivize effective maintenance, a 5-percentage-point increase can be received for some high ratings on the facility's most recent Maintenance Effectiveness Assessment. Additionally, if a project is to build a net-zero-energy facility, a 5-percentage-point increase can be received. These add-ons can be stacked, so applicable projects can get another 20 percentage points of eligible costs covered by the State, effectively saving millions of local dollars to meet other unmet needs.

In March of 2026, the IAC also approved amendments to COMAR 14.39.02.06 to implement a new factor in calculating the State cost share that increased the State share for qualifying low-wealth counties by 25 percentage points. This change was made to support a number of counties where it was extremely difficult or impossible to fund the local share of major school construction projects within a reasonable number of years.

Connecting LEAs with Federal and Non-IAC State Funds

The IAC staff recognizes both the great need statewide for financial support for school facilities and the limitations of the support that can be provided via IAC programs. To ensure that LEAs are aware of and effectively using non-IAC funding sources, the IAC staff partners with other groups to encourage use of diverse funding options.

Staff have collaborated with a national nonprofit organization, Undaunted K-12, to deliver information to facilities staff about federal Inflation Reduction Act (IRA) Direct Pay reimbursements, which can apply to eligible components of capital projects that increase energy efficiency or fully decarbonize a facility. These federal reimbursements can result in significant savings to LEAs.

Collaboration with the Maryland Energy Administration (MEA) since FY 2024 has connected eight LEAs with technical assistance grants to help them implement clean energy practices district-wide through data analysis, implementation of Net-Zero Energy practices, and general technical and planning support. A number of LEA projects have also received awards for energy-related projects including LED relamping, boiler electrification, ground-mounted and rooftop solar projects, construction of geothermal projects, and technical studies.

IAC staff are also wrapping up use of federal State and Local Fiscal Recovery Funds, which provided approximately \$78 million for heating and cooling projects throughout the State via subrecipient grants to LEAs.

Technical Assistance

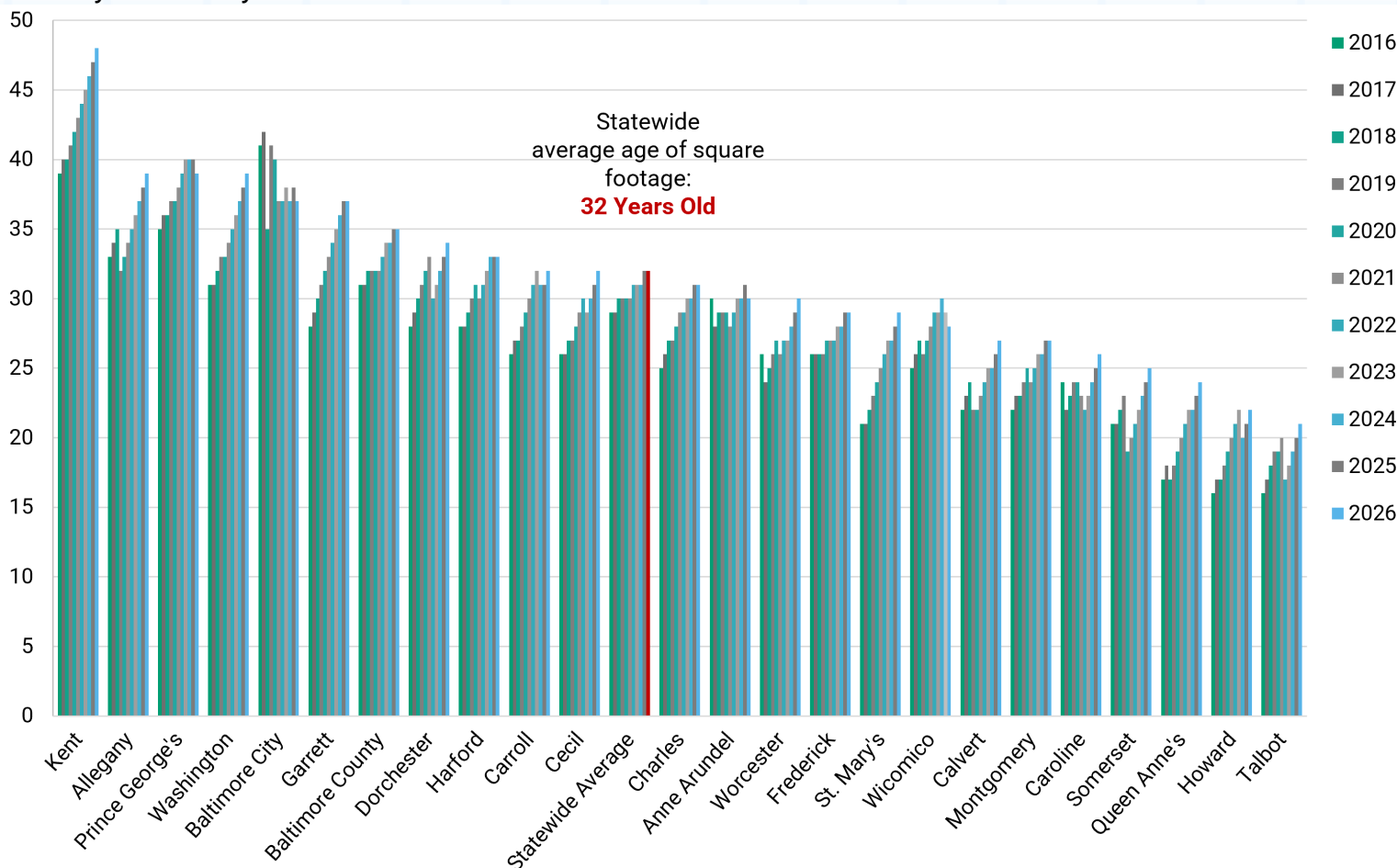
With the variety of strategies and sources of funding, the IAC staff continues to work collaboratively with LEAs to best position projects that need to be completed. A balancing act of optimizing fiscal sustainability, maximizing eligibility for financial support, making data-driven decisions, and advocating for increased funding to meet needs responsibly and proactively is ongoing for the staff of the IAC, involved State agencies, and LEA staff.

The following pages report on the status of school facility conditions as measured by the IAC's assessments as well as data about state school construction funding administered in FY 2026.

Facility Condition & Maintenance

Condition Indicators

Based solely on the average age of square footage statewide, the average age of school facilities in Maryland is 32 years.



The "Average Age" of a facility takes into account the construction dates and size of the original facility as well as any additions. For example, if a 50,000 square foot facility built in 1980 had a 50,000 square foot addition in 2000, the average age of that facility would be based on the year 1990. If the original building was 75,000 square feet and the addition was 25,000 square feet, the year would be 1985.

The IAC conducts two assessments to provide more sophisticated and accurate evaluations of the condition and maintenance of school facilities. The Maintenance Effectiveness Assessment and Statewide Facilities Assessment are detailed on the following pages.

Statewide Facilities Assessment (SFA)

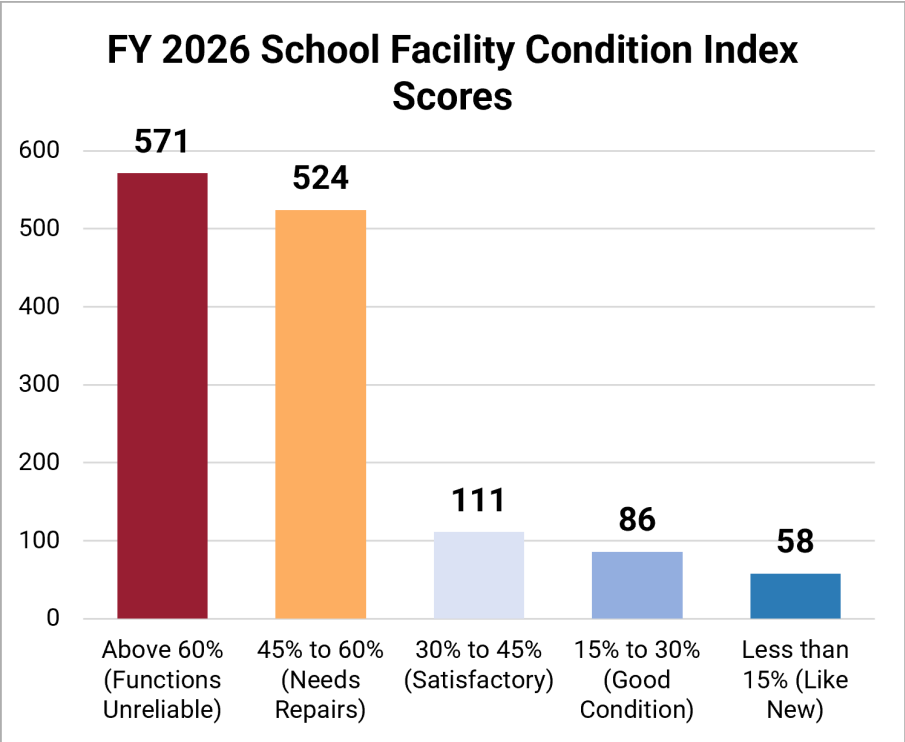
The SFA assesses the physical condition and educational sufficiency of school facilities in Maryland to give the State the ability to identify the facilities with the highest needs and to provide critical information to State and local decision makers, so they are better equipped to focus capital dollars on those facilities. The IAC’s team of assessors conducts on-site refresh assessments of approximately 25% of Maryland’s school facilities annually; each facility is re-assessed at least every four years. Facilities not assessed in a given year have their scores mathematically updated.

Using data collected in the assessment, each facility receives an **overall Facility Condition Index (FCI)** score, which conveys the amount the facility is depleted with respect to the Expected Useful Lifespan of its systems.

FCI = % of lifespan depleted. Lower scores are better.
The Statewide average FCI is 52.18%.

This indicates that on average, facilities and their systems are about halfway through their expected life-cycle. A comfortable and more fiscally sustainable average FCI would be in the 30-35% range.

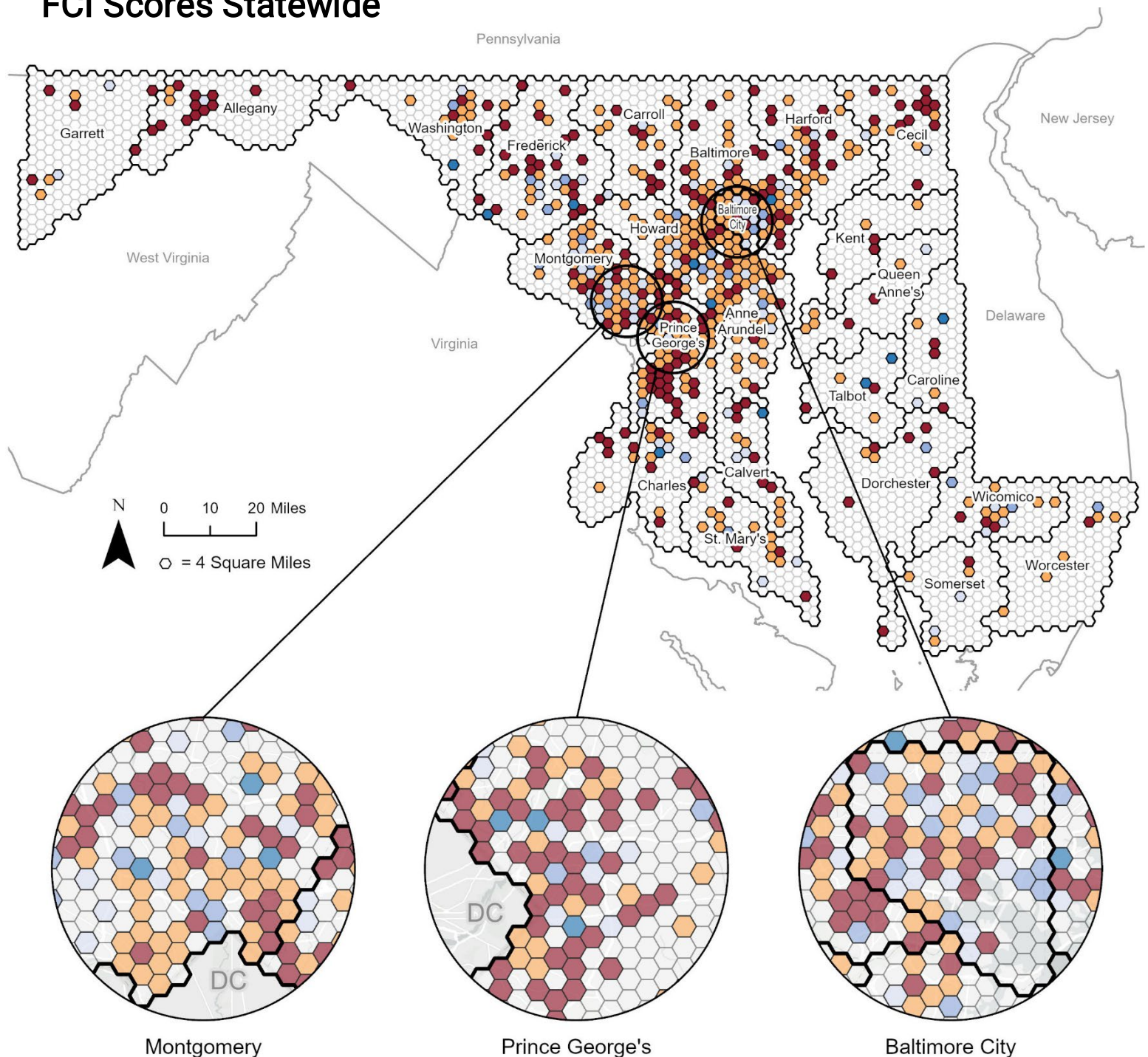
Maryland’s Workgroup on the Assessment and Funding of School Facilities is tasked with determining how the FCI scores will be weighted; then the FCI Scores can be combined with considerations of the IAC’s Educational Facilities Standards to create a combined score for each facility called the **Maryland Condition Index (MDCI)**. MDCI scores will



reflect condition and educational sufficiency and allow the State and LEAs to compare each facility against all others and make informed, data driven decisions to determine funding priority for capital construction projects. The SFA began in December 2020; the most recent assessment cycle physically assessed 360 facilities.

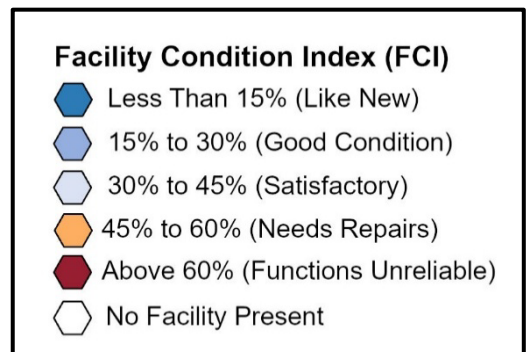
Above 60% Significant repairs needed; some or all areas are not esthetically or environmentally comfortable; building functions are unreliable.	45-60% Visibly in need of repairs; portions uncomfortable; systems occasionally unreliable.	30-45% Satisfactory condition; generally still comfortable but some repairs are needed.	15-30% Good condition; comfortable; generally, everything operates as intended.
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FCI Scores Statewide



Facility Condition Index (FCI) 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.

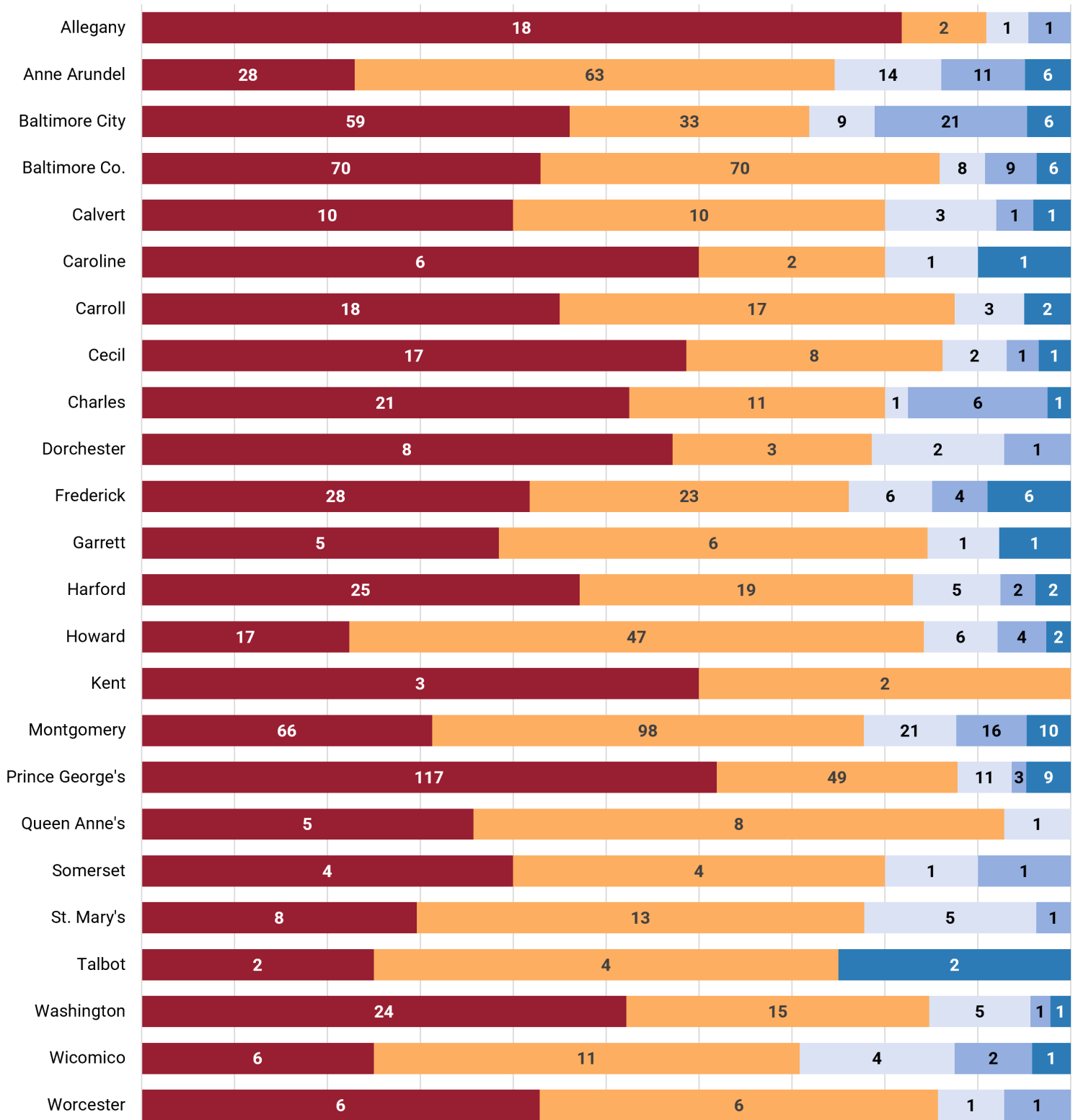
The three large scale (1 sq. mi. hexagonal grid) call-out exhibits display aggregate FCI for high density areas. FCI scores for individual facilities can be found on the [IAC website](#).



FCI by LEA

This table shows the FCI scores for schools assessed during Refresh Cycle 5, which took place throughout FY 2026. Each bar displays the count of school facilities scoring in each FCI band in each LEA.

■ Above 60% (Functions Unreliable) ■ 45 to 60% (Needs Repairs) ■ 30 to 45% (Satisfactory) ■ 15 to 30% (Good Condition) ■ Less than 15% (Like New)

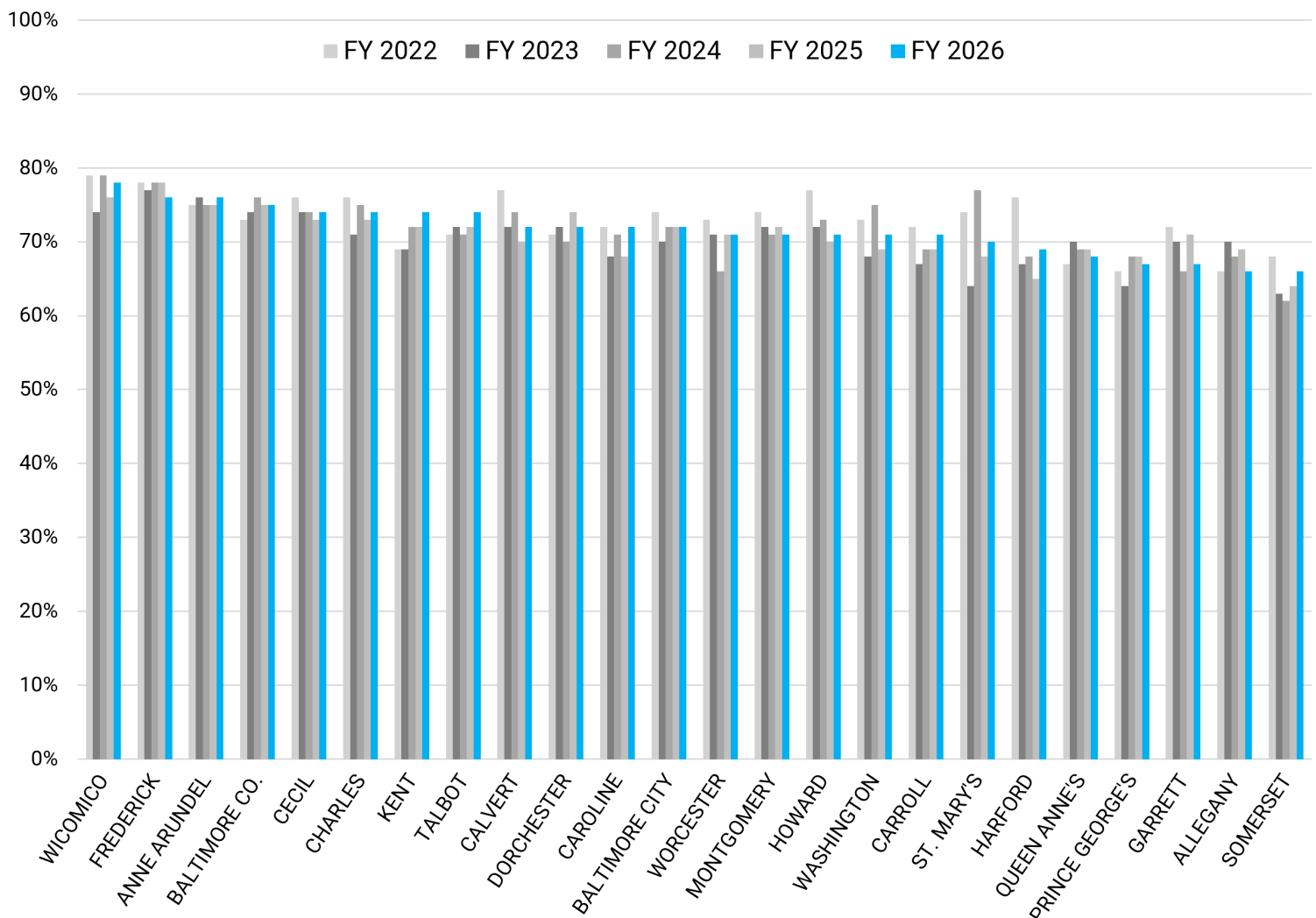


Maintenance Effectiveness Assessment (MEA)

165 facilities were assessed as part of the MEA program in FY 2026. A different sample set of facilities is assessed each year. Because of significant changes to the MEA process, results of the FY 2021 and subsequent fiscal year assessments are not comparable to results in prior years. The data below is based upon assessments for the last five cycles. MEA assessments result in a percentage rating for each facility; **the higher the score the better.**

IAC staff publishes an Annual Maintenance Report which provides detailed information about the parameters of the assessment, scoring, and LEA-specific data. These reports are published each October on the [IAC website](#). In FY 2026, LEAs had 153 unremediated deficiencies compared with 237 in the previous year and 974 in FY 2021, showing significant improvement in addressing facility problems identified by the IAC.

FY 2022-FY 2026 Average Overall MEA Ratings by LEA



Financial & Program Reports

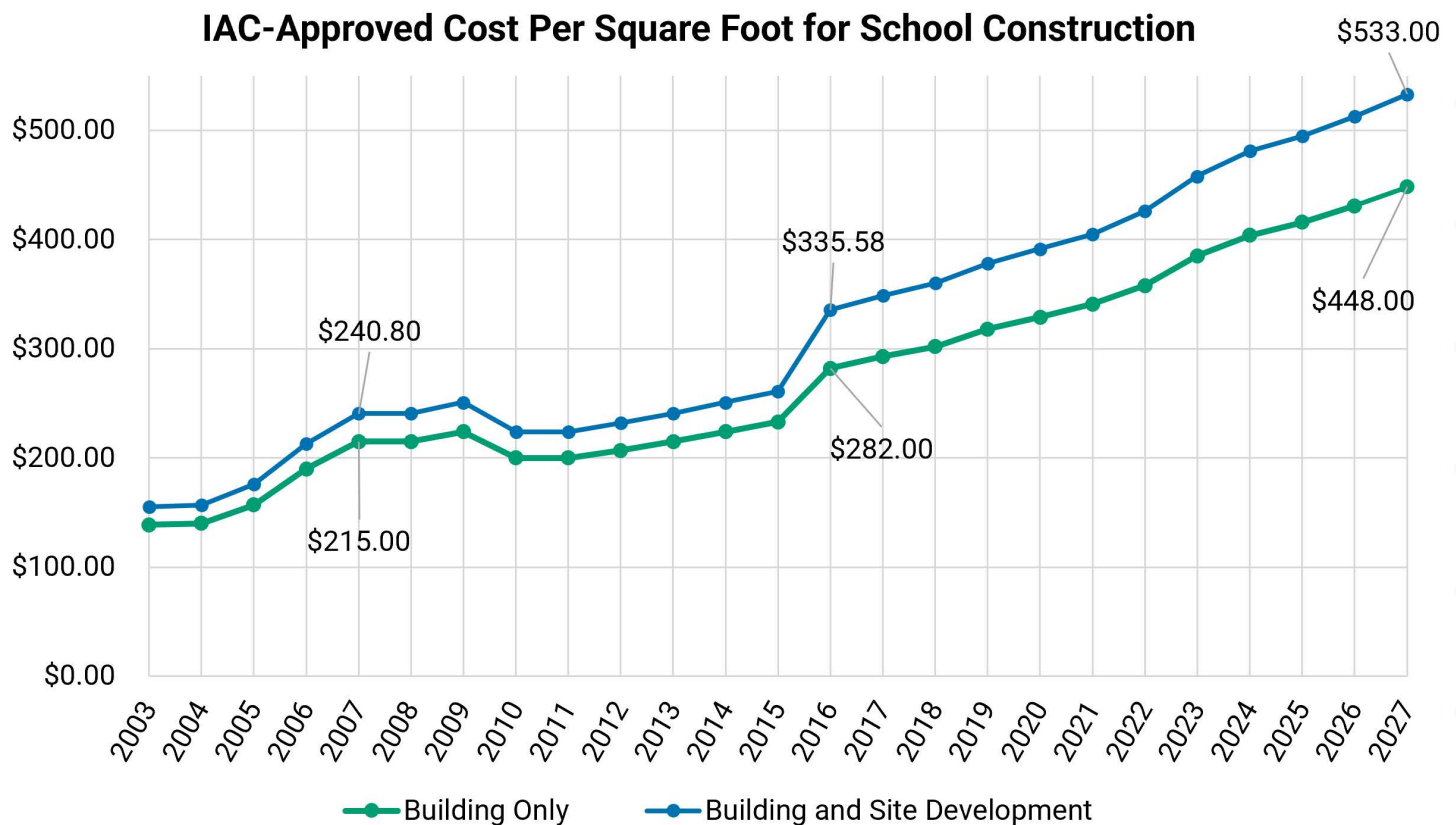
\$489,334,847 FY 2026 Appropriations

\$537,191,324 FY 2026 Awards

The funding detailed on the following pages shows the financial support the IAC was able to provide to Local Education Agencies in FY 2026. Awards include multi-year funding programs, which are not appropriated on a FY basis, and award of reserve funds and/or prior year appropriations.

IAC funding awards are based upon a number of factors, including amounts appropriated by the General Assembly, eligibility of expenses, enrollment projections, State and Local cost share percentages, baseline square footage, and IAC-approved costs per square foot.

[Read more about the IAC's funding factors on our website.](#)



Built to Learn Program

\$25,834,733 Awarded; **4** schools; **4** LEAs

BTL involves revenue bonds issued by the Maryland Stadium Authority (MSA) to fund school construction projects and provides for MSA to optionally manage projects. The total available funding for BTL is based on bond proceeds; the most recent estimate is \$1.7 billion. Approximately 92% of the anticipated funding has been awarded with \$135 million remaining to be awarded.

Capital Improvement Program

\$390,383,457 Awarded; **99** schools; **25** LEAs

The CIP is the State's largest school construction grant program. Funding can be used for major new, renewal, replacement, addition, or capital maintenance (systemic renovation) projects and includes additional funding for certain LEAs through the Enrollment Growth and Relocatable Classroom (EGRC) program. The FY 2026 CIP included new authorization funds, prior year funds, and LEA reserve funds.

Healthy School Facility Fund

\$99,146,859 Awarded; **34** schools; **14** LEAs

HSFF is for projects improving HVAC, mold remediation, temperature regulation, plumbing (including lead in drinking water), roofs, and windows. Priority is given to issues posing an immediate life, safety, or health threat to occupants. FY 2026 was the final funding year for this program and awards included new authorization funds and prior year funds.

Funding data shown in this report reflects awards made through June 30, 2026; additional awards have been made after the fiscal year end for some programs.

School Safety Grant Program

\$8,077,510 Awarded; **116** schools; **23** LEAs

SSGP provides funds for school security improvements such as access control, new camera surveillance systems, door hardware and improvements, emergency generators, campus lighting, etc. This program was administered in partnership with the Maryland Center for School Safety.

Aging Schools Program

\$10,248,765 Awarded; **47** schools; **19** LEAs

Funds projects in aging facilities for capital improvements, repairs, maintenance, and deferred maintenance. Funds can also be used to address life, safety, and public health risks that may negatively impact building occupants. FY 2026 was the final funding year for this program.

Nonpublic Aging Schools Program

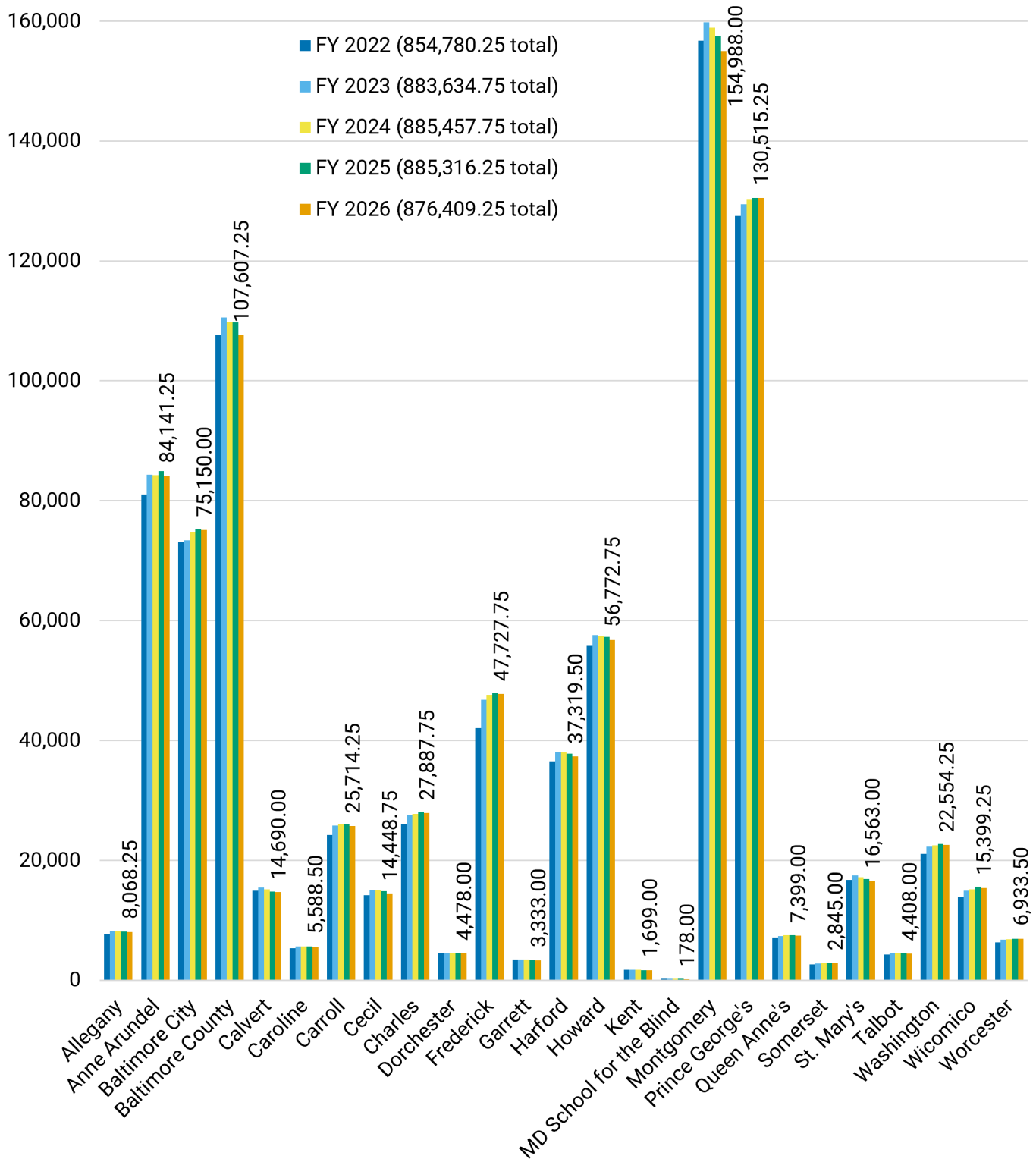
\$3,500,000 Awarded; **176** schools; **19** Counties

The Senator James E. "Ed" DeGrange Nonpublic Aging Schools program provides grants to qualifying nonpublic schools for renovations and improvements to existing nonpublic school buildings.

With the Healthy School Facility Fund and Aging Schools Program coming to an end, LEAs will have access to new funding sources in upcoming fiscal years: the Nancy K. Kopp Public Schools Priority Fund, the Public Charter School Facilities Funding Program, and the Nonpublic Special Education School Renovation Program.

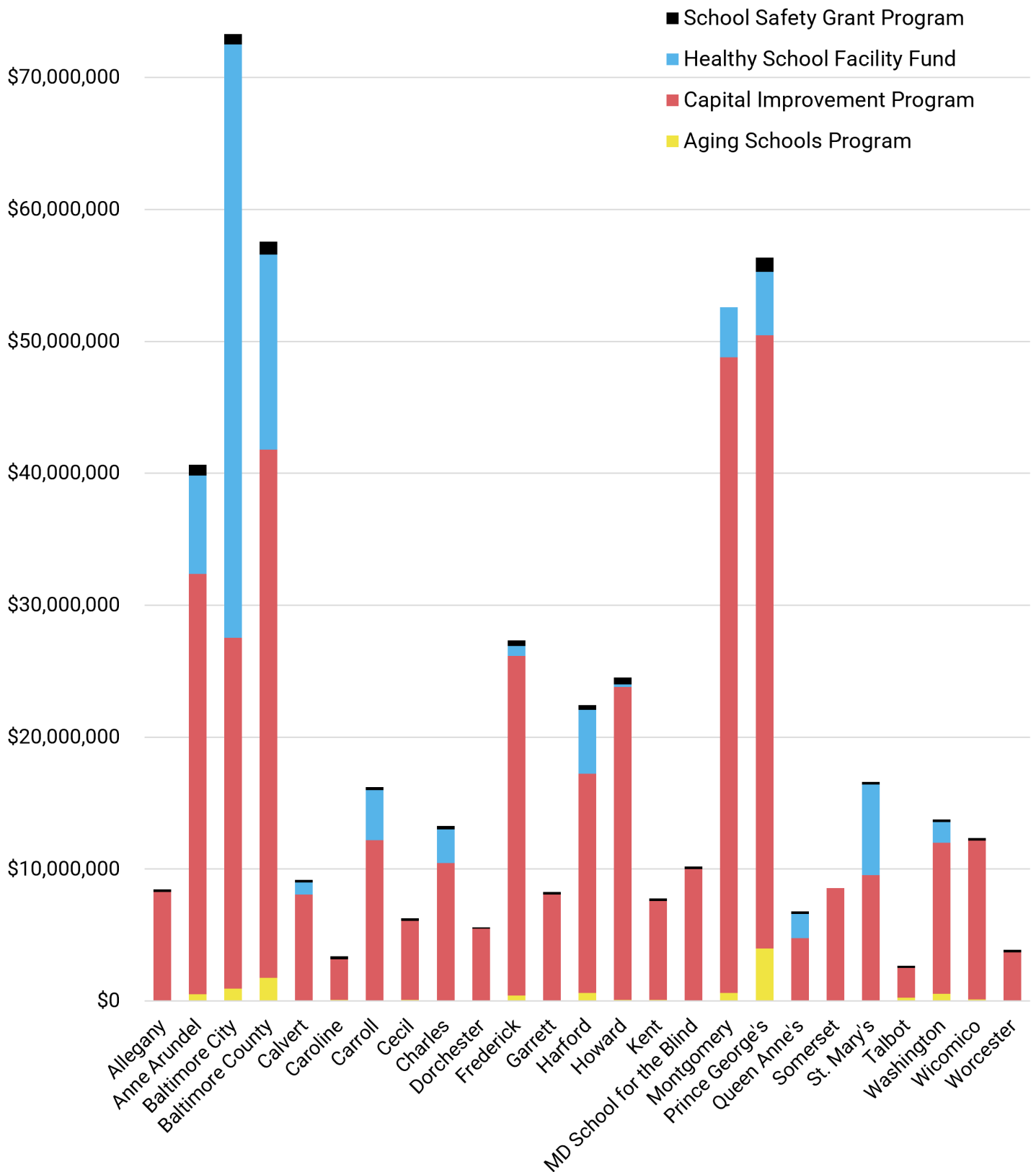
Enrollment by LEA

Some of the IAC's funding programs and allocations are driven by enrollments, either as a formula or a rough target. Here, enrollments are shown as Full Time Equivalent (FTE) students from Prekindergarten through Grade 12. The significant decrease in enrollment seen in FY 2026 presages fewer students in coming years and will require adjustments to IAC project-funding policies.



FY 2026 Funding Program Awards

This graph displays award data by LEA within each single-year funding program (funds approved by the IAC to be used towards specific construction programs) approved during FY 2026.



FY 2026 Funding Program Awards

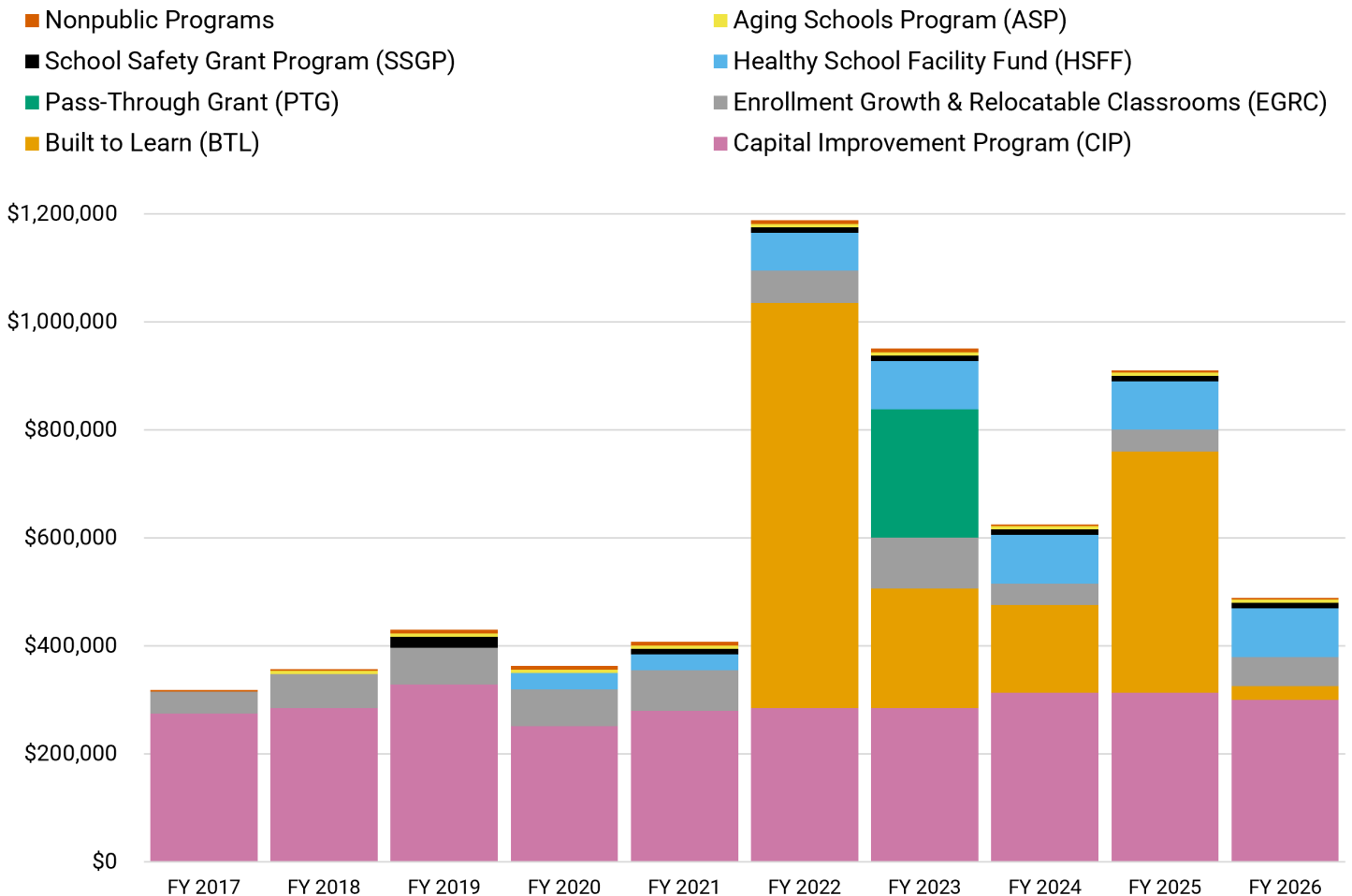
The following table displays award data by LEA within each funding program (funds approved by the IAC to be used towards specific construction programs) approved during FY 2026.

LEA	Aging Schools Program	Built to Learn	Capital Improvement Program	Healthy School Facility Fund	School Safety Grant Program	Total
Allegany	\$0	\$0	\$8,265,750	\$0	\$200,000	\$8,465,750
Anne Arundel	\$506,039	\$4,161,299	\$31,876,161	\$7,458,000	\$801,624	\$44,803,123
Baltimore City	\$920,044	\$0	\$26,603,000	\$45,000,000	\$770,098	\$73,293,142
Baltimore County	\$1,763,248	\$0	\$40,038,553	\$14,762,083	\$991,311	\$57,555,195
Calvert	\$38,292	\$0	\$8,033,801	\$905,850	\$200,000	\$9,177,943
Caroline	\$84,886	\$0	\$3,085,000	\$0	\$199,316	\$3,369,202
Carroll	\$0	\$0	\$12,196,171	\$3,780,000	\$245,214	\$16,221,385
Cecil	\$76,124	\$0	\$6,000,000	\$0	\$178,084	\$6,254,208
Charles	\$0	\$0	\$10,438,004	\$2,562,384	\$252,000	\$13,252,388
Dorchester	\$60,546	\$0	\$5,410,000	\$0	\$121,848	\$5,592,394
Frederick	\$413,963	\$0	\$25,754,467	\$749,000	\$422,953	\$27,340,383
Garrett	\$52,019	\$0	\$8,000,000	\$0	\$200,000	\$8,252,019
Harford	\$602,379	\$0	\$16,633,974	\$4,835,390	\$348,130	\$22,419,873
Howard	\$87,776	\$5,424,000	\$23,720,209	\$191,850	\$511,377	\$29,935,212
Kent	\$69,963	\$0	\$7,500,000	\$0	\$200,000	\$7,769,963
MD School for the Blind	\$0	\$0	\$10,000,000	\$0	\$182,000	\$10,182,000
Montgomery	\$605,456	\$2,718,000	\$48,169,928	\$3,814,685	\$0	\$55,308,069
Prince George's	\$3,968,500	\$0	\$46,491,820	\$4,801,374	\$1,099,794	\$56,361,488
Queen Anne's	\$58,918	\$0	\$4,688,000	\$1,848,000	\$196,120	\$6,791,038
Somerset	\$0	\$0	\$8,563,500	\$0	\$0	\$8,563,500
St. Mary's	\$50,074	\$13,531,434	\$9,500,354	\$6,857,923	\$200,000	\$30,139,785
Talbot	\$244,295	\$0	\$2,273,199	\$0	\$151,871	\$2,669,365
Washington	\$539,616	\$0	\$11,435,000	\$1,580,320	\$205,873	\$13,760,809
Wicomico	\$106,627	\$0	\$12,033,566	\$0	\$200,000	\$12,340,193
Worcester	\$0	\$0	\$3,673,000	\$0	\$199,897	\$3,872,897
Total	\$10,248,765	\$25,834,733	\$390,383,457	\$99,146,859	\$8,077,510	\$533,691,324

An additional \$3,500,000 was awarded to nonpublic school facilities in Maryland through the Nonpublic Aging Schools Program.

Capital Appropriations the Last 10 Years

This graph and table display (in \$ thousands) the yearly trend in appropriations for school construction funding programs administered by the IAC over the last 10 years.



	CIP	BTL	EGRC	PTG	HSFF	SSGP	ASP	Nonpublic	Total
FY 2017	\$275,000	\$0	\$40,000	\$0	\$0	\$0	\$0	\$3,500	\$318,500
FY 2018	\$285,000	\$0	\$62,500	\$0	\$0	\$0	\$6,109	\$3,500	\$357,109
FY 2019	\$328,900	\$0	\$68,200	\$0	\$0	\$20,000	\$6,109	\$7,000	\$430,209
FY 2020	\$251,800	\$0	\$68,200	\$0	\$30,000	\$0	\$6,109	\$7,500	\$363,609
FY 2021	\$280,000	\$0	\$75,000	\$0	\$30,000	\$10,000	\$6,109	\$7,000	\$408,109
FY 2022	\$285,000	\$750,429	\$60,000	\$0	\$70,000	\$10,000	\$6,109	\$7,000	\$1,188,538
FY 2023	\$285,000	\$221,000	\$95,000	\$236,995	\$90,000	\$10,000	\$6,109	\$7,000	\$951,104
FY 2024	\$313,891	\$161,768	\$40,000	\$2	\$90,000	\$10,000	\$6,109	\$3,500	\$625,270
FY 2025	\$313,891	\$446,619	\$40,000	\$4	\$90,000	\$10,000	\$6,109	\$3,500	\$910,123
FY 2026	\$300,000	\$25,835	\$53,891	\$0	\$90,000	\$10,000	\$6,109	\$3,500	\$489,335
Total	\$2,918,482	\$1,605,651	\$602,791	\$237,000	\$490,000	\$80,000	\$54,981	\$53,000	\$6,041,905

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Victoria Howard, Policy Analyst
Hannah Sturm, Administrative Services Manager

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Funding Programs:

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Agency Designees

Maryland State Department of Education

Office of School Facilities

Jillian Storms, Executive Director

Department of Planning

Chuck Boyd, Assistant Secretary of Planning Services

Maryland Department of General Services

Craig Curtis, Chief of Public Schools & Community Colleges
Construction Program

Item 5. FY 2027 Nonpublic Aging Schools Program Administrative Procedures Guide

Motion:

To approve the Administrative Procedures Guide (APG) for the Nonpublic Aging Schools Program (NASP) for FY 2027.

Background Information:

In consultation with the IAC, the Maryland State Department of Education Office of School Facilities has provided the draft NASP APG, which provides the dates for the FY 2027 funding cycle and information regarding administration of the program, including context and procedures for the authorization of extensions to the timeline for contracting and reimbursement. The draft procedures under consideration can be found on the following pages.

State of Maryland
Interagency Commission on School Construction
in Coordination with the Maryland State Department of
Education

Nonpublic Aging Schools Program
Administrative Procedures Guide



Interagency Commission on School Construction
351 W. Camden Street, Suite 701
Baltimore, MD 21201
(410) 767-0617

Maryland State Department of Education
200 West Baltimore Street
Baltimore, Maryland 21201

These procedures are available for download at iac.mdschoolconstruction.org
Submit applications for this program online at MSDE's NASP Application Site

Record of Changes

Version	Description	IAC Approval Date
1.0	Initial Publication	

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1. Glossary

Definition of terms and acronyms used in this document:

Acronym or Term	Definition
Fiscal Year 2027	July 1, 2026 through June 30, 2027
IAC	Interagency Commission on School Construction
LEA	Local Education Agency
NASP	Nonpublic Aging Schools Program
MDGS	Maryland Department of General Services
MSDE	Maryland State Department of Education
OSF	MSDE's Office of School Facilities

2. Purpose

The Senator James E. "Ed" DeGrange NASP provides grants for renovations and improvements to existing nonpublic school buildings.

3. Background and Program Eligibility

The program was established by legislation in calendar year 2026 through the enactment of Senate Bill 283, Chapter 05. The budget provides \$5,000,000 for the FY 2027 program in grants for renovations and improvements to existing nonpublic school buildings.

3.1. Eligibility requirements include:

- 3.1.1. Schools must serve students with disabilities through the Nonpublic Placement Program R00A02.07 Subprogram 0762 **and/or** be eligible in fiscal year 2026 (calendar year 2025) for the Aid to Nonpublic Schools Program for the purchase of textbooks or computer hardware and

software for loans to students (commonly known as the “Textbook and Technology Program”). Information about the Nonpublic Textbook Program can be found [on the MSDE website](#).

- 3.1.2. The school building(s) must have been constructed and occupied at least 15 years prior to the time of application.
- 3.1.3. Nonpublic schools serving **only** Prekindergarten (age 4 and below) students are not eligible.
- 3.2. Grants are paid on a reimbursement basis to the nonpublic school recipient from the IAC. State funds provided through the NASP do not require matching funds. The school is responsible for the payment of costs in excess of the State award.
- 3.3. For FY 2027, the maximum grant amount is \$100,000 per eligible school and the minimum grant amount is \$5,000 per eligible school. The Woodbourne School will be awarded a maximum amount of \$1,500,000 in accordance with the capital budget bill.
- 3.4. Awards are based upon the number of schools meeting eligibility criteria and the number of eligibility criteria that they meet. The three possible criteria are:
 - 3.4.1. At least 20% of the school’s students are eligible for free and reduced priced meals;
 - 3.4.2. The tuition charged is less than the statewide average per pupil expenditure for public schools as calculated by the Maryland State Department of Education; and
 - 3.4.3. The school has a facility with an average age of 50 years or more.
- 3.5. Facilities which meet one criteria can receive a maximum grant amount of \$25,000; facilities that meet two criteria can receive a maximum grant amount of \$75,000; and facilities that meet all three criteria can receive a maximum grant amount of \$100,000.
- 3.6. If more eligible schools apply and qualify for grants that exceed that total authorization, awards will be prorated. In recent years, MSDE has been required to reduce the maximum grant amount in order to fund all schools that meet eligibility requirements. In FY 2026, the maximum grant allocation was a little over \$28,000 for schools that met all criteria.
- 3.7. The program will operate based on the schedule in Attachment 1.
- 3.8. Awards that are unused after three years revert to the IAC’s Statewide Reserve fund.

4. Eligible Projects/Expenditures

- 4.1. Eligible project expenditures are for capital improvements to nonpublic school buildings and sites that will protect the building from deterioration, improve safety of students and staff, and enhance delivery of educational programs, and are subject to the Code of Maryland Regulations [14.39.02.12](#).
- 4.2. The building and relevant building system components must be 16 years or older.
- 4.3. Projects and components must have an estimated life expectancy of at least 15 years with normal maintenance.
- 4.4. There is no minimum reimbursement request amount; separate eligible projects in the same building may be grouped for application and reimbursement purposes.
- 4.5. Projects in buildings leased by nonpublic schools are eligible for reimbursement provided that the building owner signs an agreement ensuring repayment of the grant to the State if the school ceases occupancy of the building within 15 years.
- 4.6. Examples of eligible projects include:
 - 4.6.1. Accessibility modifications

- 4.6.2. Carpet replacement (with 15-year+ warranty)
- 4.6.3. Flooring (replacement or repair and refinish)
- 4.6.4. Ceiling replacement
- 4.6.5. Electrical System Upgrades
- 4.6.6. Elevator refurbishment or upgrades
- 4.6.7. Fire protection system and fire alarm system and/or components (replacement and/or upgrade)
- 4.6.8. Heating, Ventilation, and Air Conditioning (HVAC) systems and/or components (replacement and/or upgrades)
- 4.6.9. Hardwired telecommunications systems, including safety and security systems
- 4.6.10. Installation or replacement of folding/moveable partitions, playground equipment, and/or security guard booths
- 4.6.11. Open space classroom conversion
- 4.6.12. Partitions (folding or moveable, installation and/or replacement)
- 4.6.13. Playground equipment and fencing (installation and/or replacement)
- 4.6.14. Roof replacements (which must fully replace an area of the building, cannot be patchwork)
- 4.6.15. Security guard booths (on-site only, installation)
- 4.6.16. Site redevelopment, including parking areas and sidewalks
- 4.6.17. Underground fuel tanks (remove and/or replace)

5. Ineligible Projects/Expenditures

Projects and expenditures that are ineligible for funding are any that are:

- 5.1. To fund any project not eligible under the purpose of the grant
- 5.2. In spaces used primarily for religious instruction, programs, and worship
- 5.3. In buildings primarily used for non-instructional services including administration, maintenance, or storage
- 5.4. For improvements to or for relocation of temporary or portable classroom buildings
- 5.5. For routine maintenance and/or repair purposes, including painting rooms, repairing equipment, adjusting door closers, or patching roofs, sidewalks, or parking lots.
- 5.6. Directly or indirectly contributed to the required matching funds of a State legislative initiative grant in the annual capital bond bill.
- 5.7. Salaries or wages paid to nonpublic school employees.
- 5.8. Furnishings and equipment with an expected life of less than 15 years.
- 5.9. Instructional supplies and materials.
- 5.10. Maryland State sales tax reimbursement.
- 5.11. Listed within the Code of Maryland Regulations [14.39.02.13](#).

6. Project Requirements and Recommendations

To be eligible for approval, a requested project must meet all of the following requirements:

- 6.1. The project must meet requirements listed in this APG, including the Schedule in Attachment 1. Extension requests are not guaranteed. Grant recipients are encouraged to receive IAC approval prior to contracting for the work to ensure eligibility. No work contracted before June 1, 2026 is eligible.

- 6.2. Should the project scope change, grant recipients must contact MSDE in writing to request approval for funds to be used for the revised scope.
- 6.3. An extension to the Attachment 1 schedule may be requested, but may only be granted up to June 30, 2029. To request an extension, the grant recipient must notify MSDE prior to passage of the deadline in attachment 1. Extensions are not guaranteed.
- 6.4. For school facilities that were built before 1980, grant recipients must consult with the Maryland Historical Trust (MHT) to determine that the project will have no adverse effects on historic properties or will identify measures to reduce such effects. A "Project Review Form" is available on the [MHT website](#). A copy of this form is not required to be provided to the IAC or MSDE.
- 6.5. Grant recipients must comply with the State roofing policy on all roof projects, which is available on the [MDGS website](#) by searching for "roofing policy."
- 6.6. Grant recipients must not contract with any individuals or firms suspended or debarred from work in Maryland, listed on the [Board of Public Works website](#).
- 6.7. Grant recipients are encouraged to comply with COMAR 14.30.03 - Interagency Commission on School Construction, Construction Procurement Methods, including competitive bidding processes.
- 6.8. Grant recipients are encouraged to solicit and hire Maryland resident businesses, minority-owned businesses certified by the Maryland Department of Transportation, and/or [Maryland Correctional Enterprises](#).
- 6.9. Grant recipients are encouraged to use energy conservation and green building technologies.

7. Application Procedures

- 7.1. First, applicants must apply for the Textbook and Technology program.
 - 7.1.1. Please note that Nonpublic Placement schools seeking Nonpublic Aging Schools Program funding are not required to qualify for or participate in the Nonpublic Textbook Program. However, this program acts as a pass through for all NASP applications. **Therefore, Nonpublic Placements schools must still submit a common application that includes enrollment data and provide a signed Statement of Assurances certifying compliance with applicable nondiscrimination requirements.**
- 7.2. Second, applicants can proceed to the FY 2027 NASP application.
 - 7.2.1. Applicants should complete the Building Age Worksheet ([Form A](#)) and save the file as a PDF. The "Calculated Age" field at the bottom of this form will be used in the online application.
 - 7.2.2. Applicants should complete the Grant Assurance Form ([Form B](#)). Note that the text of the non-discrimination statement (Item 1.C.) is directly from law and cannot be altered.
 - 7.2.3. Applicants should visit <https://agingschools.msde.maryland.gov/Home/Index> to submit an application, which will require verification of contact information, enrollment, tuition, total cost of the project, private funds available, and uploads of Form A and Form B.
 - 7.2.4. Ensure that the "Submit" button is clicked to fully submit an application.
- 7.3. Applicants should receive an application confirmation email within 1 business day; contact MSDE OSF if a confirmation is not received.
- 7.4. Applicants will later receive a second confirmation email indicating if it has been approved, denied, or requires revisions.

8. Processing for Payment/Financial Reporting

- 8.1. Reimbursements for completed work must be requested according to the schedule in Attachment 1 of this APG.
- 8.2. The State will issue only one reimbursement check per project.
- 8.3. Reimbursement must be requested by emailing osfsubmissions.msde@maryland.gov with the following information compiled into a single PDF named “(Fiscal Year) NASP (MSDE School #) (School Name)”:
 - 8.3.1. Nonpublic Aging School Program Request for Reimbursement Checklist
 - 8.3.2. Request for Reimbursement Form 306.2, signed and dated.
 - 8.3.3. W-9 form for the school, signed and dated. If the address and school name do not match the information submitted in the application, the grant recipient must also include a letter explaining the difference.
 - 8.3.4. Invoices or receipts for work performed.
 - 8.3.5. Proof of payment in the form of a copy of the front and back of cancelled check(s) or a bank/credit card statement that shows the transaction, payee, payor, total amount, and payment date.
- 8.4. Following submission, MSDE will review the reimbursement request; inconsistent or incomplete requests will be sent back for revisions. If the request is complete, MSDE staff will submit the request to the IAC Finance Department and payment will be issued by the State Comptroller.
- 8.5. If grant awards are \$50,000 or more, the school is required to sign up for ACH to receive reimbursement. Instructions to sign up for ACH are available [via the State Comptroller’s website](#). For grant awards under \$50,000, schools are encouraged to sign up for ACH to receive reimbursement.

9. General and Special Conditions

- 9.1. Nonpublic schools may appeal decisions of MSDE and/or IAC staff to the Commission. To submit an appeal, submit a letter to iac.pscp@maryland.gov within 45 days of the decision explaining the circumstances and any mitigating conditions. The Executive Director of the IAC will notify the school of the outcome of the appeal.
- 9.2. Grant awards are subject to audit by OSF and/or IAC staff. Grant recipients must maintain records for five years after reimbursement and make all records related to the program available for review and audit upon request.
- 9.3. No project design review approval by MSDE or the IAC is required, though MSDE and the IAC reserve the right to review technical designs, specifications, and procurement documents. Applicants will be notified if review is needed.
- 9.4. No bid/contract submissions to MSDE or the IAC are required; procurement recommendations are listed in Section 6 of this APG.

10. IAC Requests for Information and Clarification

- 10.1. In order to facilitate timely review, it is imperative that schools respond to requests for information from the IAC and MSDE in a timely manner.

- 10.2. Requests for information will be sent via email and are expected to be replied to within three business days.
- 10.3. Failure to respond within the above timeframe may result in a project being determined to be ineligible for funding.

11. **Contacts**

- 11.1. For general information on the MSDE Aid to Nonpublic Schools (Textbook and Technology Program) or other MSDE Nonpublic School Programs, contact Christine Johnson, Non-public Textbook Program Coordinator, at christine.johnson2@maryland.gov or (410) 767-0444.
- 11.2. For questions relating to NASP project eligibility, applications, or reimbursement requests, contact Myron Mason, MSDE School Facilities Administrator at myron.mason@maryland.gov or (410) 767-0113.

Attachment 1: FY 2027 Program Schedule

6/1/2026	FY 2026 NASP funds are available in the IAC budget. Qualifying contracts cannot be signed prior to this date.
10/2026	IAC adopts and MSDE OSF releases procedures. Application submission period begins.
1/8/2027	Deadline for application submission.
3/11/2027	IAC reviews and approves awards; MSDE notifies awardees. Reimbursement request submission period begins.
6/28/2028	Deadline for work to be under contract.
3/31/2029	Deadline for completion of work. Deadline for reimbursement request submission.

Please note that grantees are encouraged to work ahead of the established deadlines to ensure adequate time to resolve any submission errors or issues that may arise. Further, note that schools must complete and pay for the work in full prior to requesting State reimbursement.

Item 6. Emergency Funding – St. Mary’s County Public Schools – George Washington Carver Elementary School (PSC L18F032) Roof

Motion:

1. To approve emergency project funding totaling \$538,817, consisting of \$438,708 from the IAC’s Emergency Repair Fund and an additional \$100,109 from unrestricted Statewide reserve funds, for the St. Mary’s County Public Schools (SMCPS) George Washington Carver Elementary School (PSC L18F032) emergency roof repair project; and,
2. To make funding contingent upon SMCPS pursuing a legal claim against the solar panel vendor, and to further require that if a claim is successful that the IAC be repaid a proportional share based upon the State cost share of the project.

Background Information:

COMAR 14.39.02.18 provides for the IAC to award funds to LEAs for emergency conditions that:

1. Present an immediate health or safety hazard, or a threat of severe damage to the school buildings or grounds; and
2. Could not have been reasonably foreseen through regular inspections or corrected through a regular preventive maintenance program.

SMCPS recently notified IAC staff of emergency roof repairs needed at George Washington Carver Elementary School due to damage that occurred during solar panel removal at the conclusion of the equipment lease. SMCPS engaged an engineering firm to test the roof for leaks through an infrared survey and water testing. The results showed penetration to the roof resulting in wet insulation and water damage to the top coating and membrane. After further testing and surveys to determine the extent of the damage, it was confirmed the roof was compromised as a result of extensive water infiltration in the insulation across the span of the roof.

SMCPS intends to pursue a claim against the solar panel vendor, but immediate action is needed to prevent further damage to the facility as a result of the damaged roof condition. The proposed solution is to remove any remaining solar panel components, clean the entire roof, cut out and remove damaged areas and install new insulation, base sheet and cap sheet, and coat all seams and the entire roof surface and flashings with a silicone coating. The roof is original to the building, which was initially constructed in 2006. This solution will extend the life of the roof for another 10 years.

Detailed backup documentation provided by SMCPS on September 9, 2026 has been reviewed and found to be compliant with the requirements detailed in COMAR 14.39.02.18 Emergency Repairs. SMCPS has requested funding totaling \$538,317 to be used for this emergency roof repair project.

IAC staff recommend approval of the LEA’s request.

Item 7. FY 2025 CIP Rescission Request – Howard County Public School System – Bryant Woods Elementary School (PSC L13F079) – Security Vestibule Design Services

Motion:

1. To rescind \$130,000 awarded through the FY 2025 Capital Improvement Program (CIP) for Howard County Public School System's Bryant Woods Elementary (PSC L13F079) security vestibule project and transfer the funds to HCPSS's reserve account, and
2. To amend the FY 2026 CIP to include the Bryant Woods Elementary (PSC L13F079) security vestibule project.

Background Information:

HCPSS was awarded \$130,000 through the FY 2025 CIP for design services for the Bryant Woods Elementary School Security Vestibule project. The project consists of design services for a 1,265-square-foot addition with a roof, exterior masonry walls, glass storefront windows, and doors to create a secure vestibule.

The project was publicly bid on February 3, 2026; however, the bids received exceeded the approved project budget. HCPSS subsequently completed value engineering and redesign work in preparation for rebidding the project. Despite these efforts, HCPSS determined that the project could not be rebid and placed under contract in time to meet the State's fiscal cliff deadline.

HCPSS has requested that the FY 2025 CIP funding be rescinded and that the Bryant Woods Elementary School security vestibule project be funded via the FY 2026 CIP. The revised cost estimate requires State design review. HCPSS anticipates submitting abbreviated Design Development and Construction Documents, followed by rebid and award, with construction anticipated for summer 2027.

IAC staff recommend approval of HCPSS's request.

Item 8. FY 2027 Baltimore City HVAC Program Administrative Procedures Guide

Motion:

To approve the FY 2027 Baltimore City HVAC Program Administrative Procedures Guide as presented and to allow staff to make non-substantive revisions to the FY 2027 Baltimore City HVAC Program Administrative Procedures Guide as needed.

Background Information:

As part of the FY 2027 Operating Budget Bill, SB 282, the General Assembly provided \$18,850,000 for HVAC systems in Baltimore City. The source of funds is the Strategic Energy Investment Fund (SEIF) administered by the Maryland Energy Administration. However, HB 1532 (2026 Md. Laws, Ch. 353) expanded uses of the funds. In order to receive the funds, the IAC must enter into a Memorandum of Understanding with the MEA, which was executed on September 30, 2026.

The intent of the grant is to enable the IAC to support repairs that will reduce the risk of or prevent shutdowns during scheduled school days of Baltimore City public school facilities that are experiencing HVAC-related problems such that the HVAC system cannot maintain or is likely to fail to maintain a temperature and level of humidity that supports the functionality of the building(s) and their use during scheduled school days. It is intended that these funds be deployed during FY 2027 if at all possible to minimize the loss of learning time for the greatest number of Baltimore City public school students. The City Schools facilities eligible under this program are those facilities that were not constructed or renovated under the 21st Century School Buildings Program.

IAC staff recommend approval of this action.

State of Maryland

Interagency Commission on School Construction

FY 2027 Baltimore City HVAC Program



mdschoolconstruction.org
iac.pscp@maryland.gov
(410) 767-0617



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Please note that these instructions are regularly updated for accuracy, process changes, and streamlining. Users of this document are strongly encouraged to access the most recent version on the IAC's website to ensure that the most updated guidance is used.

Record of Changes

Version	Description	IAC Approval Date
1.0	Initial Adoption for the FY 2027 Baltimore City HVAC Program	TBD



1. Purpose and Appropriation Amount

A total of \$18,850,000 was appropriated in the FY 2027 Operating Budget bill, Senate Bill 282, for urgent upgrades to heating, ventilation, and air conditioning (HVAC) systems during FY 2027 in public schools in Baltimore City. Funds are made available from revenue in the Strategic Energy Investment Fund (SEIF), utilization of which was expanded to include school HVAC projects with the passage of HB 1532 in the 2026 Legislative Session. Transfer and availability of funds is subject to a Memorandum of Understanding between the IAC and the Maryland Energy Administration that was executed on September 30, 2026.

The intent behind the grant of these SEIF funds is to enable the IAC to support repairs that will reduce the risk of or prevent shutdowns during scheduled school days of Baltimore City public school facilities that are experiencing HVAC-related problems such that the HVAC system cannot maintain, or is likely to fail to maintain, a temperature and level of humidity that supports the functionality of the building(s) and their use during scheduled school days. It is intended that these funds be deployed during FY 2027 if at all possible to minimize the loss of learning time for the greatest number of Baltimore City public school students.

2. Project Eligibility

Eligible Projects

Project approval is at the discretion of the IAC, and awarded projects must be projects that:

- Are within public school facilities in Baltimore City that are owned by Baltimore City Public Schools;
- Are intended to improve the functionality or efficiency of all or a part of the facility's HVAC system; and
- Will contribute to optimizing the total amount of HVAC upgrades for the purposes of decreasing the likelihood of shutdowns of school facilities during School Years 2026-2027 or 2027-2028.

Funds may be utilized for single projects, which are defined as a single HVAC improvement at an individual school that costs at least \$150,000, unless otherwise approved by the Executive Director of the IAC; or multiple improvements of the same kind of HVAC projects at different schools, where the cumulative cost of the improvements across multiple schools collectively cost at least \$150,000, unless otherwise approved by the Executive Director of the IAC.

Other Permitted Expenditures and Funding Restrictions

Design and other planning-related professional services expenses are eligible expenditures if associated with repair services within a project. However, please note that projects that have not been designed must be executed based upon the program schedule established in these procedures.



Expenses related to the commissioning and/or recommissioning of HVAC systems, as well as training of City Schools staff on operation and maintenance of the HVAC systems including any building-automation systems connected to the HVAC systems, are eligible expenditures.

The cost of providing HVAC-equipped temporary learning spaces such as relocatable or modular classrooms to serve students and school staff during the course of repairs to a facility's HVAC system or to provide temporary learning space during facility shutdowns resulting from the ineffectiveness of a facility's HVAC system may be approved when the IAC, in its discretion, finds the provision of such temporary learning space to be the most cost-effective or practical way to prevent the loss of in-school learning time for students.

FY 2027 HVAC Program dollars may be combined with funds from other State funding programs but may not replace the local cost share amount of another project funded under the CIP or other State funding program.

State-Local Cost Share Required

Pursuant to Ed. Art. sec. 5-303(d)(3)(i) and COMAR 14.39.02.06, the IAC's State-local cost share requirements and availability of State-cost-share add-ons pursuant to COMAR 14.39.02.06E apply to awards under this program.

Ineligible Projects and Expenditures

Expenditures ineligible for State funding include those:

- For any project scope that addresses work on building systems other than the HVAC system, except for work on non-HVAC building systems that must be performed in order to complete the eligible work on the HVAC system;
- Utilizing funds to replace the local share of a project;
- For improvements to property owned by a board of education that is not used by public school students, e.g. garages, central office facilities, staff training quarters, etc.,
- For ancillary services, e.g. post-completion monitoring;
- For salaries of local employees;
- For HVAC projects in gymnasiums and auditoriums, except when approved by the Executive Director in instances where the space serves as a teaching station for students with critical special needs, has direct impact on education services such that the school cannot be operational, or is required to enable the functionality of the HVAC system serving the entire facility;
- Associated with any contract for an eligible project that is approved by the Local Board of Education prior to January 1, 2026;
- For project contingencies;
- For allowances, with the exception of those for which the IAC Executive Director has granted an exception on a case-by-case basis and either 1) was recommended by the project architect or engineer of record or 2) that specifies a unit cost to establish a price for a known product where the number of units cannot be identified in advance; and



- For improvements to facilities replaced or renovated under the 21st Century School Buildings Program established pursuant to Econ. Dev. sec. 10-646.

3. Application Submission

Projects must be received by the application deadline via the FY 2027 Baltimore City HVAC Application process in the IAC's Business Management System. Projects that do not yet exist in the BMS must have a Project Creation BMS process submitted with sufficient time for IAC staff processing (up to two business days). This process must be completely executed before the LEA will be able to initiate the application process for this program. We strongly encourage submission of the Project Creation BMS process ASAP to avoid delays.

All project requests must be accompanied by supporting documentation, including the results of any engineering study conducted on the HVAC system of the facility, any existing moisture content testing reports, any existing indoor air quality assessment reports, and a complete work order history. Detailed budget estimates are encouraged, if available.

Project requests should identify the following in the description:

- All work proposed;
- The origin, or source of the issue and the cause;
- How the cause will be corrected;
- Description of attempts previously made to correct the deficiency; and
- Plan for how the issue will be prevented from reoccurring.

The project schedule should indicate that the project funds will be encumbered on or before the date shown in the program schedule. All work on the project will be substantially completed and a majority of the project funds will be expended by the date shown in the program schedule.

4. Communication Requirements

All application submission-related electronic communications and documents must be submitted via the BMS. Emails and other non-BMS methods of communication will not be accepted in lieu of official BMS process submissions. In order to facilitate timely review, it is imperative that LEAs respond through the BMS to requests for information from the IAC in a timely manner. Requests for Comments or requests for information sent via the LEA's "Initiator Revise" step must be responded to within 3 business days. Responses required in the LEA's "LEA Issues Response" step must be responded to within 5 business days. Failure to respond within the above timeframes may result in a project being determined to be ineligible for funding.



5. Project Evaluation

Projects will be reviewed, prioritized, and approved by the IAC within 45 days of the IAC's acceptance of the funding request as being complete and reviewable.

Design Review

Projects approved as like-for-like replacements of HVAC components with estimated costs or bid proposals that are greater than \$1,250,000 in value, or as non-like-for-like replacements of HVAC components are required to be reviewed in accordance with the requirements of Education Article §§ 2-303 and 5-314, Annotated Code of MD.

6. Procurement and Contract Award

Procurements

Procurements shall be in compliance with COMAR 14.39.03 as well as with all other applicable State and local laws and regulations. Project Delivery Methods other than General Contracting will require approval by the IAC in accordance with COMAR 14.39.04 and within the shorter of the timeframes established by COMAR 14.39.04 and this Guide.

Procurements should be in line with all requirements within Section 3.T. Procurement Requirements of the IAC's Administrative Procedures Guide.

Contract Award

IAC approval is required for all Baltimore City HVAC Program contracts, regardless of value. Contracts should be submitted via the Contract Approval Process in the IAC's BMS for review. When all anticipated project contracts are submitted and evaluated, the IAC will revert any remaining project funding to the SEIF pursuant to the terms of the MOU executed between the IAC and the Maryland Energy Administration for the SEIF funds pertaining to this Program.



Deadlines

10/9/2026 - 1/29/2027	Application Submission Period
(Rolling basis)	IAC Staff Review Period
(Rolling basis)	IAC Approval of Projects and Awards
6/30/2027	Deadline for IAC Approval of Awards
12/31/2027	All project funds to be encumbered via BOE approval of contract
1/31/2028	Deadline for Funds to be substantially expended
12/29/2028	Last day to submit requests for reimbursement