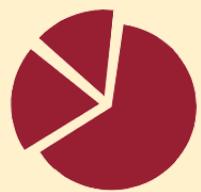


STATEWIDE FACILITIES ASSESSMENT



The Interagency Commission on School Construction conducts assessments of all public school facilities in Maryland, assessing each school at least every four years. **The purpose of the Statewide Facilities Assessment (SFA) is to assess the condition and educational sufficiency of facilities that currently exist, not to make decisions about potential repairs, replacements, or new construction.** This document explains the assessment scores and provides two models to demonstrate how the scores could be weighted to best differentiate facilities with the highest needs.

Facilities Assessment Scores are based on:



Physical Condition

Facilities Condition Index (FCI) score

+



Educational Sufficiency

The usability of the space for supporting delivery of education

=

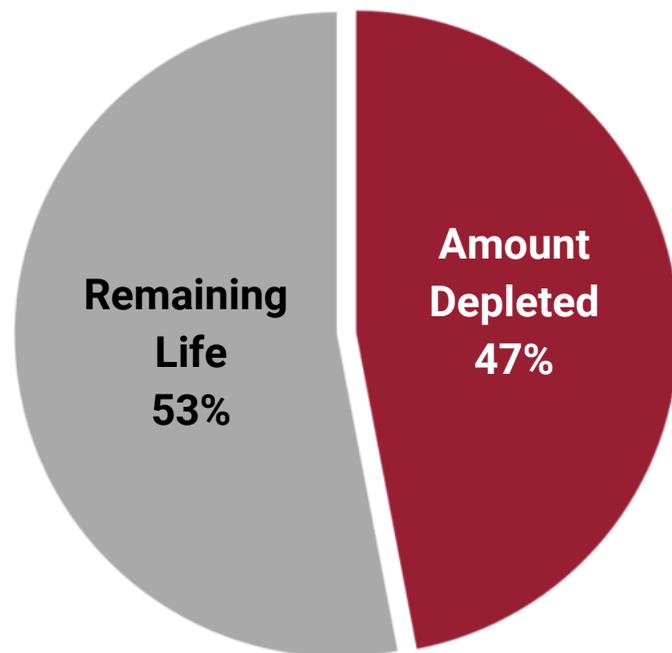


Combined Facility Score

Maryland Condition Index (MDCI) score

To calculate a Facility Condition Index:

FCI % = Amount Depleted
State Average is 47%



Lower FCI is better



FCI	Common First Perceptions
15% and below	Feels like a new building!
15-30%	Good condition. Comfortable. Appears to be in good overall repair. Generally, everything operates as intended.
30-45%	Condition is satisfactory, although some repairs are needed. Does not generally feel uncomfortable anywhere in the occupied spaces of the facility.
45-60%	Visibly in need of repair. Conditions verge on uncomfortable with some areas of the facility worse than others. Building generally functions OK, but occasionally becomes unreliable.
Above 60%	Building functions have become unreliable. Not esthetically or environmentally comfortable in some or all areas of the facility.



Physical Condition
Facilities Condition Index
(FCI) score

+



Educational Sufficiency
The usability of the space for
supporting delivery of education

=



Combined Facility Score
Maryland Condition Index
(MDCI) score

The IAC's Educational Sufficiency Standards are:
Bare minimum standards for existing PK-12 facilities
Used for triage and comparability, not for designing facilities

More info on
Sufficiency
Standards



There are 19 space types (such as cafeterias, general classrooms, and special education) measured for sufficiency using these standards.

Deficiencies for each space type can be grouped into two categories:

Space: Insufficient square
footage

Each space type has a minimum per student standard for square footage. This is checked vs projected enrollment to determine if a school will have insufficient space in the near future.

Space Attributes: Inadequate
lighting, temperature, acoustics,
etc.

If deficiencies are substantial and widespread, the Remaining Useful Lifespan of the building system is adjusted to reflect this. Deficiencies that pose a threat to use of the facility are placed into a special category for emphasis.

Together, the physical condition (FCI) and the educational sufficiency of a facility create a combined facility score called the **Maryland Condition Index (MDCI)**. MDCI weighting categories (1 through 9) are shown on the next page.

There are two models that demonstrate the details of how facilities are scored during assessments:

STATEWIDE FACILITIES ASSESSMENT MODEL

Coldstream Park/Stadium School Demonstration Model

Download the Stadium School model.



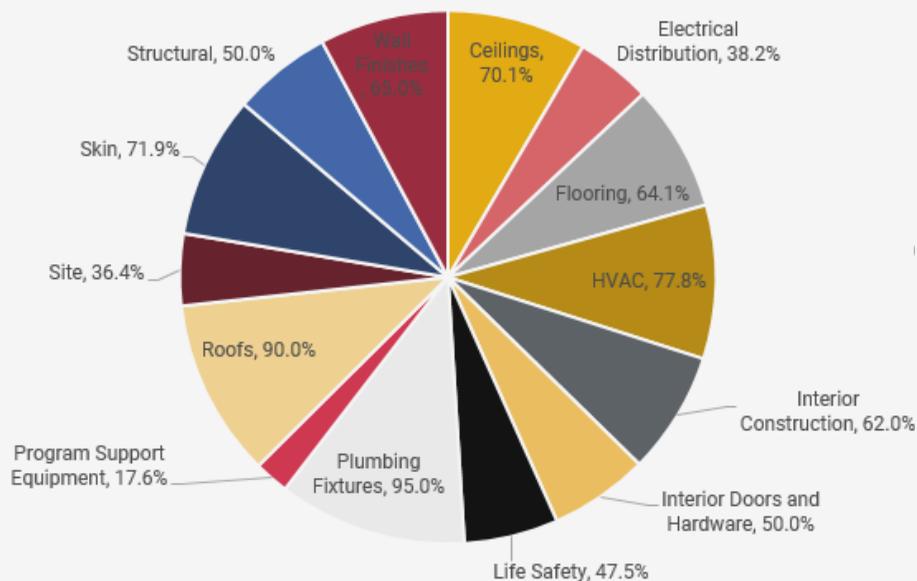
Provides the math behind one school's Facility Condition Index (FCI) and allows for what-if scenarios of the draft Maryland Condition Index (MDCI).

This particular model shows data for Baltimore City Public School's Stadium School, a middle school located in the Coldstream Park facility.

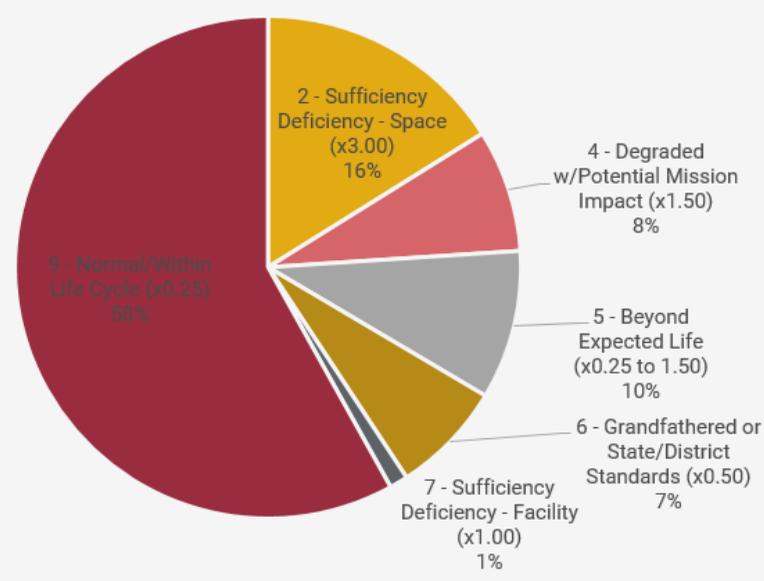
In the Building Info tab, users can modify the gray cells containing the "What-If" relevancy weighting and then refresh to see the updated Weighted MDCI score (cell C15) and MDCI Values (Weighted) pie chart. The model's pie charts for FCI% and Unweighted MDCI will not change as varying the category relevancy weightings has no effect on either of these graphs.

MDCI Category	"What-If" Weighting* (Edit gray boxes to modify weighting)	RFP Weights (Defaults)
1 - Immediate Code/Life/Health Threat (x3.50)	3.5	3.5
2 - Sufficiency Deficiency - Space (x3.00)	3	3
3 - Mitigate Additional Damage (x2.00)	3	2
4 - Degraded w/Potential Mission Impact (x1.50)	1.5	1.5
5 - Beyond Expected Life (x0.25 to 1.50)	See Below	0.25 - 1.5
6 - Grandfathered or State/District Standards (x0.50)	0.5	0.5
7 - Sufficiency Deficiency - Facility (x1.00)	1	1
9 - Normal/Within Life Cycle (x0.25)	0.25	0.25

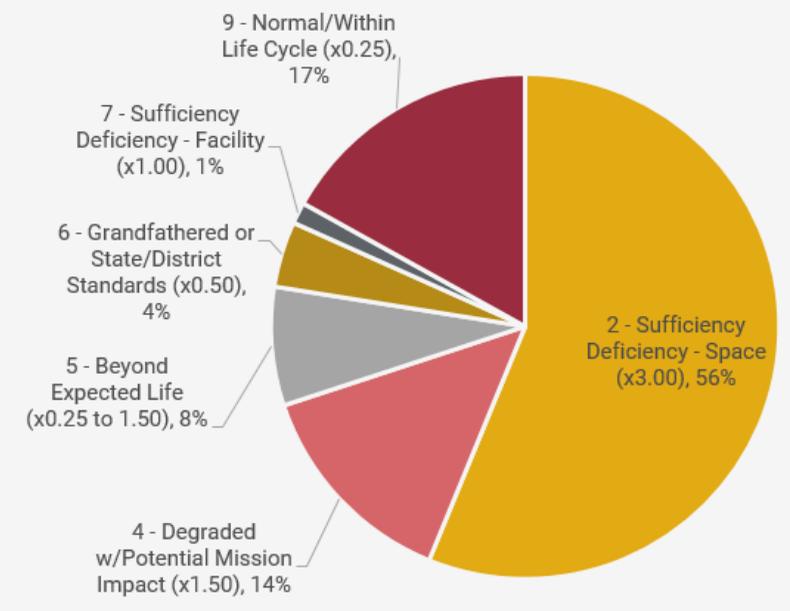
FCI % by System Group



MDCI Values (Unweighted)



MDCI Values (Weighted)



STATEWIDE FACILITIES ASSESSMENT MODEL

MDCI Weight Modeling Report

Download the MDCI model.



Demonstrates the effect of category relevancy weighting on the Statewide Facilities Assessment (SFA) Maryland Condition Index (MDCI) scoring.

Four weighting scenarios (A, B, C, and D) show how the ranking of highest need schools is directly related to relevancy weights.

The SFA is designed for multiple weighting options to best differentiate the highest need Maryland schools.

Scenario A

Based on RFP weights

Scenario B

No weighting

Scenario D

Based on RFP weights

When Observed Remaining Useful Life of a Modular/Relocatable reaches zero, its square footage counts as unavailable space

Scenario C

No weighting

When Observed Remaining Useful Life of a Modular/Relocatable reaches zero, its square footage counts as unavailable space

Within the report, Column F shows the Facility Rank based on Scenario A. It is used as the baseline rank and can be compared against the other three scenarios in the "Change From A" columns (I, L, and O).

C	D	E	F	G	H	I	J	K	L	M	N	O
		Scenario A		Scenario B			Scenario C			Scenario D		
FCI	Growth Factor	MDCI	A Rank	MDCI	B Rank	Change From A	MDCI	C Rank	Change From A	MDCI	E Rank	Change From A
48.99%	1.0000	2.75	1	1.36	1	0	1.36	2	-1	2.75	1	0
43.98%	1.1622	2.69	2	1.30	2	0	1.30	3	-1	2.69	2	0
62.04%	1.0439	2.11	3	1.26	3	0	1.40	1	2	2.61	3	0
46.74%	1.1849	2.08	4	1.12	5	-1	1.18	5	-1	2.29	4	0
53.32%	1.0000	1.88	5	1.11	6	-1	1.11	6	-1	1.88	5	0