An Overview of Building Condition Assessment Training
What is a BCA?

- A building condition assessment is an analysis of the physical condition of individual components
- Building and site
- Walk-through
- May involve a team for specialty systems
- Talk with relevant, knowledgeable staff
Purposes

➢ To proactively train and inform parties working with OSPI School Facilities & Organization, of our programs, initiatives, and state requirements.

➢ To help guide them through statutes, rules, and processes.

➢ To achieve maximum funding for successful capital projects.
Audiences

Level 2 assessment training for Consultants
- Design, maintenance, and management professionals
- History and knowledge of facilities
- Documentation of experience
- Certified assessments
- Building analysis, conclusions: current & future
- Fundamental to SCAP

Level 1 assessment training for School Districts
- General knowledge of existing facilities
- Update prior certified assessments
- No documented experience needed
- District training also includes refresher courses on planning and reimbursement.
Methodology

- Description of OSPI programs (reasons)
- Assessments, not inspections
- Establish procedures
- Explanation of ratings
- Business rules
- Component descriptions (follows Uniformat)
Current Schedule

**Spring**
Level 1 – School Districts
Level 2 – Consultants

**Fall**
Level 1 – School Districts

- As needed
- Minimum class size 10
- Maximum class size 25
Program Relevance

SCAP – School Construction Assistance Program

- Study & Survey of district instructional space
- Bond/capital planning
- Inventory of existing buildings
- Certified assessments of existing buildings
- Modernization and new-in-lieu projects
- Prioritization process
### Program Relevance

**APP – Asset Preservation Program**

- 30 years of building condition assessment scores
- Minimum score for full funding assistance at year 30

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<th>Building Condition Scoring Standard</th>
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<th>Scoring Standard Range</th>
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Program Relevance

PDM – Pre-Disaster Mitigation

- Establish school inventory and location
- Help districts develop a plan
- Necessary to apply for federal funds for mitigation efforts, including capital projects
- Bring awareness to potential natural disasters
ICOS – Information and Condition of Schools

Welcome to the Information and Condition of Schools (ICOS) System

ICOS News

12/9/2014

The new Building Information screen is now available. It combines the previous building inventory and component screens and allows its details, classroom, files, site map and log items to be modified. The screen is accessed by clicking on the “Building Information” node displayed under each facility. The top summary grid displays all the buildings located at the facility. Clicking on a row will load the corresponding building’s information.

The update also includes streamlining the file upload process. The new screen is accessed by clicking the “Uploaded Files” node. It allows the uploading of all types of files and each file may be “linked” to any other facility or building. File details can be modified by clicking “properties” and may now be deleted.

ICOS should now work properly with Internet Explorer, Firefox, and Chrome. Safari is still unsupported. For assistance with any of the new functionality, contact your regional coordinator.

If you encounter a problem, unexpected behavior or would like to provide feedback, email andrew.gilbert@k12.wa.us.

We are continuously trying to make improvements to ICOS so that we can more easily receive and share information about school facilities. We welcome your suggestions and feedback by contacting our staff.

Thank you.

ICOS Resources

- School Facilities - ICOS Project Resources
- ICOS User Manual
- OSPI Facility Staff Contacts
ICOS Classrooms

![ICOS Classroom Management System](Image)

### A.J. West Elementary School's Building Information

<table>
<thead>
<tr>
<th>Building</th>
<th>Gross Sq Ft</th>
<th>Instr Sq Ft</th>
<th>SCAP Sq Ft</th>
<th>Classrooms</th>
<th>T. Stations</th>
<th>Condition</th>
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<tr>
<td>1952 Building</td>
<td>30,350</td>
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<td>0</td>
<td>7</td>
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<td>1</td>
<td>81.37%</td>
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<td>Portable Building</td>
<td>1,796</td>
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<td>0</td>
<td>2</td>
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<td>not required</td>
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**Totals:** 3 Buildings, 45,346 Gross Sq Ft, 33,146 Instrumentation Sq Ft

#### Details
- Inventory
- Condition
- Classrooms
- Files
- Map
- Log

#### A.J. West Elementary School Information

- **K-12 Instructional:**
  - Kindergarten
  - Grade 1
  - Grade 2

- **Laboratories:**
  - Pre-K / Early Learning

- **Other Classrooms:**
  - Gym / Physical Education
  - Commons / Cafeteria
System Assessment Ratings

- Excellent – 100% Preventive maintenance only
- Good – 90% Routine maintenance only
- Fair – 62% Minor maintenance only
- Poor – 30% Major maintenance
- Unsatisfactory – 0% Replace system
Scoring Parameters

- Description Ratings that describe specific deficiencies
- Categories of required maintenance:
  - Preventative
  - Routine
  - Minor
  - Major
  - Replacement
- Maximum percent of value of system that could be reinvested
  - Excellent: 100% = 0% reinvestment
  - Good: 90% = 10% reinvestment
  - Fair: 62% = 38% reinvestment
  - Poor: 30% = 70% reinvestment
  - Unsatisfactory: 0% = 100% reinvestment
Business Rules

- If a system doesn’t exist, it should be marked N/A.
- If the condition of a system is between two ratings, its rating will be determined by the Building Condition Ratings.
- Systems that rate less than Good, require “deficiency” and “cause” comments.
- Older systems, with no deficiencies, will rate Good at best.
- Most systems at end of the life cycle will rate Poor.
- Soffits/fascias are part of the roof system.
- If system exists, but is not operational, rating is based on reason for in-operation.
- Fire alarms that are not monitored off-site will rate Poor.
- Generally speaking, code compliance should not be considered when rating a component. Exceptions:
  - Windows that have single-pane glazing will rate Poor.
  - Lighting that is energy inefficient will rate Poor.
  - Door hardware that is not ADA, at best, classrooms rate Poor, and support spaces rate Fair.
D1010 Vertical Conveying Systems

Definition
Includes elevators, dumb waiters, handicap lifts, etc.

Deficiencies
- Broken fixtures
- Control malfunctions
- Inspection out of date
- Voice/fire communication
- Interior damage
- Lighting
- Locking mechanisms
- Mechanical noise

Causes
- Broken wires
- Burnt out bulbs
- Defective parts
- Excessive wear
- Inspection frequency
- Lack of lubrication
- Other
- Vandalism
D1010 Vertical Conveying Systems

Ratings

Excellent – 100%  |  Preventative Maintenance
New or easily restorable to “like new” condition.

Good – 90%  |  Routine Maintenance
System is operational, complies with current standards, and free of component damage.

Fair – 62%  |  Minor repairs
System components worn but functional, parts and service available.

Poor – 30%  |  Major Repairs
System operating poorly; parts are hard to find.

Unsatisfactory – 0%  |  Replacement
System is non-functional, severely deficient, non serviceable.
Conclusion

Building Condition Assessment trainings

- Meets OSPI funding requirements
- Integrates several related programs
- Certified (consultants) and district levels