Getting the Most out of Your Building Condition Survey

NYSSBA Conference
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Your Presenters

Donald Raw, Jr.
- Superintendent, Canandaigua City School District
  - 19 years as Superintendent at three school districts

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- Managing Partner, Young + Wright Architectural
  - More than 25 years of educational design experience
  - Shawn Wright, AIA
    - Partner, Young + Wright Architectural
      - More than 15 years of educational design experience
Presentation Format & Expectations

- The Building Condition Survey Requirements
- The Young + Wright Architectural FIT program demonstration
- Demonstration of living document
- Questions & Answers
Goals for Seminar

• Understand requirements and limitations of building condition survey
• Highlight what enhanced services can be provided
• Suggest possible ways to utilize the building condition survey to benefit your district
The SED Building Condition Survey

• The following is from the commissioners regulation
  – “Reports of the building condition surveys, signed and sealed by the licensed architect or engineer, shall be submitted to the commission by January 15, 2001 and January 15 of every fifth year thereafter.”

[Website Logo]
How is the information used at the State level?

- Planning tool for the State
- Documents existing conditions of infrastructure
- Potential Future Cost
A Superintendent’s Perspective

• When BCS was started (2000)
• How it has evolved (2005/2010)
• Looking at the BCS in context of other requirements
A Superintendent’s Perspective

**District Needs**

- Program Changes/Updates
- Special Education Accommodations
- Maintenance and Repair Plans
- Community Involvement and Information
- Public Presentations
- Budgetary Planning
- Long Term Financial Planning
- School Properties Management

**SED Requirements**

- 5-Year Capital Facilities Plan
- Building Conditions Survey
- Regional 5 year Special Education
- Space Requirements Plan
- Fire Safety Inspection Report
- AHERA Plan
- ADA Self-Evaluation
- Annual Building Visual Inspection Reports
- School Facility Report Cards
- Building Environment Evaluation
How does it work for the School District?

• Prompted School Districts to review facilities in a more organized way
• Understandably, not SED requirements better than District’s needs
• Completed “forms” are not as useful
• Opportunity to satisfy SED requirements and use the same effort/information for District needs
How was the “FIT” program developed

• Young + Wright Architectural met with
  – Superintendents
  – Business Managers
  – Superintendents of Buildings and Grounds
  – Boards of Education and School Facility Planning committees
How can the BCS become useful to your school district?

- What would an ideal program be?
  - Be helpful to the district not just the state
  - Allows for planning of annual maintenance and capital projects
  - Allows clear understanding by all parties where items are and what problems exist
  - Can be used as an educational tool for BOE and public to better understand conditions of facilities
  - Enhanced services
The Young & Wright Architectural FIT

• “FIT”- Facility Inspection Technology
  – Developed by Young + Wright to provide an enhanced building condition survey that provides the SED required data and information that can be used by school districts for short and long-term planning

• Useful, living program that far exceeds the basic SED requirements

• Provides information that is easier to understand and a defendable document
  – Multiple systems
  – Additional items not found in SED BCS that school districts want to monitor
Demonstration

• “FIT” document gathering
Data Report Pages

SED Required Data

FIT Data Pages
How does FIT help the district...

• The information provided from FIT can be used
  – Budget planning
  – District’s comprehensive maintenance plan
  – Capital project planning and presentations
  – Board of Education presentations

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<th>Description</th>
<th>Rating</th>
<th>Quantity</th>
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<td>-</td>
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<td>-</td>
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<tr>
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<td>Traco 2000</td>
<td>24/25</td>
<td>-</td>
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<tr>
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<td>EFCO 1990’s</td>
<td>23/25</td>
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<td>Single Pane 1970’s</td>
<td>9/25</td>
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Demonstration

• How can the data be manipulated in excel
### Building Overall Condition

- **Building Condition**:
  - **Building**: [Details provided]
  - **Overall Condition**: [Details provided]
  - **Priority**: [Details provided]
  - **System**: [Details provided]

### Building Condition Survey Instrument

**Part 2 of 6**

**Site Utilities**
- **Water**:
  - a. Type of Service: [Details provided]
  - b. Condition: [Details provided]
  - c. Year of Last Major Repair: [Details provided]
  - d. Expected Remaining Useful Life: [Details provided]
- **SEW**:
  - a. Type of Service: [Details provided]
  - b. Condition: [Details provided]
  - c. Comments: [Details provided]

**SEED Data Code**: 10011006

**SEED Control Number**
- [Details provided]
FIT Deliverables

• FIT Products
  – Hard copy report
  – PDF file with data pages
  – EXCEL file with data

• Flexibility
  –Sortable
  – Exportable
  – E-mailable
Demonstration

• How to utilize the pdf file and the data pages
Additional Services

• Five-Year Capital Planning
• Facilities Maintenance Plan
• Scan and organized district drawings by building, year, system
Building Condition Survey

• Five Year Plan
  – Survey of spatial needs
    • Enrollment
    • Potential enrollment
    • Facilities needs (BCS)
    • New facility desires
      – Field house
      – Bus garage
      – New programs
  • H/C accessibility
  • New technology
    – Security
    – Computers
  • Green/Sustainable
Frequently Asked Questions

• Great program, how much does it cost?
• How is the building condition survey funded?
• In tough economic times how can we justify the increase in local share?
• Can we update data when work is complete?
• The program appears to be provide a lot of good information; how can you do it cost-effectively?
Questions & Answers