



Statewide Facility Condition Assessment Program

Frequently Asked Questions (FAQs)

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Section 1: Overview

Q: What is the purpose of a Facility Condition Assessment?

A: The main objective of the facilities condition assessment (FCA) is to measure the level of deferred maintenance, estimated repair cost or replacement and functionality of a building. As well as whether its equipment is suitable and appropriate for intended functions.

Q: What will the Facility Condition Assessment show?

A: The Facility Condition Assessment will provide a breakdown of your individual school facilities and how much deferred maintenance is present in each of the components of your facility (e.g. roof system, HVAC, plumbing, interior walls, etc.) The deferred maintenance level is assessed and then an estimated cost to fix is provided for each individual component. The amounts are totaled and then calculated into a Facility Condition Index.

Q: What is a Facility Condition Index (FCI)?

A: A facility condition index is an industry standard metric that serves as an objective benchmark following a facility condition assessment. FCI is calculated by taking the total cost of existing renewal/repair costs and dividing this number by the total estimated replacement value.

- Data can be rolled up to the school district, regional, and state levels;
- Data can be provided, in the form of a Report, to the individual school district that owns the educational facility to be used for long range facility planning;
- Data, including any pictures or other visual data, can be transmitted electronically to ODE for storage, analysis, and reporting;
- Data can be integrated into the Technical Assistance Program (“TAP”) Facility Assessment Grant data;
- Data will be reviewed for accuracy and provided to ODE within 15 days after the completion of an individual educational facility Assessment; and
- Reports are provided to ODE and the school district within 30 days of completion of all individual educational facility Assessments for the school district.

Q: What facility systems and components will the contractor be assessing?

A: A comprehensive facility assessment includes, but is not limited to:

- Standards set in [OAR 581-027-0035](#)
- An Assessment of the educational facility that breaks down the current level of deferred maintenance by building system using the UNIFORMAT II classification system;
- An estimated cost to repair all deferred maintenance based on an industry standard estimating formula;
- An estimated cost to replace the facility based on an industry standard estimating formula.

Q: What is the definition of a building? Are you going to assess the garden shed or modular?

A: We will be assessing all facilities that meet the ODE Office of School Facilities definition. The facility has a foundation and a power source. Most modular facilities will be considered in the assessment.

Section 2: Methodology for Conducting the Assessments

Q: How will ODE conduct these Assessments?

A: This will be done through partnership with your facility staff and an ODE Contractor which will be coordinated to fit your schedule and needs for the onsite analysis. There are four phases of the process.

Phase One: scheduling, planning, and preparation with district staff at least one month prior to the assessment.

Phase Two: Onsite Assessment with the contractor and district staff.

Phase Three: Review, preparation, and summarizing of the assessment and reports.

Phase Four: Delivery and review of the report with the district and State.

Q: Will this be a one-time assessment?

A: No. The goal is to assess the entire state on a five year cycle so the data is kept updated and as current as possible.

Q: Will this just be rolled out to the whole state right away?

A: No. Once a final contractor is selected, we will be soliciting districts that represent various aspects of our state to participate in a pilot program. Once that pilot program is complete we will start to roll out to the rest of the state.

Q: Who is the Contractor?

A: Announced soon

Q: What other systems could be assessed?

A: The assessment will follow building elements identified in [UNIFORMAT II](#) and OAR 581-027-0035. Other items assessed may be information on ADA needs of the building as well as a site assessment of the facility for safety and security purposes. It depends on the cost to get the basic facility assessment done for the state to how much other data we can collect.

Q: How is the facility condition index (FCI) calculated?

A: Take the total cost of repair/replace by the total cost of the facility creates the FCI %.

Section 3: How Does My District Benefit?

Q: What will we receive as a result of this work?

A: Each district will be given a copy of the final report prepared by the contractor for each individual district building assessed.

Q: Will the FCA cost anything for the district?

A: No. The entire costs of this project is paid for by the state.

Q: Does a high FCI mandate that a building be replaced rather than fixed?

A: No. A high FCI is a strong indicator that a building should be replaced but many considerations should be part of the discussion of a building replacement.

Q: Will a facility condition that shows a high level of deferred maintenance negatively impact my job or my school district?

A: No. These assessments are to get information at a statewide level to help the state direct any future investments into school facilities where it is needed the most.

Q: Once the assessment of my district is done, does that mean I can stop submitting the annual facilities data collection?

A: No. It is our goal to modify the statewide facility data collection to align with this work. It is our goal to use the current data collection to make mid-cycle updates to the facilities assessment.

Section 4: Preparing for the Assessment

Q: What happens if there are circumstances where we need to reschedule the assessment?

A: We can work with a district and the contractor on an individual basis.

Q: We have already done a facility assessment do we need to have it done again?

A: The state is collecting specific assessment data points to have the same data for every single building in the state. If your assessment data completely aligns with the data points the state needs, then we can work with the contractor to import that data into the state's data system. Additionally, we will need to ensure the data is as up to date as possible to ensure comparable data with the rest of the state.

Q: We have concerns about the contractor who do we contact?

A: The State Facility Assessment Administrator Adam Krein. Adam.Krein@ode.oregon.gov or 971-720-9273.

Q: What do I need to do as a Business manager or Facility Manager?

A: Still in development and will be identified by the contractor. Some items may be;

- Space inventory
- Building and infrastructure drawings
- Field inspections of buildings and infrastructure
- Observations from maintenance staff and records
- Building and infrastructure feasibility studies
- Proposed capital project reviews that incorporate condition deficiency remedial work
- Special studies previously completed by institution, e.g., handicapped accessibility, hazardous materials, etc.

- Any history on specific systems. Will need to answer this in conjunction with final contractor hired.

Q: How long will it take and what is the time commitment from staff?

A: The time it takes to assess each facility depends on multiple factors such as; level of documentation the district can provide up front, Access to locked areas, size of the building, systems and age of those systems.

Q: How long will it take to completely assess the state?

A: We estimate it will take five years.

Q: Can I request to have my facilities Assessed sooner?

A: We will try to accommodate requests for earlier assessments, especially if tied to a potential bond election. However, we are working with the contractor to schedule districts to be as efficient and therefore as cost efficient as possible.

Q: Can we ask the contractor to assess something not in the scope of work?

A: No, we cannot add additional work to the FCA at this time.

Q: Will the facility assessment data and report I receive help me get an OSCIM Program grant or other state funding?

A: The goal is to align this assessment data with current requirements for the OSCIM Program so that districts meet the facility assessment requirements with this data.

Section 5: Why is there a Need for Facility Condition Assessments?

Q: Why is the State doing this?

A: In 2014, the Oregon Task Force on School Capital Improvement Planning estimated that there was \$7 billion in deferred maintenance in school facilities across the state. This figure was determined by reviewing 40 districts and then extrapolating for the state. While that is a good estimate, it does not provide accurate and timely data.

House Bill 3011 (2021) authorized the Office of School Facilities to administer a statewide school facilities assessment to determine actual costs of deferred maintenance across the state. The SFA program will provide ODE and districts with an accurate picture of where school facilities stand and will help the state effectively advocate for equitable distribution of state funds for school facility improvements.

An FCA gives us an estimate of reinvestment costs that are defensible with evidence, so we can drive State investments and address the deferred maintenance concerns. Through the data and reports we will be able to prioritize projects that are the highest need or most prevalent in the State.

The end result of a FCA is an accurate, objective view of your buildings and assets' physical health. Armed with this information, you'll be prepared to go out for capital bonds which will be more likely to pass as well as identify struggling areas in the State.

In 2015 the state launched the Oregon School Capital Improvement Matching Program (OSCIM Program). This was the first major and consistent state funding for school facilities in Oregon's history. However, the state does not have a clear picture of what the current facility needs are on a district, regional, and state level. Conducting an ongoing facility assessment will provide the state with clear and accurate data that can be used to help guide future and current state investments in local school facilities.

Q: Will this statewide facility assessment replace the TAP Program and its grants.

A: No. It is the goal to align this assessment data with the TAP program data. As this program reaches more parts of the state, it is the goal that districts that have this data can still access the TAP program to hire a certified assessor to update the data and provide data that will help individual districts.

Q: Will this data be accessible to the public?

A: Yes. The goal is to provide this data in a web-based dashboard or other web-based reporting system to allow for comparisons between districts and regions of the state so that districts and the public can see the state of public school facilities in the state.

Q: Do other states do this?

A: Yes, several other states also conduct assessments of all school facilities in the state.

Q: My district has not been able to raise funds to address deferred maintenance needs. Will this program cause issues within my district?

A: No. The goal of this is to help state leaders understand the nature of school facilities in the state and help guide future state investments to address the highest needs in the state.

Q: How will this help move forward equity in the state.

A: This will help move equity forward because it will give accurate data down to the building level of the needs of the state. The state will be able to identify the specific needs of each district and as funding becomes available, address the highest needs first.