



Pilot K-12 Facilities Inventory, Condition & Use System

Proposed Final Report

Joint Legislative Audit & Review Committee

January 5, 2010

Nina Oman and Joy Adams, JLARC Staff



Washington Lacks a Data System to Answer Questions About K-12 Facilities

BACKGROUND

- Pilot was assigned to JLARC in the 2008 supplemental capital budget.
 - Define and develop a facility condition and inventory system for K-12 public school facilities.
 - Legislature intends that the system be housed in and operated by OSPI.
- JLARC conducted the pilot with ten volunteer school districts from across the state.
 - Goal was to determine the feasibility and costs of expanding the pilot statewide.

Inventory and Physical Condition Data Were Feasible to Collect



FEASIBILITY

- ✓ Inventory data was feasible to collect.
 - Basic facts about buildings
- ✓ Physical condition data was feasible to collect.
 - Rating of condition on a 1 - 4 scale
- ✗ Use of space and functionality of space was not feasible to collect.
 - Time consuming (especially for larger districts); apt to change; subjective

Report Page 2

JLARC K-12 Pilot Facilities System

January 5, 2010

3

JLARC Report Includes Four Cost Options for Collecting Inventory And Condition Data



COST OPTIONS

- 1) Existing OSPI form; automates existing condition data on file (44% of schools)
- 2) Existing OSPI form; automates existing condition data on file plus new condition assessments for remaining 56% of schools
- 3) New format borrowed from another agency; new condition assessments for all schools
- 4) New format customized for OSPI; new condition assessments for all schools

Report Page 27

JLARC K-12 Pilot Facilities System

January 5, 2010

4

Cost Options Have Two Components: IT and Condition Assessments



COST OPTIONS

1) **Information Technology (IT) costs:**

Estimates were developed by OSPI and reviewed by Department of Information Services.

2) **Condition assessment costs:**

Estimates were based on a funding formula used by OSPI in the “**study and survey**” process.

- Funded through OSPI when a district evaluates the condition of its buildings, typically by hiring a consultant (architect, engineer).
- Usually when a district requests construction funding from OSPI; considered outdated if over 6 yrs old.
- Focuses on buildings with instructional space.

Report Pages 18-22

JLARC K-12 Pilot Facilities System

January 5, 2010

5

Assumptions in the Cost Options



COST OPTIONS

- State would fund consultant evaluation of buildings every sixth year.
- The districts would absorb the cost of collecting and reporting (or verifying) the inventory data and maintaining the condition data between consultant evaluations.
- The focus of the condition assessments would be on buildings with instructional space.
- OSPI would develop a database and web-based forms to collect and store the information and produce reports.

Report Pages 18-22

JLARC K-12 Pilot Facilities System

January 5, 2010

6

Summary of Features Gained and Lost with Different Options



Feature	Cost Option			
	1	2	3	4
Statewide Inventory Data	✓	✓	✓	✓
Condition Data	44%	100%	100%	100%
Numeric score for buildings and building systems	✓	✓	✓	✓
Automated data verification			✓	✓
Ability for districts to create reports and detailed cost analyses			✓	✓
Ability to collect other facility related data in the future, e.g., high performance buildings			✓	✓
Web page look and feel	Basic	Basic	Enhanced	Enhanced
Ability to add other customized enhancements				✓
Total six-year cost	\$2.5m	\$4.2m	\$4.5m	\$5.7m

Source: OSPI
Costs - Report Page 27

JLARC K-12 Pilot Facilities System

January 5, 2010

7

Summary of Responses to Report



RESPONSES

- **OSPI:** Agrees with the need to collect data; supports cost option #3.
- **Spokane Public Schools:** JLARC's recommendation to annually collect and report data will be costly for the district.
 - **Auditor's Comments:**
 - The JLARC report did not include recommendations.
 - While the updates in the years between the state-funded consultant evaluations would require some work by the districts, our assumption was that they would not necessarily require a full condition evaluation.
- **OFM** had no specific comments.

Report Pages 33-43

JLARC K-12 Pilot Facilities System

January 5, 2010

8

Contact Information



Nina Oman

360-786-5186

Oman.nina@leg.wa.gov

Joy Adams

360-786-5297

Adams.joy@leg.wa.gov

www.jlarc.leg.wa.gov