

ACCESS KEY

Please enter access key or click "Cancel" to exit.

OK

Cancel



SBCTC

Facility Condition Survey Tool

An access key is required the first time the tool is used. Contact the State Board for the access key.

New
Open
Save
Reset
Send

FACILITY CONDITION SURVEY

Print
Reports
SBCTC

2017

Survey Data

For consideration in the 2019-21 Budget

Click to Select College

Step 1 Step 2 Step 3
 Begin by selecting a college if data has not been saved OR
 Open data from a previous session (click "Open").

Questions: Steve Lewandowski (360) 704-4395

Welcome to the Facility Condition Survey tool

Toggle Excel Menus
Help ?

DASHBOARD

NEW

Start new survey

WORK
IN PROGRESS

Continue or review previous survey

DEFICIENCIES

includes project soft costs and escalation

MAINTENANCE LEVEL

--	--

MAINTENANCE MANAGEMENT

Total Maintenance and Repair cost/SF identified

--

Comparable Maint & repair \$/sf -Whitestone 2009 report (escalated)

Previous biennium (reported maint + capital target) funding level

--

Choose "Continue" if previous data has been entered for the biennium or to review data from a previous biennium.

Choose "New" when providing data for a new biennium.

Microsoft Excel - FCS Tool.xlsm

FACILITY CONDITION SURVEY

New Open Save Reset Send

Print Reports SBCTC

2017 Survey Data
For consideration in the 2019-21 Budget

Questions: Steve Lewandowski (360) 704-4395

Welcome to the Facility Condition Survey tool

Toggle Excel Menus ☐ Help ?

Process: Clearing prior data

DASHBOARD

Open

< > << >> <<< >>> <<<< >>>>

<< Users > slewandowski > Desktop > College FCS Data >

Search College FCS Data

Organize New folder

OneDrive

This PC

Desktop

Documents

Downloads

Music

Name

Archive

2017 Highline Community College FCS Data Export.xlsx

Select a file to preview.

File name:

Excel Files (*.xlsx)

Tools Open Cancel

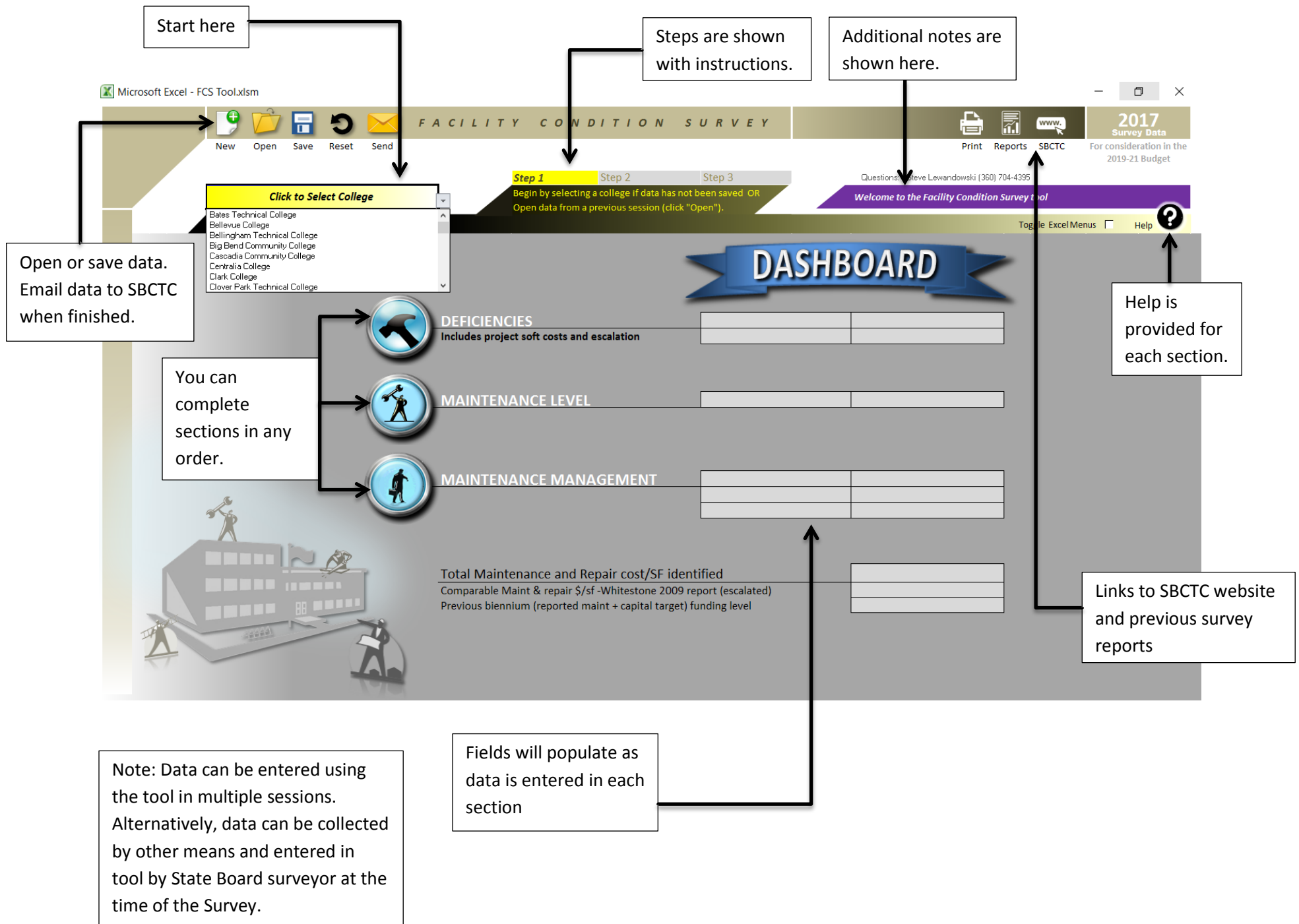
Total Maintenance and Repair cost/SF identified

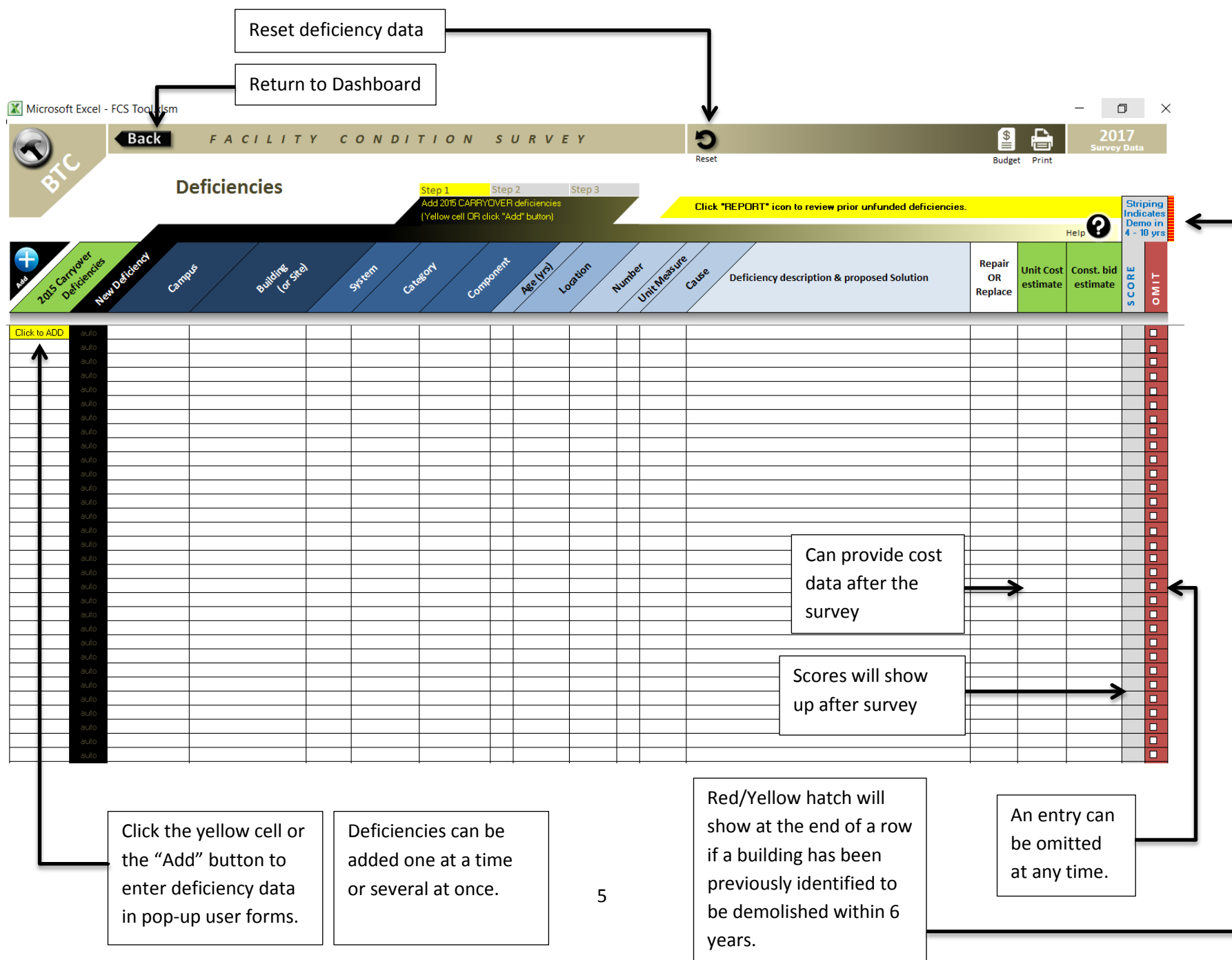
Comparable Maint & repair \$/sf -Whitestone 2009 report (escalated)

Previous biennium (reported maint + capital target) funding level

Older data files will be located in the "Archive" folder. Each time the data is saved, a new file is generated in case the older data is needed.

If opening data from a previous session, choose from the list of data files and click "Open".





Identify Carryover Deficiencies

The screenshot displays the 'FACILITY CONDITION SURVEY' application. The main window is titled 'Deficiencies' and shows a table with columns: Campus, Building (or Site), System, Category, Component, Age (yrs), Location, Number, Unit Measure, Cause, Deficiency description & proposed Solution, Repair OR Replace, Unit Cost estimate, Const. bid estimate, SCORE, and OMIT. A 'Click to ADD' button is visible in the first column of the table. A 'Deficiency Entry' dialog box is open, with the 'Carryover' tab selected. The dialog contains the following fields and buttons:

- Select carryover:** A dropdown menu with a downward arrow.
- Component:** A text input field.
- Location:** A text input field.
- Quantity:** A text input field.
- Cost Est.:** A text input field.
- Buttons:** 'Add to survey list' and 'Done adding carryover deficiencies'.

Two black arrows originate from the 'Click to ADD' button in the background table. One arrow points to the 'Select carryover' dropdown in the dialog, and the other points to the 'Done adding carryover deficiencies' button.

Prior deficiencies that were not funded can be selected to be re-evaluated. Scroll through drop-down list to review and update prior data. Click “Add to survey list” button to add the data. Prior cost data is automatically escalated.

When finished adding carryover deficiencies or if there are none to add, click this button.

Enter New Deficiencies

Microsoft Excel - FCS Tool.xlsm

Back **FACILITY CONDITION SURVEY** **Reset** **Budget** **Print** **2017 Survey Data**

Est. Total \$1,144,000
Includes soft costs & inflation

Step 1 Step 2 **Step 3**

Continue to add NEW deficiencies (Blue cell)
Click "Back" icon when finished

Use TAB or mouse to enter data in orange cells from left to right

Total Count: 5

2015 Carryover Deficiencies New Deficiency

Campus Building (or Site) System Category Component Age (yrs) Location Number Unit Measure Cause Deficiency description & proposed Solution Repair OR Replace Unit Cost estimate Const. bid estimate SCORE OMIT

Help ?

Striping Indicates Demo in 4 - 10 yrs

Deficiency Entry

Building Component Details Description Cost Estimate

New Deficiency

Deficiency Location

Campus

Building or Site

Why are some buildings not listed?

Abort Entry Continue

F01 F01 Central Campus (280F) Mohler Communications Center - Bldg A (280-10) Facility D20-Plumbing lines are severely corroded. The pipes are inadequate water volume or temperature and are leaks. The plumbing pipes should be replaced Replace -- \$319,000

F03 F02 Central Campus (280F) Mohler Communications Center - Bldg A (280-10) Facility B20-Exterior cracking in several areas due to age and weather. repaired and resealed. Repair -- \$107,000

F05 F03 Downtown Campus (280A) Main Bldg. - Bldg. A (280-001E) Facility D20-Plumbing water system is failing. Water is not heated building with minimum temperatures required by The boilers and the circulation pumps should be Repair -- \$266,000

R02 R01 South Campus (280B) Bldg. A (280-4) Roof B30-Roofing spouts that connect to a tight line to carry water m lines. The strpm lines are blocked, but the why. Additional information is required to repairs, if any are required. Repair -- \$27,000

S01 S01 Downtown Campus (280A) Site (280A) Site G20-Site Improvements Concrete sidewalk -- Site 1 LS Age/Wear courtyard plaza and curbs have failed creating Repairs will also require that pedestrian right of unsafe conditions, mitigate continuing decay and bring pedestrian paths into ADA compliance. Repair -- \$54,000

None auto Click to ADD

Choose the location of the deficiency. Click "Continue" to enter data in the next tab. Alternatively, each tab can be selected.

Data will automatically be placed in the spreadsheet (in the background) as carryover and new deficiencies are added.

Add Data for New Deficiencies

Deficiency Entry

Building | Component | Details | Description | Cost Estimate

Component Age: 30

Select or type-in Location within building or site: South wall

Building age: 30

Years since last major renovation: None

Select or type quantity:

Number of Units: 220

Unit Measure: LF

Cause (Select one): Abuse, Age/Wear, Code Issue, Design, Installation, Seismic, Unknown

Abort Entry Continue

Deficiency Entry

Building | Component | Details | Description | Cost Estimate

System:

☐ Site

☒ Facility

☐ Roof

Category (Select one): A20-Basement, B10-Superstructure, B20-Exterior Enclosure, C10-Interior Construction

Component (select or type-in): Concrete joints

Note: Typically any asset further than five feet away from a building is considered to be a "Site" system. However, mechanical & electrical components located adjacent to buildings are considered to be part of the "Facility" system if they are integrated with internal systems.

Abort Entry Continue

Enter data in each tab of the user form. Critical data must be provided to add the deficiency. Cost data can be added after the survey. All data can be modified at a later time.

Deficiency Entry

Building | Component | Details | Description | Cost Estimate

Briefly type-in deficiency description & proposed solution

The wall construction joint material has failed allowing water to

Note: Include repair or replacement needs for existing assets only. Improvements are funded through a different process.

Replace

Generic solution

Abort Entry Continue

Deficiency Entry

Building | Component | Details | Description | Cost Estimate

Total cost estimate per unit (if known): 120

OR

Total project construction cost estimate (if known): 26400

Note: The construction cost estimate is a bid estimate and should not include soft costs such as design fees, taxes, escalation or contingency. Typical soft costs will be added later.

Abort Entry Finish & Save

Review minor works projects included in the capital budget.

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Review and Edit Deficiency Data

Click this icon to print the entire list of deficiencies.

Microsoft Excel - FCS Tool.xlsm

Back
FACILITY CONDITION SURVEY

Reset

Budget
Print

2017
Survey Data

Deficiencies

Step 1
Step 2
Step 3

Continue to add NEW deficiencies (Blue cell)

Click "Back" icon when finished

Use TAB or mouse to enter data in orange cells from left to right

Est. Total \$1,183,000

Includes soft costs & inflation

Total Count: 6

Add

2015 Carryover Deficiencies

New Deficiency

Help ?

Striping Indicates Demo in 4 - 10 yrs

		Campus	Building (or Site)	System	Category	Component	Age (Yrs)	Location	Number	Unit Measure	Cause	Deficiency description & proposed Solution	Repair OR Replace	Unit Cost estimate	Const. bid estimate	SCORE	OMIT
F01	F01	Central Campus (280F)	Mohler Communications Center - Bldg A (280-10)	Facility	D20-Plumbing	Domestic water line	--	Multiple	1	LS	Age/Wear	The original plumbing lines are severely corroded. The pipes are restricted not allowing adequate water volume or temperature and are constantly springing leaks. The plumbing pipes should be replaced with new lines.	Replace	--	\$319,000		
F03	F02	Central Campus (280F)	Mohler Communications Center - Bldg A (280-10)	Facility	B20-Exterior Enclosure	Siding - stucco	--	Perimeter	1	LS	Age/Wear	The stucco exterior is cracking in several areas due to age and weather. The stucco should be repaired and resealed.	Repair	--	\$107,000		
F05	F03	Downtown Campus (280A)	Main Bldg. - Bldg. A (280-001E)	Facility	D20-Plumbing	Boiler, pumps and controls	--	1st floor	1	EA	Age/Wear	The Domestic water heater system is failing. Water is not heated adequately to serve the building with minimum temperatures required by the health department. The boilers and the circulation pumps should be replaced.	Repair	--	\$266,000		
F02	R01	South Campus (280B)	Bldg. A (280-4)	Roof	B30-Roofing	Roof Drain	--	South wall	1	LS	Age/Wear	There are several downspouts that connect to a tight line to carry water from the roof to the storm lines. The storm lines are blocked, but the college does not know why. Additional information is required to determine the scope of repairs, if any are required.	Repair	--	\$27,000		
S01	S01	Downtown Campus (280A)	Site (280A)	Site	G20-Site Improvements	Concrete sidewalk	--	Site	1	LS	Age/Wear	Several sidewalks, the courtyard plaza and curbs have failed creating hazardous conditions. Repairs will also require that pedestrian right of ways are ADA compliant. Repairs should be made to eliminate the unsafe conditions, mitigate continuing decay and bring pedestrian paths into ADA compliance.	Repair	--	\$54,000		
None	F04	South Campus (280B)	S.C. Bldg. C (280-6)	Facility	B20-Exterior Enclosure	Concrete joints	30	South wall	220	LF	Age/Wear	The wall construction joint material has failed allowing water to infiltrate the building envelope.	Replace	\$120	\$26,400		
	Click to ADD																
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After deficiencies have been entered, data can be changed by selecting individual cells. When finished, click the "Back" button to return to the dashboard.

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Microsoft Excel - FCS Tool.xlsm

Return to Dashboard.

Back FACILITY CONDITION SURVEY Reset Print 2017 Survey Data

Maintenance Level

Step 1 Step 2 Step 3
Click the remaining "Category" radio buttons and select levels (blue cells)

Determine the college maintenance level rating

Help ?

Select Level	Category	Level	Description
2	Maintenance Mix	1	All recommended PM scheduled and performed on time. Reactive maintenance minimized to things that are unavoidable or minimal. Emergencies are very infrequent and handled efficiently
3		2	Well-developed PM program with most PM done at a frequency only slightly less than defined schedule Reactive maintenance required only due to premature system wear out. Only occasional emergency work required
1		3	Reactive maintenance predominant due to system failing to perform, especially during harsh seasonal peaks. Effort still made to do PM. Priority to schedule as staff and time permit. High number of emergencies is routine.
4		4	Worn-out systems require staff to be scheduled to react to poorly performing systems. Significant time spent procuring parts and services due to high number of emergencies. PM is done inconsistently and only for simple tasks.
5		5	No PM performed due to more pressing problems. Reactive maintenance predominates due to worn out systems that fail frequently. Good emergency response due to extreme frequency of occurrences.

Categories

Click each radio button and select service level.

Return to Dashboard.

Microsoft Excel - FCS Tool.xlsm

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Maintenance Management

Step 1 Step 2 Step 3
After staff are selected, enter other related data (blue cells)

Use Megamation data

Help ?

Maintenance Staff (DOP Class./Annual Salary + Benefits)	Maint. Hrs Per Wk	Estimated Staff Cost (Salary + Benefits)	Annual Preventative Maintenance		Annual Contracted Maintenance	
Control Technician (\$67k)	35	\$ 58,677	Average annual PM hours	0	Total Cost (prev yr) **	0
Maintenance Mechanic 2 (\$67k)	35	\$ 58,677	Equivalent PM FTEs		Equiv. Contract FTEs	0.0
Maintenance Mechanic 2 (\$67k)	40	\$ 67,059				
Maintenance Mechanic 2 (\$67k)	25	\$ 41,912	Maint. Staff Responsible Area		Annual Maintenance Cost	
Maintenance Mechanic 1 (\$61k)	35	\$ 53,136	Facility GSF (owned buildings)	695,944	Maint. Material Costs	0
Maintenance Custodian (\$46k)	20	\$ 22,783	Total Maintenance FTEs *	4.8	Maint. Staff Cost / GSF	\$ 0.43
Add Staff	Hrs/wk		GSF / FTE	146,515	Total Maint Cost/GSF	\$ 0.43
Add Staff	Hrs/wk		Comparable National Data		2015 Survey Data	
Automotive Technician (\$61k)	Hrs/wk		ASU survey average GSF/maint. FTE	69,873	Total FTEs	College 5.1 Statewide 7.2
Buildings and Grounds Supervisor A (\$72k)	Hrs/wk		IFMA 2009 survey ave GSF/maint FTE	57,471	GSF/FTE	1,16,458 87,806
Buildings and Grounds Supervisor B (\$84k)	Hrs/wk				Ave. Staff FTE Cost	\$ 70,331 \$ 62,844
Buildings and Grounds Supervisor C (\$95k)	Hrs/wk				Total Maint. Cost/GSF	\$ 0.78 \$ 0.86
Construction & Maintenance supt 1 (\$70k)	Hrs/wk					
Control Technician (\$67k)	Hrs/wk					
Control Technician Lead (\$72k)	Hrs/wk					
Add Staff	Hrs/wk					
Add Staff	Hrs/wk					
FTEs : 4.8	Total	\$ 302,242				
	Average Cost / FTE	\$ 62,421				

** Click "HELP" icon to see what should be included in total amount

* College staff + equivalent contracted staff

↑ Trends from previous survey data (i.e. up arrow indicates amount higher than previous survey)

Select individual maintenance staff and enter the average number of hours per week they dedicate to maintenance efforts. Do not include time for administrative duties, moving furniture, cleaning, setting up for events and other non-maintenance activities.

Enter data in the three blue cells. Click the "Help" button for clarifications.

Previous survey data and benchmark data is provided for reference.