Impact of Facility Condition Assessments and Space Utilization Analysis on Community Colleges

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Facility Condition Assessment

A process in which a facility’s site utilities, architectural, and engineering elements, or infrastructure, are surveyed and evaluated with the expressed purpose of identifying deficiencies and the capital resources required to correct those deficiencies.
Define Scope

A. Building Elements and Systems to be Assessed
B. Potential Issues to be Addressed
C. Level of Detail
D. Timeframe
A. Building Element and Systems

- Basic Building Envelope
- Basic Site Elements
- Mechanical/Electrical Systems
  - Utilities
  - Chilled Water
  - Steam/Heating Hot Water
  - Air Handling Systems
  - Plumbing
  - Fire Protection
  - Main Electrical Distribution (Normal & Essential)
- Elevators
- Telecommunication Systems
- Building Interior
- Other Systems, if applicable
B. Potential Issues to Address

- Regulatory Compliance
- Capital Renewal
- Strategic/Business & Master Planning
- System Improvement/Operating Cost Reduction
C. Level of Detail

Consider and address only those issues key to strategic/business planning, capital budgeting and asset/facility management without getting into a level of detail more appropriate to specific tactical plans.
D. Time Frame

The duration of the projected future capital outlays required by and included in the assessment. Typical number is five to ten years.
Case Study: Oakton Community College

- Des Plaines Campus
- 172 Acres
- 420,000 Square Feet of Floor Space
Systems Assessed

- Architectural
- Mechanical
- Electrical
- Plumbing
- Life Safety/Accessibility
- Environmental
- Site
Assessment Criteria

- Code Compliance
- Energy Conservation
- Functionality
- Life Safety
- Service Life
Results

- Facility Condition Narrative
- 10 Year Capital Spending Report
- Floor Plans With Graphical Locations Of Deficiencies
- Facility Information System
Benefits

- 5-10 Year “Capital Spending Plan”
- Building Management tool that allows for systematic updating of the “Capital Spending Plan”
- “Living Document” of Facility Condition Assessment (FCA) results
- Powerful CAD interface for more effective management of FCA projects
- FCA data that is intuitively accessible by all authorized users from any desktop
- FCA data that is capable of being queried under any number of planning, budgeting or facility management scenarios
- Facility Information System that can be expanded to address other issues, including space inventory management and MEP systems
- Facility Information System that can be expanded to include other campuses and management of the day to day space planning
Space Utilization Analysis

A process in which a facility’s space is surveyed and documented with the expressed purpose of defining how the space is being utilized to allow for effective space management and planning.
Why Do You Need a Space Utilization Analysis?

- Used for Day-to-Day, Strategic and Master Planning
- Facilities are one of your largest assets
- Improves the process of conducting a Space Needs Analysis
- Indirect Cost Analysis
- Management of space relocations and construction
- Facility Management
- Regulatory requirements impacted by space
Steps for the Development of Space Information

- Develop CAD Files of the Architectural Layout
- Define the Space Utilization Data
- Implement a System that is accessible for Decision Makers
- Develop Policies and Procedures for maintaining accurate data
Benefits

- Improves the utilization of resources on campus
- Space Management tool that allows for systematic updating of space relocations and construction projects
- “Living Document” of Space Inventory
- Powerful CAD interface for a more effective management of day-to-day space planning
- Required for effective Strategic and Master Planning
- Space data that is intuitively accessible by all authorized users from any desktop
- Space data that is capable of being queried under any number of planning or facility management scenarios
- Ability to exchange information with other systems used on campus
- Ability to provide all contractors with accurate facility data
- No upfront investment in hardware or software
- Guarantees all end users are accessing and utilizing the same information for space management and planning purposes
Thank You for Participating in This Presentation