

2002-2004 NYC DOE BUILDING CONDITION ASSESSMENT SURVEYS

I. LEGISLATIVE MANDATE

The New York State Education Department (SED) sets specific building inspection and reporting requirements for school buildings, which include **two** types of inspections/ratings:

- *Annual Survey*: Annual Visual Inspection for Fire/Safety Ratings
- *Five Year Survey*: A full “Building Condition Assessment Survey” (BCAS) required for every building every 5 years

When the State Legislature created the New York City School Construction Authority (SCA) in 1988, it also required the City to adopt sequential Five-Year Capital Plans. These plans are divided between new schools/additions and repairs to existing buildings (known as the Capital Improvement Program or CIP). To formulate the CIP portion of the Plan, the State mandates the use of the BCAS findings, which are based on a visual survey of every building used by students, teachers or administrators, including leased sites, mini-schools, sports fields and field houses.

II. Inspection Process

The State BCAS regulations require a detailed inspection of each facility by a team, one of whom must be a licensed New York State professional engineer or architect. Each team member carried a menu-driven, hand-held computer programmed with more than 2,000 possible deficient conditions. Averaging one school per day, the inspectors visually assessed each facility’s physical condition. Using the menus in the hand-held computers, they rated each building’s main systems and underlying components, identifying and quantifying any deficiencies in more than 1,300 buildings.

Potentially hazardous conditions discovered in the field were faxed to the DoE contact with a copy to the SCA project manager.

III. BCAS Deficiency Processing

Since a deficiency (e.g., a deficient roof ladder) is only a small component of a larger system (the roof), the deficiencies related to each system must be “rolled up” into projects (in this example, all the roof deficiencies roll up into a roof project); the project roll up and costing is completed using the Capital Plan Development System (CPDS). Costs are rolled up for all major systems to ensure that the cost of repairing components never exceeds the cost to replace the entire system.

IV. Ratings

The architect, electrical engineer and mechanical engineer on each team assessed the systems related to their discipline. Each component of a building system was rated from 1 to 5, with “1” being the best and “5” being the worst (1 = Good; 2 = Fair to Good; 3 = Fair, 4 = Fair to Poor and 5 = Poor). The component scores were then prioritized and rolled up to create a rating for each system; the ratings for each system were then rolled up to create a rating for each discipline.