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HOUSE BILL 2076

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State of Washington

53rd Legislature

1993 Regular Session

By Representatives Jacobsen, Ogden, Quall, G. Cole, Johanson, Kremen, Flemming and Eide

Read first time 02/26/93. Referred to Committee on Capital Budget.

1 AN ACT Relating to the maintenance and efficient operation of state  
2 agency and school district facilities; and adding a new chapter to  
3 Title 43 RCW.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** (1) The legislature finds that the capital  
6 stock of facilities owned by state agencies and school districts  
7 represents a significant financial investment by the citizens of the  
8 state of Washington, and that providing for a responsible and efficient  
9 level of facility maintenance and operation is critical to preserving  
10 these facilities and realizing the full value of this investment. The  
11 legislature also finds that ongoing reinvestment in facilities through  
12 adequate preventative maintenance funding can delay the need for  
13 capital expenditures for replacement facilities, reduce operating  
14 costs, and provide higher levels of service. Further, while the state  
15 has established policies for acquisition, design, and construction of  
16 new facilities, no similar policies and standards have been established  
17 for maintenance and operation of facilities.

18 (2) The purpose of this chapter is to develop state agency and  
19 school district facility management, operation, personnel, and

1 budgeting policies and procedures that serve to adequately protect  
2 capital investments, reduce operating costs, and maximize the useful  
3 life of facilities.

4 NEW SECTION. **Sec. 2.** For the purposes of this chapter, unless the  
5 context indicates otherwise, the following definitions apply:

6 (1) "Condition assessment program" means a system for identifying,  
7 evaluating, prioritizing, documenting, reporting, and monitoring the  
8 specific maintenance requirements of facilities.

9 (2) "Maintenance" means the upkeep of facilities and equipment,  
10 including periodic inspection, adjustment, lubrication, cleaning,  
11 replacement of parts and filters, painting, sealing, resurfacing, and  
12 other actions taken to ensure continuous service, prevent breakdown,  
13 and extend the useful life of a facility.

14 (3) "Operation" means actions to control the usage of building  
15 systems including, but not limited to, lighting, heating, ventilation,  
16 and air conditioning systems.

17 (4) "Reinvestment standard" means the amount of annual funding  
18 expressed as a percentage of facility replacement values necessary to  
19 ensure a level of facility maintenance consistent with the purpose of  
20 this chapter.

21 (5) "School district" means each corporate body empowered under  
22 chapter 28A.320 RCW and responsible for managing school facilities  
23 within a designated territory.

24 (6) "School facilities" means all buildings and related structures  
25 and facilities owned or being acquired by school districts.

26 (7) "State agency" means all agencies, departments, boards,  
27 commissions, and institutions of the state of Washington, including  
28 institutions of higher education as defined in chapter 28B.10 RCW.

29 (8) "State facilities" means all buildings and related structures  
30 and facilities owned by state agencies or being acquired under chapter  
31 39.94 RCW.

32 NEW SECTION. **Sec. 3.** (1) The office of financial management shall  
33 develop facility management guidelines consistent with the purpose of  
34 this chapter for all state agencies. The guidelines must include:

35 (a) Recommended policies and procedures to ensure adequate  
36 maintenance and efficient operation of state facilities;

1 (b) Standards and specifications for condition assessment programs  
2 to guide and assist agencies in successfully implementing the programs,  
3 and that allow for the uniform reporting of condition assessment  
4 information to the office of financial management; and

5 (c) Procedures for establishing reinvestment standards for use by  
6 state agencies in developing prudent maintenance budgets consistent  
7 with the purpose of this chapter.

8 (2) The office of financial management shall develop a centralized  
9 condition assessment and maintenance budgeting reporting system for  
10 state agencies. The reporting system shall capture those data elements  
11 that are essential for policy and budget review and evaluation by the  
12 governor and the legislature, including, but not limited to, facility  
13 condition ratings and annual maintenance expenditures on a per-square-  
14 foot basis.

15 NEW SECTION. **Sec. 4.** (1) The superintendent of public instruction  
16 shall develop facility management guidelines consistent with the  
17 purpose of this chapter for all school districts. The guidelines must  
18 include:

19 (a) Recommended policies and procedures to ensure adequate  
20 maintenance and efficient operation of school facilities;

21 (b) Standards and specifications for condition assessment programs  
22 to guide and assist school districts in successfully implementing such  
23 programs, and that allow for the uniform reporting of condition  
24 assessment information to the superintendent of public instruction; and

25 (c) Procedures for establishing reinvestment standards for use by  
26 school districts in developing prudent maintenance budgets consistent  
27 with the purpose of this chapter.

28 (2) The superintendent of public instruction shall develop a  
29 centralized condition assessment and maintenance budgeting reporting  
30 system for school districts. The reporting system must capture those  
31 data elements that are essential for policy and budget review and  
32 evaluation by the superintendent of public instruction, the governor,  
33 and the legislature, including, but not limited to, facility condition  
34 ratings and annual maintenance expenditures on a per-square-foot basis.

35 NEW SECTION. **Sec. 5.** The office of financial management and  
36 superintendent of public instruction shall jointly establish an  
37 advisory committee to assist in the development of the guidelines,

1 policies, procedures, standards, and centralized reporting systems  
2 required under sections 3 and 4 of this act. The advisory committee  
3 shall include representatives from state agencies, school districts,  
4 the legislative fiscal committees, the maintenance and crafts trades,  
5 and other agencies or groups as appropriate.

6 NEW SECTION. **Sec. 6.** The state board for community and technical  
7 colleges shall develop a model training program in facility management,  
8 operation, and maintenance at one or more of the community and  
9 technical colleges. The training program must provide comprehensive  
10 instruction on management, operation, and maintenance of building  
11 systems commonly found in state agency and school district facilities.

12 NEW SECTION. **Sec. 7.** The department of personnel shall:

13 (1) Identify all job classes that involve the management,  
14 operation, or maintenance of state facilities;

15 (2) Determine whether existing minimum qualification requirements  
16 for the job classes ensure an adequate level of training and experience  
17 to perform the jobs consistent with the purpose of this chapter; and

18 (3) Revise the minimum qualification requirements as needed to  
19 ensure that persons filling the positions demonstrate an adequate level  
20 of training and experience.

21 NEW SECTION. **Sec. 8.** The higher education personnel board shall:

22 (1) Identify all job classes that involve the management,  
23 operation, or maintenance of higher education facilities;

24 (2) Determine whether existing minimum qualification requirements  
25 for the job classes ensure an adequate level of training and experience  
26 to perform the jobs consistent with the purpose of this chapter; and

27 (3) Revise the minimum qualification requirements as needed to  
28 ensure that persons filling the positions demonstrate an adequate level  
29 of training and experience.

30 NEW SECTION. **Sec. 9.** The office of financial management, the  
31 superintendent of public instruction, the state board for community and  
32 technical colleges, the department of personnel, and the higher  
33 education personnel board shall each report to the legislature on the  
34 implementation of this chapter by July 1, 1994.

1        NEW SECTION.    **Sec. 10.**    This chapter may be known and cited as the  
2 public building asset protection act.

3        NEW SECTION.    **Sec. 11.**    Sections 1 through 10 of this act shall  
4 constitute a new chapter in Title 43 RCW.

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