




STATE OF HAWAII
DEPARTMENT OF EDUCATION
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OFFICE OF THE SUPERINTENDENT

June 2, 2022

TO: The Honorable Bruce Voss
Chairperson, Finance and Infrastructure Committee

FROM: Keith T. Hayashi 
Interim Superintendent

SUBJECT: **Presentation on How the Department Uses Facility Asset Management (“FAM”) and the Hawaii Facilities Inspection Tool (“HI-FIT”) to Implement Board Policy 301-10, Equitable Allocation of Facilities Resources**

1. Background

The Hawaii State Department of Education (Department) has implemented two tools to support compliance with the Hawaii State Board of Education (Board) Policy 301-10, Equitable Allocation of Facilities Resources – Facilities Asset Management (FAM) and the Hawaii Facilities Inspection Tool (HI-FIT). Together, FAM and HI-FIT are used to determine the needs and priorities for the repair and maintenance (R&M) of Department schools.

FAM encompasses “integrated, multidisciplinary strategies to sustain school infrastructure assets such as roofs, fire alarms, air conditioners, water and sewer lines, and building structures.” The FAM initiative follows industry standards and best practices for the equitable allocation of R&M resources utilizing an equitable allocation framework based upon the landmark American Civil Liberties Union lawsuit of *Williams v. State of California*. FAM includes facility inspections, assessments and projects, a database of projects and critical assets, and a deferred maintenance program.

The Department implemented the FAM initiative by ramping up the pilot Job Order Contracting (JOC) program in 2018. JOC allows the Department to contract several vendors through competitive bidding for commonly encountered projects over the life of a multiyear contract rather than having to bid out individual jobs for repairs. This has expedited work on repairing school roofs, the largest category on the Department’s R&M backlog.

FAM is on track to meet the National Council of School Facilities benchmark for the systematic reduction of deferred maintenance within the next biennium budget cycle. Legislative appropriations of \$145 million per year for capital improvement program (CIP) lump sum deferred maintenance are needed to meet this objective.

HI-FIT is vital to ensuring that Hawaii's schools are clean, safe, and functional and that school facilities and sound maintenance practices continue to provide a positive contribution to teaching and learning. It is a visual inspection tool that uses a rating system to evaluate various components of learning and administrative environments and the overall condition of school facilities. External inspectors use this HI-FIT tool to assess both interior and exterior building conditions, building systems, and cleanliness. HI-FIT allows school leaders to provide input on the R&M needs and priorities of their schools.

2. Description

BOE Policy 301-10, Equitable Allocation of Facilities Resources, was approved by the Board on November 21, 2019 to provide the Department with direction on the prioritization of the allocation of R&M resources. The goal, ultimately, is that all students have safe, accessible, and supportive facilities:

The Department shall strive to ensure that all students have safe, accessible, and supportive school facilities by allocating Capital Improvement Program and repair and maintenance resources equitably, effectively, and transparently. This equitable allocation must take into account the socioeconomic and academic needs of each school's student population.

The Department adopted the use of FAM and HI-FIT to facilitate the process of identifying the needs and priorities for R&M across Department schools and to ensure equitable allocation of R&M resources.

This presentation will provide information on how FAM and HI-FIT are used to prioritize the use and allocation of such resources.

3. Presentation

The FAM initiative has promoted the equitable allocation of R&M resources. It provides for a safety and accessibility baseline and support for high-needs student populations.

- Safety and Accessibility Baseline: Allocation by the percentage of the square footage of the buildings within each district. Prioritization of projects with facility condition index (FCI) scores of "critical" and "poor" assures the improvement of facilities to allow students safe access to their schools. The principal value of an FCI rating can be identified as:
 1. To assist in making resource allocation decisions amongst the buildings in a portfolio, particularly with limited budgets that are not adequate to address the deferred maintenance in all the facilities. It is therefore a means of identifying priorities.
 2. To determine the annual reinvestment rates to prevent further accumulation of deferred maintenance.

- Supportive of Student Populations: Execution of projects addressing specific “critical” and “poor” facilities using the HI-FIT school conditions scorecards with consideration for schools eligible for Title I under the Elementary and Secondary Education Act of 1965 ensures the allocation of resources address the socioeconomic and academic needs of students who access these facilities. The HI-FIT school conditions scorecards document feedback from school principals and staff regarding the unique needs of their schools.

Through discussions with complex area superintendents and schools, the Department’s Office of Facilities and Operations continues the implementation of FAM while addressing deferred maintenance. The FAM initiative promotes equitable distribution of funds to schools in need based on socioeconomic and academic indicators as well as on facilities condition through assessment and scoring. The FAM initiative results and progress may be viewed on the “Improving Hawaii School Facilities” site: <https://www.hidoefacilities.org/>.

The “Improving Hawaii School Facilities” site provides a “Facilities Asset Management (FAM)” dashboard of all the deferred maintenance projects in progress by district and biennium budget. This includes, but is not limited to, a list of contracted projects with encumbered amounts. Key milestones are supplied to track the progression of projects. The website also provides access to the “HI-FIT” school inspection surveys, which are posted as they are completed. The site allows viewers to compare schools and complexes by various survey criteria. A “Facilities Needs Report” summarizes the HI-FIT surveys and deferred maintenance projects by district, complex, and school. The “Improving Hawaii School Facilities” site is meant to increase transparency as the Department works towards reducing the R&M backlog.

Thank you for your support in promoting equitable access to resources for our schools and ensuring the safety of our students and staff.

KTH:rf
c: Office of Facilities and Operations
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