

Facility condition assessments are an analysis of a building’s systems and components. Systems include the architectural, mechanical, electrical and plumbing elements of a building. Each system has many components which are all inspected for deficiencies through the facility conditions assessment. Each component is assessed and remaining service life is identified. Also known as a lifecycle, the remaining service life identifies the estimated number of years the component will function in proper condition. By identifying the remaining service life of building components, the facility condition assessment can identify replacement timing and estimated costs for building components. Replacement costs represent the renewal needs. Five year renewal needs is the total cost of repairing or replacing all the components in a school which have five or fewer years in remaining service life.

Using the five-year renewal needs, a facility condition index (FCI) can be calculated. FCI is the ratio of 5-year renewal costs to the estimated replacement value of the school facility. To calculate the FCI, divide the total estimated five-year renewal needs by the estimated replacement value. FCI is represented as a percentage. The replacement value is the estimate dollar amount needed to replace a school of the same size, built with current Ministry of Education standards. A facility with a lower FCI will require less expenditure for remedial or renewal work relative to the facility’s value.

School condition and the condition of learning environments is important when ensuring equity and safety for all students. HWDSB monitors facility condition through facility condition assessments completed by VFA Canada. VFA Canada has been tasked with assessing all the schools under the Ministry of Education in Ontario. Assessments have been underway since 2012 and all school assessments are projected to be completed by the end of 2015. Data is housed in the Total Capital Planning Solution (TCPS) system. TCPS is a database system where VFA Canada houses all facilities condition data for every school. Once initial assessments are complete it is the responsibility of the school board to update the facility condition database as work on renewal items is completed. Every five years, each school is reassessed by VFA Canada and the database is updated.

Facility condition assessments and FCI are both a valuable tool that assists boards in creating capital plans and assist in identifying facility needs. It is important to note that these assessments and the FCI are tools and only one factor in determining the facility condition. FCI does not account for items such as accessibility, asbestos abatement, program updates and safe schools initiatives. FCI is a tool that aides Facility Management staff in identifying major renewal needs and allows staff to monitor these items as they reach the end of their lifecycle.

The table below lists FCI values of each HWDSB school. The schools are identified in 4 categories – good, average, fair and poor. The chart breaks the schools into the four categories and gives a description of each

Condition Index (5 Year FCI)																																	
FCI Levels	HWDSB Schools																																
<p><u>Good (0-20%)</u></p> <p>Facilities will look clean and functional</p> <p>Limited and manageable component and equipment failure may occur</p> <p>Facilities will compete well for enrolment</p>	<table> <tr> <td>Allan A. Greenleaf</td> <td>Janet Lee</td> </tr> <tr> <td>Ancaster Meadow</td> <td>Lawfield</td> </tr> <tr> <td>Balaclava</td> <td>Prince of Wales</td> </tr> <tr> <td>Bellmoore</td> <td>Queen Mary</td> </tr> <tr> <td>Cathy Wever</td> <td>Queen Victoria</td> </tr> <tr> <td>Dr. J Edgar Davey</td> <td>Ray Lewis</td> </tr> <tr> <td>Gatestone</td> <td>Sir Wilfrid Laurier</td> </tr> <tr> <td>Guy Brown</td> <td>Sir William Osler</td> </tr> <tr> <td>Hillcrest</td> <td>Winona</td> </tr> </table>	Allan A. Greenleaf	Janet Lee	Ancaster Meadow	Lawfield	Balaclava	Prince of Wales	Bellmoore	Queen Mary	Cathy Wever	Queen Victoria	Dr. J Edgar Davey	Ray Lewis	Gatestone	Sir Wilfrid Laurier	Guy Brown	Sir William Osler	Hillcrest	Winona														
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<p><u>Average (21-40%)</u></p> <p>Facilities are beginning to show signs of wear.</p> <p>More frequent component and equipment failure may occur</p>	<table> <tr> <td>Bennetto</td> <td>Millgrove</td> </tr> <tr> <td>Beverly Central</td> <td>Mount Hope</td> </tr> <tr> <td>Central</td> <td>Nora Frances Henderson</td> </tr> <tr> <td>Chedoke</td> <td>Orchard Park</td> </tr> <tr> <td>Cootes Paradise</td> <td>Pauline Johnson</td> </tr> <tr> <td>Dalewood</td> <td>Queens Rangers</td> </tr> <tr> <td>Delta</td> <td>Ryerson</td> </tr> <tr> <td>Dr. John Seaton</td> <td>Saltfleet HS</td> </tr> <tr> <td>Dundas Valley Secondary School</td> <td>Sir Allan MacNab</td> </tr> <tr> <td>Flamborough Centre</td> <td>Sir Isaac Brock</td> </tr> <tr> <td>Franklin Road</td> <td>Sir John A Macdonald</td> </tr> <tr> <td>Gordon Price</td> <td>Spencer Valley</td> </tr> <tr> <td>Greensville</td> <td>Templemead</td> </tr> <tr> <td>Helen Detwiler</td> <td>Waterdown DHS</td> </tr> <tr> <td>Hess Street</td> <td>Westview</td> </tr> <tr> <td>Holbrook</td> <td>Westwood</td> </tr> </table>	Bennetto	Millgrove	Beverly Central	Mount Hope	Central	Nora Frances Henderson	Chedoke	Orchard Park	Cootes Paradise	Pauline Johnson	Dalewood	Queens Rangers	Delta	Ryerson	Dr. John Seaton	Saltfleet HS	Dundas Valley Secondary School	Sir Allan MacNab	Flamborough Centre	Sir Isaac Brock	Franklin Road	Sir John A Macdonald	Gordon Price	Spencer Valley	Greensville	Templemead	Helen Detwiler	Waterdown DHS	Hess Street	Westview	Holbrook	Westwood
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<p><u>Fair (41-64%)</u></p> <p>Facilities will look worn with apparent and increasing deterioration</p> <p>Potential frequent component and equipment failure may occur.</p> <p>The facility will be at a competitive disadvantage and enrolment could be impacted</p>	<p>A. M. Cunningham Ancaster High Billy Green Buchanan Park Collegiate Avenue Earl Kitchener Eastdale Fessenden George L. Armstrong Glen Brae Glendale Glenwood (Formerly Fairview) Green Acres Huntington Park James Macdonald Lake Avenue</p>	<p>Lincoln M. Alexander Lisgar Memorial (Stoney Creek) Mountain Secondary Mountain View Mountview Norwood Park Queensdale R A Riddell R. L. Hyslop Richard Beasley Ridgemount Rosedale Sir Winston Churchill SS Strathcona Tapleytown Viscount Montgomery</p>
<p><u>Poor (65% +)</u></p> <p>Facilities will look worn with Obvious deterioration</p> <p>Equipment failure in critical items more frequent. Occasional building shut down could occur. Management risk is high</p> <p>The facility will be at a competitive disadvantage and will be at a high risk of enrolment shortfall</p>	<p>Adelaide Hoodless Ancaster Senior C H Bray Cardinal Heights Cecil B. Stirling Dundana Dundas Central Ecole Elementaire Michaele Jean Elizabeth Bagshaw Glen Echo</p>	<p>Highview Mary Hopkins Memorial (Hamilton) Mount Albion Parkdale Rousseau Sherwood SS W. H. Ballard Westdale Westmount SS Yorkview</p>