

**Facility Condition Index**

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 are 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 estimated 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.

$$\text{Facility Condition Index} = \frac{\text{5 Year Renewal Needs}}{\text{Building Replacement Value}}$$

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 with all school assessments completed by 2015. Schools are reassessed every 5 years. Assessment data is housed by VFA Canada. Once assessments are complete it is the responsibility of the school board to update the facility condition database based on completed capital and maintenance projects.

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 school initiatives. FCI is a tool that aids 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.

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FCI Levels	HWDSB Schools	
<p style="text-align: center;"><b><u>Good (0-20%)</u></b></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>	Allan A. Greenleaf Ancaster Meadow Bellmoore Cathy Wever Dr. J Edgar Davey Gatestone Guy Brown Hillcrest Janet Lee	Lawfield Lincoln M. Alexander Prince of Wales Queen Mary Queen Victoria Ray Lewis Sir William Osler Tiffany Hills Winona
<p style="text-align: center;"><b><u>Average (21-40%)</u></b></p> <p>Facilities are beginning to show signs of wear</p> <p>More frequent component and equipment failure may occur</p>	A.M. Cunningham Adelaide Hoodless Ancaster High** Balaclava Bennetto Billy Green Chedoke Cootes Paradise Franklin Road** Gordon Price Helen Detwiler Hess Street James Macdonald Memorial (Stoney Creek) Millgrove	Mount Hope** Norwood Park Orchard Park Queens Rangers Ryerson Saltfleet** Sir Allan MacNab Sir Isaac Brock Sir John A. MacDonald Sir Wilfrid Laurier Sir Winston Churchill Strathcona Templemead Waterdown** Westwood

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FCI Levels	HWDSB Schools	
<p><b><u>Fair (41-64%)</u></b></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>Buchanan Park Cecil B. Stirling Central Colligate Avenue Dr. John Seaton Dundana Dundas Valley** Earl Kitchener Eastdale Michaelle Jean Fessenden Flamborough Centre George L. Armstrong** Glen Brae Glen Echo Glendale Glenwood Green Acres Greensville Holbrook</p>	<p>Huntington Park Lake Avenue Mary Hopkins Memorial (Hamilton)** Mountain View Mountview Mountain Secondary Nora Frances Henderson Pauline Johnson** Queensdale** RA Riddell RL Hyslop Sherwood Spencer Valley Tapleystown Westdale Westview Yorkview</p>
<p><b><u>Poor (65%+)</u></b></p> <p>Facilities will look worn with obvious deterioration</p> <p>Enrolment 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>Ancaster Senior Beverly Central CH Bray Dalewood** Delta Dundas Central Elizabeth Bagshaw Highview Lisgar</p>	<p>Mount Albion Parkdale Richard Beasley Ridgemount** Rosedale Rousseau Viscount Montgomery** WH Ballard Westmount</p>

\*\* Note: Capital work recently completed at this location may not have been taken into consideration for this analysis, and as such, may impact the FCI rating.