

# Section 1.5: Facility Condition Index

### Facility Condition Index

Facility condition assessments are an analysis of a building's systems, services, site 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 first school assessments completed by 2015. School are reassessed approximately every 5 years depending on capital project schedules and pending closures. 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. Twenty schools will be reassessed in the spring/summer of 2020.

Facility condition assessments and FCI are both valuable tools that assist 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 of a building. FCI does not account for items such as accessibility, asbestos abatement, program updates and safe school 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 (definition of each provided in table).

**2020 FCI will be updated once 2019 assessment data update is completed by VFA. The following is 2019 data for reference only.**

FCI Levels	HWDSB Schools
<p><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> <p><b>Notes:</b></p> <p>2020 – 18 schools in good condition 2019 – 18 schools in good condition 2018 – 16 schools in good condition</p>	<ul style="list-style-type: none"> <li>• Allan A. Greenleaf (15%)</li> <li>• Ancaster Meadow (10%)</li> <li>• Bellmoore (1%)</li> <li>• Cathy Wever (6%)</li> <li>• Dalewood (14%)</li> <li>• Dr. J Edgar Davey (2%)</li> <li>• Gatestone (7%)</li> <li>• Guy Brown (2%)</li> <li>• Lawfield (7%)</li> <li>• Prince of Wales (15%)</li> <li>• Queen Victoria (16%)</li> <li>• Ray Lewis (12%)</li> <li>• Ridgemount (14%)</li> <li>• Saltfleet (20%)</li> <li>• Sir William Osler (7%)</li> <li>• Tiffany Hills (0%)</li> <li>• Waterdown (17%)</li> <li>• Winona (1%)</li> </ul>
<p><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> <p><b>Notes:</b></p> <p>2020 – 19 schools in average condition 2019 – 20 schools in average condition 2018 – 26 schools in average condition</p> <p>1 approved school closures</p>	<ul style="list-style-type: none"> <li>• Balaclava (37%)</li> <li>• Cootes Paradise (30%)</li> <li>• Dundas Valley (23%)</li> <li>• Earl Kitchener (32%)</li> <li>• Gordon Price (40%)</li> <li>• Hillcrest (23%)</li> <li>• Janet Lee (23%)</li> <li>• Lincoln M. Alexander (21%)</li> <li>• Millgrove (39%)</li> <li>• Mount Hope (21%) **</li> <li>• Norwood Park (26%)</li> <li>• Orchard Park (40%)</li> <li>• Queen Mary (31%)</li> <li>• Ryerson (31%)</li> <li>• Sir Allan MacNab (26%)</li> <li>• Sir Isaac Brock (40%) – approved closure</li> <li>• Sir Wilfrid Laurier (29%)</li> <li>• Viscount Montgomery (33%)</li> <li>• Westmount (39%)</li> </ul>

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><b>Notes:</b></p> <p>2020 – 44 schools in fair condition 2019 – 45 schools in fair condition 2018 – 42 schools in fair condition</p> <p>10 approved school closures</p>	<ul style="list-style-type: none"> <li>• A. M. Cunningham (41%)</li> <li>• Ancaster High (43%)</li> <li>• Bennetto (43%)</li> <li>• Billy Green (56%)</li> <li>• Buchanan Park (57%)</li> <li>• Cecil B. Stirling (50%)</li> <li>• Central (50%)</li> <li>• Chedoke (41%) **</li> <li>• Dundana (64%)</li> <li>• Ecole Elementaire Michaelle Jean (63%)</li> <li>• Frank Panabaker - North (53%) – approved closure</li> <li>• Flamborough Centre (64%)</li> <li>• Franklin Road (42%) **</li> <li>• George L. Armstrong (51%)</li> <li>• Glen Brae (60%) – approved closure</li> <li>• Glen Echo (53%) – approved closure</li> <li>• Glendale (42%)</li> <li>• Glenwood (59%)</li> <li>• Green Acres (49%) – approved closure</li> <li>• Helen Detwiler (47%)</li> <li>• Hess Street (45%)</li> <li>• Holbrook (53%)</li> <li>• Huntington Park (50%)</li> <li>• James Macdonald (59%)</li> <li>• Lake Avenue (47%) **</li> <li>• Mary Hopkin (62%)</li> <li>• Memorial (Hamilton) (64%)</li> <li>• Memorial (Stoney Creek) (41%) – approved closure</li> <li>• Mountain View (63%) – approved closure</li> <li>• Mountview (41%)</li> <li>• Pauline Johnson (53%) **</li> <li>• Queensdale (50%)</li> <li>• R A Riddell (46%)</li> <li>• R. L. Hyslop (51%) – approved closure</li> <li>• Rockton (Dr John Seaton) (46%) – approved closure</li> <li>• Sir Winston Churchill (43%)</li> <li>• Spencer Valley (48%) – approved closure</li> <li>• Spring Valley (Queens Rangers) (44%) – approved closure</li> <li>• Strathcona (43%)</li> <li>• Tapleytown (47%)</li> <li>• Templemead (52%)</li> <li>• Westdale (58%)</li> <li>• Westwood (42%)</li> </ul>

	<ul style="list-style-type: none"> <li>• Yorkview (61%) **</li> </ul>
FCI Levels	HWDSB Schools
<p><b><u>Poor (65%+)</u></b></p> <p>Facilities will look worn with obvious deterioration</p> <p>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><b>Notes:</b></p> <p>2020 – 16 schools in poor condition 2019 – 18 schools in poor condition 2018 – 18 schools in poor condition</p> <p>3 approved school closures</p>	<ul style="list-style-type: none"> <li>• Adelaide Hoodless (79%) **</li> <li>• Frank Panabaker - South (76%)</li> <li>• Dundas Central (82%)</li> <li>• Elizabeth Bagshaw (88%) – approved closure</li> <li>• Highview (71%)</li> <li>• Lisgar (67%)</li> <li>• Mount Albion (89%) **</li> <li>• Nora Frances Henderson (Temp Site) (66%) – approved closure</li> <li>• Parkdale (131%) **</li> <li>• Richard Beasley (78%)</li> <li>• Rockton (Beverly Central) (74%) – approved closure</li> <li>• Rosedale (75%) **</li> <li>• Rousseau (71%)</li> <li>• Sherwood (74%)</li> <li>• W. H. Ballard (73%) **</li> <li>• Westview (66%) **</li> </ul>

### Notes for Charts:

Approved Closure: Indicates that school has been approved for closure pending replacement school or required capital work on other school sites to accommodate school closure

\*\* Indicates 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.