



Facility Condition Assessments (FCA)

Provincial Capital Asset Management Framework (CAMF):

- all ministries to establish and maintain an inventory of their facilities and their physical condition



In 2003:

- Ministry of Health contracted VFA Inc. to complete a province-wide inventory and assessment of 500 health care facilities

Assessments were completed in 2006

- Contract did not address need for re-assessments to ensure facility condition data reflects ongoing capital investments

New FCA Agreement

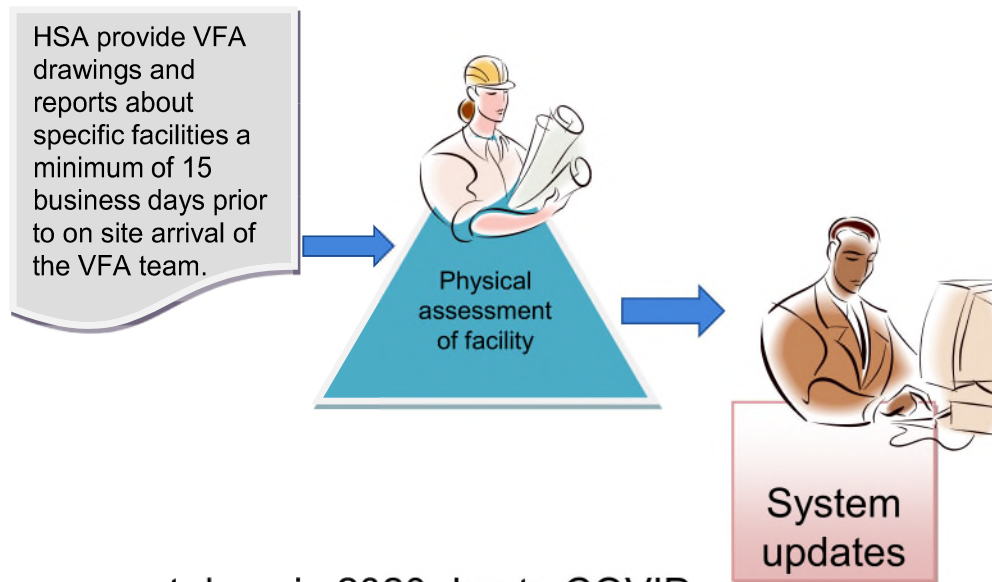
- 2012 – Ministry of Health selected VFA Canada Corporation (VFA) as the successful RFP proponent for facility assessment service
- The Agreement:
 - was signed in July 2012 for a term of 5 years;
 - includes two 5-year options for renewal, at the sole discretion of the Ministry;
 - requires VFA to assess approx. 20% (based on m²) of health care facilities per year;
 - requires VFA to assess all identified BC health care over the 5-year term.

New FCA Agreement (cont'd)

- Physical assessments of approx. 500 health facilities (3 million m²) to:
 - identify deficiencies;
 - estimate work required to update the infrastructure.
- Assessments are performed by VFA teams of professionals:
 - architects
 - professional engineers
 - quantity surveyors
- Hosting and maintaining a secure database system to provide the Ministry and Health Authorities with data for:
 - tracking and reporting facility physical condition
 - identifying future capital projects



The Assessment Process



Assessments were not done in 2020 due to COVID

Facility Condition Index (FCI)

The FCI is:

- the numeric outcome of a facility assessment
- **an industry-standard indicator** that measures the relative physical condition of a facility and its systems (mechanical, electrical, plumbing, etc.) at a specific point in time

FCI ratio:

Total cost of facility systems repairs/renewals (\$)

Facility replacement value (\$)



FCI Example

Value of outstanding renewal needs

\$90,000

Current value of building replacement¹

\$1,000,000

= **0.09 FCI**

¹ Current Replacement Value is the total amount required to replace a facility to its optimal condition.

What does FCI mean?

The lower the FCI value,

- the better condition that a facility is in, and
- the lesser the need for renovations or renewal funding relative to the facility's value.

For health facilities, the target FCI of 0.10 (10%) was recommended by VFA².



FCI does not capture all costs

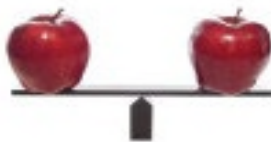
FCI calculations do not include:

- taxes
- LEED improvements
- financing costs
- architectural fees
- Inspection of systems
- commissioning of systems
- consulting fees
- asbestos removal
- site work
- equipment or furniture

How to Use FCI Values

FCI allows the Ministry and Health Authorities to:

- compare the condition of facilities against industry-wide standards;
- compare similar facilities by their physical condition;
- identify areas of facilities in the greatest need for updating, repair or replacement.



How to Use FCI Values (cont'd)

- FCI is only **one** component (related to facilities physical infrastructure) used in the process of making informed capital planning decision.
- In capital planning, other conditions and criteria other than the FCI value must be taken into consideration, such as:
 - Is the facility providing the right services?
 - Is the facility over or under capacity?
 - Is the facility adaptable to current standards?

A well maintained 1960 era hospital with a low FCI value is still designed to deliver care as if it's 1960

FCI - Next Steps

- Once facilities have been assessed, Health Authorities use the FCI data, together with other relevant criteria, to plan and prioritize future capital investments.
- FCI data must be considered together with other strategic criteria such as: facility functionality, market trends (e.g. available funding), demographic needs.

Cariboo RHD

As of September 5, 2024

Building	City	FCI	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)	Year Constructed
Dunrovin Park Lodge	Quesnel	0.59	37.36	21.89	1974
Dunrovin Park Lodge Addition	Quesnel	0.34	32.04	10.86	2007
Eileen Ramsay Memorial Clinic	Quesnel	0.59	1.96	1.16	1954
G R Baker Memorial Hospital	Quesnel	0.83	109.25	91.17	1954

Fraser Fort George RHD

As of September 5, 2024

Building	City	FCI	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)	Year Constructed
Mackenzie Hospital	Mackenzie	0.67	23.02	15.37	1988
Storage	Mackenzie	0.45	0.71	0.32	1995
McBride and District Hospital	McBride	0.77	15.01	11.61	1963
Alward Place	Prince George	0.47	48.90	22.92	1986
Aspen 1 Independent Living	Prince George	0.67	5.48	3.66	1965
Aspen 2 Independent Living	Prince George	0.72	5.14	3.69	1964
Duplex Cottage Independent Living	Prince George	0.56	0.92	0.52	1959
Fourplex Cottage Independent Living	Prince George	0.69	1.59	1.10	1959
Gateway Lodge Assisted Living	Prince George	0.24	41.64	9.88	2009
Gateway Lodge Complex Care	Prince George	0.22	68.82	15.19	2009
Iris House	Prince George	0.26	7.77	1.98	2002
JG Mackenzie Family Practice Centre	Prince George	0.58	4.89	2.85	1996
Laurier Manor	Prince George	0.21	15.08	3.22	2001
Learning & Development Centre	Prince George	0.14	5.59	0.76	2015
Nechako Centre	Prince George	0.45	7.82	3.54	2001
Parkside Intermediate Care Home	Prince George	0.58	18.39	10.71	1983
Rainbow Intermediate Care Home	Prince George	0.62	11.47	7.11	1972
Spruceland	Prince George	0.77	12.96	10.00	1955
University Hospital of Northern British Columbia	Prince George	0.63	402.97	252.53	1958
Valemount D and T Centre	Valemount	0.28	4.78	1.36	1978

Stuart Nechako RHD

As of September 5, 2024

Building	City	FCI	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)	Year Constructed
Burns Lake - The Pines	Burns Lake	0.54	16.19	8.72	1992
Lakes District Hospital and Health Centre	Burns Lake	0.01	49.43	0.33	2015
Southside Health and Wellness Centre	Burns Lake	0.28	1.91	0.53	2003
Stuart Lake Hospital	Fort St. James	0.60	13.40	8.00	1972
Fraser Lake Community Health Centre	Fraser Lake	0.67	8.00	5.36	1979
Nurses Residence	Vanderhoof	0.67	3.86	2.59	1935
St John Hospital	Vanderhoof	0.71	35.23	25.01	1971
Stuart Nechako Manor	Vanderhoof	0.26	25.75	6.64	2004

Peace River RHD

As of September 5, 2024

Building	City	FCI	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)	Year Constructed
Chetwynd General Hospital	Chetwynd	0.78	24.23	18.97	1971
Dawson Creek and District Hospital	Dawson Creek	0.83	110.37	91.91	1960
Dawson Creek and District Hospital Service Building	Dawson Creek	1.07	12.88	13.81	1996
Rotary Manor	Dawson Creek	0.33	25.00	8.14	2002
Rotary Manor Addition	Dawson Creek	0.25	22.15	5.61	2008
Fort St John Hospital	Fort St John	0.19	229.20	43.36	2012
Fort St John Medical Clinic	Fort St John	0.30	8.28	2.52	1963
Peace Villa Residential Care	Fort St John	0.16	53.44	8.78	2012
Hudson's Hope Health Centre	Hudson's Hope	0.68	9.01	6.09	1997
Tumbler Ridge D and T Centre	Tumbler Ridge	0.72	10.87	7.83	1983

Northern Rockies RHD

As of September 5, 2024

Building	City	FCI	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)	Year Constructed
Fort Nelson General Hospital	Fort Nelson	0.74	35.29	25.98	1963

Northwest RHD

As of September 5, 2024

Building	City	FCI	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)	Year Constructed
Atlin Health Center	Atlin	New Build – To be assessed			
22 Tatcho Street	Dease Lake	0.67	0.53	0.35	1979
23 Tatcho Street	Dease Lake	0.55	0.48	0.26	1979
3rd Avenue	Dease Lake	0.64	0.52	0.33	1982
Stikine Health Centre	Dease Lake	0.72	11.61	8.36	1994
Hazelton Duplex	Hazelton	0.62	1.08	0.67	1998
Wrinch Memorial Hospital	Hazelton	0.89	31.41	28.11	1977
Houston D and T Centre	Houston	0.68	9.32	6.31	1982
Kitimat General Hospital	Kitimat	0.40	94.20	37.34	2002
Kitimat Mixed Elder Care	Kitimat	0.38	22.42	8.45	2002
Masset Assisted Living	Masset	0.25	1.63	0.41	2008
Northern Haida Gwaii Hospital and Health Centre	Masset	0.17	13.38	2.26	2008
Duplex at 2208 and 2210 Dogwood	Masset	0.67	0.67	0.45	1970
Acropolis Manor	Prince Rupert	0.15	28.01	4.23	2011
Prince Rupert Regional Hospital	Prince Rupert	0.77	69.44	53.80	1971
Haida Gwaii Hospital	Haida Gwaii	0.07	27.22	1.99	2017
Bulkley Lodge	Smithers	0.48	22.76	11.04	1978
Bulkley Valley District Hospital	Smithers	0.84	37.62	31.46	1954
Stewart Health Centre	Stewart	0.75	15.79	11.84	1993
Birchwood Place	Terrace	0.33	2.60	0.85	1994
McConnell Estates	Terrace	0.18	10.77	1.96	2002
Mills Memorial Hospital	Terrace	0.82	72.48	59.08	1959
Seven Sisters	Terrace	New Build – To be assessed			
Terraceview Lodge	Terrace	0.56	25.58	14.39	1984
Terraceview Lodge New Addition	Terrace	0.26	19.51	5.03	2009

Questions?

