



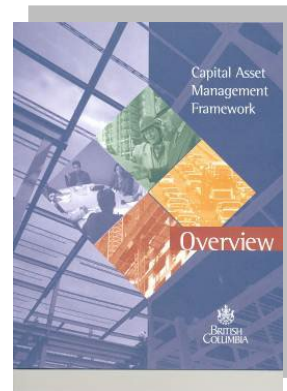
Facilities Condition Index NH/RHD Spring Meeting

April 2, 2025

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

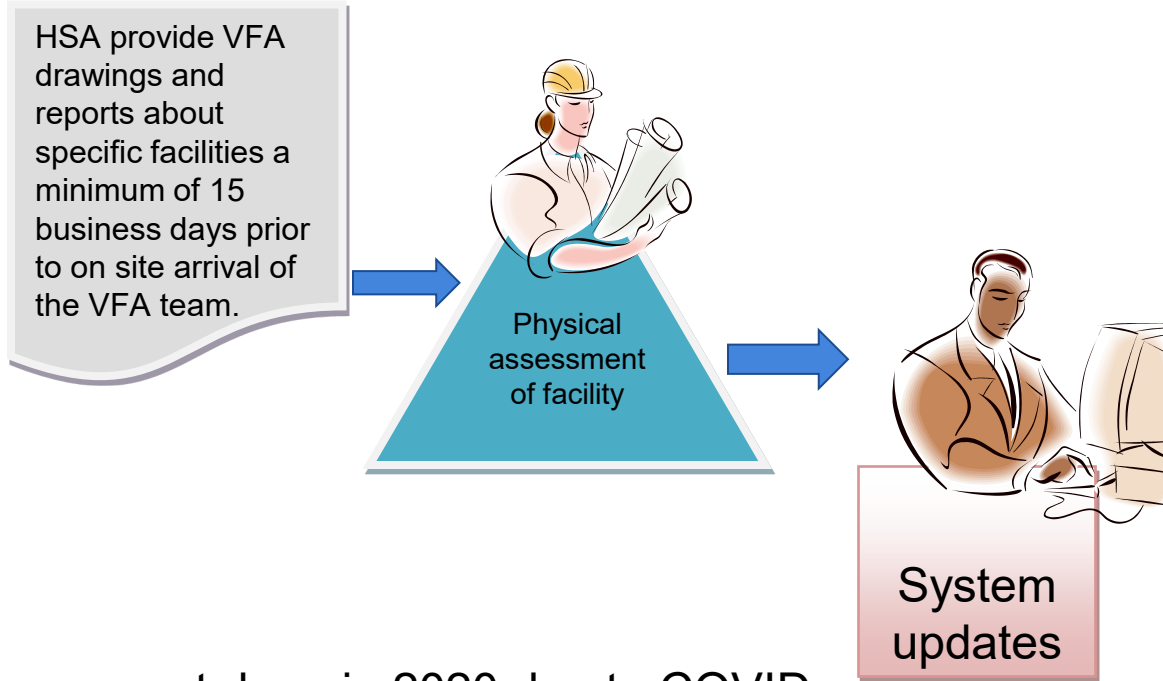
- 2012 – Ministry of Health selected VFA Canada Corporation (VFA) as the successful RFP proponent for facility assessment service
- The Agreement:
 - was signed in July 2012 for a term of 5 years;
 - includes two 5-year options for renewal, at the sole discretion of the Ministry;
 - requires VFA to assess 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)

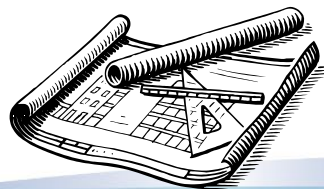
The FCI is:

- 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

The diagram illustrates the calculation of Fixed Capital Intensity (FCI). It features two boxes on the left, each with a red border. The top box, labeled 'Value of outstanding renewal needs', has a blue arrow pointing to a grey box containing '\$90,000'. The bottom box, labeled 'Current value of building replacement¹', has a blue arrow pointing to a grey box containing '\$1,000,000'. A horizontal blue line separates these two boxes. To the right of the line, the text '= 0.09 FCI' is displayed in a large, bold, black font.

$$\frac{\text{Value of outstanding renewal needs}}{\text{Current value of building replacement}^1} = 0.09 \text{ FCI}$$

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

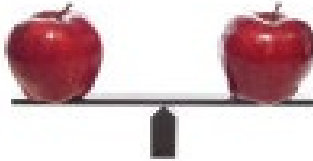
FCI calculations do not include:

- 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 March 5, 2025

Building	City	FCI	Year Constructed	Date of Most Recent Assessment	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)
Dunrovin Park Lodge	Quesnel	0.59	1974	6/24/2024	37.36	21.89
Dunrovin Park Lodge Addition	Quesnel	0.34	2007	6/24/2024	32.04	10.86
Eileen Ramsay Memorial Clinic	Quesnel	0.59	1954	6/24/2024	1.96	1.16
G R Baker Memorial Hospital	Quesnel	0.83	1954	6/26/2023	109.25	91.17

Fraser Fort George RHD

As of March 5, 2025

Building	City	FCI	Year Constructed	Date of Most Recent Assessment	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)
Mackenzie Hospital	Mackenzie	0.67	1988	2/2/2024	23.02	15.37
Storage	Mackenzie	0.45	1995	2/2/2024	0.71	0.32
McBride and District Hospital	McBride	0.77	1963	6/26/2023	15.01	11.61
Alward Place	Prince George	0.47	1986	10/18/2021	48.90	23.05
Aspen 1 Independent Living	Prince George	0.67	1965	6/24/2024	5.48	3.66
Aspen 2 Independent Living	Prince George	0.72	1964	6/24/2024	5.14	3.69
Duplex Cottage Independent Living	Prince George	0.56	1959	6/24/2024	0.92	0.52
Fourplex Cottage Independent Living	Prince George	0.69	1959	6/24/2024	1.59	1.10
Gateway Lodge Assisted Living	Prince George	0.18	2009	10/1/2020	39.84	7.12
Gateway Lodge Complex Care	Prince George	0.22	2009	6/24/2024	68.82	15.19
Iris House	Prince George	0.26	2002	6/24/2024	7.77	1.98
JG Mackenzie Family Practice Centre	Prince George	0.58	1996	6/26/2023	4.89	2.85
Laurier Manor	Prince George	0.22	2001	10/18/2021	15.08	3.27
Learning & Development Centre	Prince George	0.14	2015	6/26/2023	5.59	0.76
Nechako Centre	Prince George	0.45	2001	2/2/2024	7.82	3.54
Parkside Intermediate Care Home	Prince George	0.58	1983	6/24/2024	18.39	10.71
Rainbow Intermediate Care Home	Prince George	0.62	1972	6/26/2023	11.47	7.11
Spruceland	Prince George	0.77	1955	2/2/2024	12.96	10.00
University Hospital of Northern British Columbia	Prince George	0.63	1958	6/26/2023	402.97	252.53
Valemount D and T Centre	Valemount	0.29	1978	10/18/2021	4.78	1.37

Stuart Nechako RHD

As of March 5, 2025

Building	City	FCI	Year Constructed	Date of Most Recent Assessment	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)
Burns Lake - The Pines	Burns Lake	0.54	1992	5/20/2024	16.19	8.72
Lakes District Hospital and Health Centre	Burns Lake	0.16	2015	10/18/2021	49.43	7.85
Southside Health and Wellness Centre	Burns Lake	0.28	2003	10/18/2021	1.91	0.53
Stuart Lake Hospital	Fort St. James	0.60	1972	11/24/2017	13.40	8.00
Fraser Lake Community Health Centre	Fraser Lake	0.67	1979	5/20/2024	8.00	5.36
Nurses Residence	Vanderhoof	0.67	1935	2/2/2024	3.86	2.59
St John Hospital	Vanderhoof	0.71	1971	6/26/2023	35.23	25.01
Stuart Nechako Manor	Vanderhoof	0.26	2004	2/2/2024	25.75	6.64

Peace River RHD

As of March 5, 2025

Building	City	FCI	Year Constructed	Date of Most Recent Assessment	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)
Chetwynd General Hospital	Chetwynd	0.78	1971	2/2/2024	24.23	18.97
Dawson Creek and District Hospital	Dawson Creek	0.83	1960	2/2/2024	110.37	91.91
Dawson Creek and District Hospital Service Building	Dawson Creek	1.07	1996	2/2/2024	12.88	13.81
Rotary Manor	Dawson Creek	0.33	2002	2/14/2022	25.00	8.14
Rotary Manor Addition	Dawson Creek	0.25	2008	2/14/2022	22.15	5.61
Fort St John Hospital	Fort St John	0.19	2012	5/20/2024	229.20	43.36
Fort St John Medical Clinic	Fort St John	0.30	1963	2/2/2024	8.28	2.52
Peace Villa Residential Care	Fort St John	0.16	2012	5/20/2024	53.44	8.78
Hudson's Hope Health Centre	Hudson's Hope	0.68	1997	5/20/2024	9.01	6.09
Tumbler Ridge D and T Centre	Tumbler Ridge	0.72	1983	2/2/2024	10.87	7.83

Northern Rockies RHD

As of March 5, 2025

Building	City	FCI	Year Constructed	Date of Most Recent Assessment	Replacement Value (\$ Millions)	Facility Repairs/ Renewals(\$ Millions)
Fort Nelson General Hospital	Fort Nelson	0.74	1963	6/26/2023	35.29	25.98

Northwest RHD

As of March 5, 2025

Building	City	FCI	Year Constructed	Date of Most Recent Assessment	Replacement Value (\$ Millions)	Facility Repairs/ Renewals (\$ Millions)
Atlin Health Center	Atlin	New Build – To be assessed				
22 Tatcho Street	Dease Lake	0.68	1979	11/6/2014	0.48	0.33
23 Tatcho Street	Dease Lake	0.55	1979	11/6/2014	0.43	0.24
3rd Avenue	Dease Lake	0.67	1982	11/6/2014	0.47	0.31
Stikine Health Centre	Dease Lake	0.72	1994	9/2/2019	11.61	8.40
Hazelton Duplex	Hazelton	0.62	1998	5/8/2023	1.08	0.67
Wrinch Memorial Hospital	Hazelton	0.89	1977	5/8/2023	31.41	28.11
Houston D and T Centre	Houston	0.68	1982	5/20/2024	9.32	6.31
Kitimat General Hospital	Kitimat	0.40	2002	5/20/2024	94.20	37.34
Kitimat Mixed Elder Care	Kitimat	0.38	2002	5/20/2024	22.42	8.45
Masset Assisted Living	Masset	0.25	2008	2/14/2022	1.63	0.41
Northern Haida Gwaii Hospital and Health Centre	Masset	0.17	2008	2/14/2022	13.38	2.26
Duplex at 2208 and 2210 Dogwood	Masset	0.67	1970	2/14/2022	0.67	0.45
Acropolis Manor	Prince Rupert	0.15	2011	2/14/2022	28.01	4.23
Prince Rupert Regional Hospital	Prince Rupert	0.77	1971	5/8/2023	69.44	53.80
Haida Gwaii Hospital	Haida Gwaii	0.07	2017	2/14/2022	27.22	1.99
Bulkley Lodge	Smithers	0.48	1978	5/8/2023	22.76	11.04
Bulkley Valley District Hospital	Smithers	0.84	1954	5/8/2023	37.62	31.46
Stewart Health Centre	Stewart	0.75	1993	5/20/2024	15.79	11.84
Birchwood Place	Terrace	0.33	1994	5/20/2024	2.60	0.85
McConnell Estates	Terrace	0.18	2002	5/20/2024	10.77	1.96
Mills Memorial Hospital	Terrace	0.82	1959	11/24/2017	72.48	59.08
Seven Sisters	Terrace	New Build – To be assessed				
Terraceview Lodge	Terrace	0.56	1984	2/2/2024	25.58	14.39
Terraceview Lodge New Addition	Terrace	0.26	2009	2/2/2024	19.51	5.03

Questions?

