

Facility Condition Index (FCI)

Facility Condition Index (FCI) is an industry standard tool which measures a building's condition at a specific point in time. The value is a blend of conditions as schools can consist of blocks of construction with significant variances in condition. The FCI is obtained by aggregating the facility's total cost of any needed or outstanding repairs, renewal or upgrade requirements and comparing it to the current replacement value of the facility. It is the ratio of the "repair needs to replacement value" expressed in percentage or decimal terms – the lower the FCI value, the better condition the facility is in. Current industry benchmarks indicate the following subjective condition ratings for facilities with various ranges of FCI:

0.00 – 0.05	Asset is in excellent condition and meets present and foreseeable future requirements.
0.05 – 0.20	Asset is in Good condition, meets all present requirements.
0.20 – 0.40	Asset is in Fair condition, meets minimum requirements. Some building system components nearing the end of their normal life cycle.
0.40 – 0.70	Asset is in Poor condition, does not meet minimum requirements. Immediate attention is required to some significant building systems. Some significant building systems are at the end of their life cycle. Moderate risk of failure of some systems.
0.70 – 1.00	Asset is in Very Poor condition. Many significant building systems are at the end of or past their life cycle. Parts are no longer in stock or very difficult to obtain. High risk of failure of some systems.

The most recent FCI for NLPS buildings is shown in the table below:

School	FCI
Frank J Ney Elementary	0.12
Cinnabar Valley Elementary	0.13
Coal Tyee Elementary	0.15
McGirr Elementary	0.22
Bayview Elementary	0.23
Cedar Secondary	0.24
Georgia Avenue Community	0.25
Gabriola Elementary	0.26
Hammond Bay Elementary	0.27
Quarterway Elementary	0.28
Pauline Haarer Elementary	0.28
Chase River Elementary	0.29
Randerson Ridge Elementary	0.30
Seaview Elementary	0.30
Forest Park Elementary	0.31
Rock City Elementary	0.31
Dover Bay Secondary	0.31
Park Avenue Community	0.32
Ladysmith Secondary	0.34
Wellington Secondary	0.34
Cedar Elementary	0.34
Departure Bay Elementary	0.35
Uplands Park Elementary	0.36
Ladysmith Intermediate	0.37
Nanaimo District Secondary	0.38
Pleasant Valley Elementary	0.38
Cilaire Elementary	0.41
John Barsby Secondary	0.43
Brechin Elementary	0.48
Fairview Community	0.49
Mountain View Elementary	0.51
Ladysmith Primary	0.54
North Oyster Elementary	0.54
Island ConnectED	0.59

Age of Facilities

The average age of NLPS buildings is 54 years, with the total deferred maintenance based on the Facilities Condition Index costing model estimated at \$128,924,483.00.

NLPS Age of Facilities			
Ministry #	School Name	Year of Construction	Age of Building
68023	Cinnabar	2001	18
68009	Cedar Secondary	2000	19
68038	Frank J Ney	1999	20
68025	Coal Tyee	1996	23
68073	Randerson Ridge	1995	24
68010	Dover Bay Secondary	1993	26
68055	McGirr	1991	28
68086	Uplands Park	1981	38
68500	Grounds Storage Shed	1980	39
68041	Georgia Avenue	1978	41
68506	Stores Building	1976	43
68066	Pleasant Valley	1973	46
68505	Welding Shop	1970	49
68009	Cedar Elementary	1969	50
28500	Change House NDSS	1969	50
68507	Bus Garage	1968	51
68015	Wellington Secondary	1967	52
68044	Hammond Bay	1967	52
68024	Cilaire	1966	53
68085	Woodbank	1966	53
68049	Ladysmith Primary	1965	54
68502	Board Office	1965	54
68076	Rock City	1964	55
68077	Rutherford	1964	55
68027	Davis Road	1962	57
68058	North Oyster (1913)	1962	57
68061	Park Avenue	1962	57
68052	Mountain View	1959	60
68508	Old Board Office (Ladysmith)	1959	60
68030	Dufferin Crescent	1958	61
68011	John Barsby Secondary	1957	62
68503	Maintenance Building	1956	63
68504	Painters etc (pre 1956)	1956	63
68037	Forest Park	1955	64
68048	Ladysmith Intermediate	1955	64
68071	Quarterway	1955	64
68013	Woodlands Secondary	1953	66
68040	Gabriola	1953	66
68019	Brechin (1925)	1952	67
68080	Seaview	1952	67
68001	Nanaimo District Secondary	1951	68
68028	Departure Bay	1951	68
68002	Ladysmith Secondary	1950	69
68022	Chase River	1950	69
68036	Fairview	1950	69
68053	ConnectEd (Mount Benson)	1950	69
68018	Bayview	1949	70
68065	Pauline Haarer	1947	72
Average Age of NLPS Buildings			54

Portables

As of June 2019, the district has 88 portables, with 67 being used as classrooms; 86% of the portables are 1990s vintage or older. This reflects the approved portable allocations for the 19/20 school year, subject to change based on evolving school district needs.

School	# of Portables	Details
Cilaire Elementary	1	1 classroom
Fairview Community	1	1 daycare
Frank J Ney Elementary	1	1 classroom
Mountain View Elementary	1	1 classroom
Maintenance Department	1	electrical shop
Uplands Park Elementary	1	1 classroom
Woodlands	1	Under renovation NLPS learning studio
Bayview Elementary	2	1 classroom, 1 surplus
Brechin Elementary	2	1 classroom, 1 surplus
Coal Tye Elementary	2	2 classroom
Departure Bay Elementary	2	2 classrooms
Park Avenue Community	2	2 classrooms
Pauline Haarer	2	1 classrooms, 1 surplus
Pleasant Valley Elementary	2	2 classrooms
Cedar Elementary	3	3 classrooms
Georgia Avenue Community	3	1 surplus, 1 daycare, 1 afterschool program
John Barsby Secondary	3	2 Surplus, 1 daycare
McGirr Elementary	3	3 classrooms
Quarterway Elementary	3	3 classrooms
Rock City Elementary	3	3 classrooms
Wellington Secondary	3	2 classrooms, 1 washroom
Chase River Elementary	4	4 classrooms
Cinnabar Valley Elementary	5	4 classrooms, 1 washroom
Forest Park Elementary	5	4 classrooms, 1 daycare privately owned
NDSS	5	4 classrooms, 1 District use
North Oyster Elementary	5	4 classrooms, 1 washroom
Hammond Bay Elementary	6	5 classrooms, 1 shed
Ladysmith Primary	6	5 classrooms, 1 washroom
Dover Bay Secondary	10	8 classrooms, 2 District use