2024 Long-Term Facilities Plan
Section 2.2: Facility Assessment

In an effort to provide a more comprehensive representation of HWDSB building inventory condition, staff developed a three-category assessment. The intent is to provide a more rounded approach to determining the building conditions taking into consideration not only building renewal needs but also aligning the condition of HWDSB facilities to include accessibility and alignment with elementary benchmarks. The new facility assessment criteria were first presented to Trustees at the April 22, 2021 Finance and Facilities meeting and at the May 17, 2021 Board Meeting, see report here. The categories were modified via Board approval in April 2023, the update included removing the community consultation category and redistributing the weighted percentages. The categories of facility assessment now include:

1. **Facility Condition Index (60%):**

Facility Condition Index (FCI) is the ratio of renewal costs to the estimated replacement value of the school facility, presented in a percentage format. This category, and associated values, will fluctuate over time and vary from year to year, depending on renewal needs of each facility. Through the process of the building condition assessment and appropriate Capital planning, Ministry School Renewal Funds and School Condition Improvement funds are to be allocated to address the upcoming renewal to maintain a fairly consistent condition.

2. **Equity and Accessibility (25%):**

This category takes into consideration how accessible and equitable the school is. The assessment under this section includes whether the school has an elevator, where applicable, a Barrier Free single staff washroom, a Barrier Free Entrance and All gender washroom. The four categories were provided an equal weighting (i.e. each was out of 25%). The following assumptions are made in the assessment of this category:

- Elevator: Schools with an elevator or LULA were allocated full points. No points were allocated for interior ramps or chair lifts.
- Accessible Washroom: A single stall restroom with grab bars and appropriate signage was considered an accessible washroom; they may not include a door operator, may not meet the most up to date AODA requirements and are not necessarily universal barrier free washrooms (i.e. they do not all contain change tables and lifts).
- BF Entrance: Schools with ground level entrances and/ or ramps and include a door operator at the door are considered barrier free. This may not constitute as the main entrance door, i.e. door off of the parking lot. The assessment did not review door sizes.
- All Gender washrooms: This category was specific to the availability of single stall all gender washrooms. As there is no current mandate or direction on all gender washrooms in elementary schools, the assessment assumed that in every facility there is a single stall barrier free washroom, this would also be used as an all-gender washroom. This is applicable to both elementary and secondary schools. This assessment does not account for conversions of washrooms that schools may have completed independently. This assessment also does not account for all gender change rooms as there is not current direction on this matter.

For schools where elevators are not applicable, i.e. single stories, the weighting of the categories was normalized by modifying the weighting to each of the categories to 33% instead of 25%.

3. **Alignment to Benchmark (15%):**

This category reviews the facilities condition as it relates to the Board mandated benchmark strategy categories, originally set in 2016. For elementary schools this includes gyms, science, visual arts, learning commons and playfields. At the Secondary school level this includes science labs, learning commons, sports fields and gymnasium floors.

The following considerations were made:

- Elementary: Each category has a weighting of 20% applied equally. The elementary benchmark strategy was used as the basis of the report. For cases where a gym expansion was not applicable in the elementary benchmark strategy, the gym was reviewed from a perspective of revitalization versus addition. For schools that are not K-8 and the science benchmark does not apply, the scoring of the categories was normalized to 25% each.
- Secondary: Each category has a weighting of 25% applied equally. Westmount is the only facility with a not applicable for sports field and the weighting was adjusted to account for this in a similar matter, whereas the categories are 33% each.

Facility Assessment Classification:

As noted above, each facility previously fell into one of four categories (good, fair, average, poor) based on the FCI value alone. Staff are now assigning each facility into one of three categories (good, fair, poor). The new categories are defined below:

1. **GOOD (66% – 100%):**
   - Highly suited for program delivery.
   - Building infrastructure is appropriate and readily available to support program and use.
   - Limited and manageable infrastructure and equipment failure may occur.

2. **FAIR (45% – 65%)**
   - Space may be suitable for program delivery but may require modifications to the infrastructure to improve access and delivery.
   - Facilities may look worn with apparent and increasing maintenance needs identified.
   - Frequent infrastructure and equipment failure may occur. Occasional building shut down may occur.

3. **POOR (0% – 44%)**
   - The space may hinder program delivery.
   - Facilities will look worn with obvious deterioration.
   - Equipment failure in critical items may be more frequent. Occasional building shut down could occur. Management risk is high.

The placement of each school into the appropriate classification will assist Facility Services staff in determining where resources are required to improve each of the corresponding four evaluation criteria, in addition to discussions with the related SOSA, Administration team and school community.

Facility Condition Index Data Updates

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. Schools 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. School assessments have not been completed since 2020, VFA Canada will be addressing the backlog of assessments in 2024/25. Forty-one schools are expected to be reassessed in the 2024/25 school year, with updated FCI data staff expect the 2025 Facility Assessments to more accurately reflect the current state of schools.

HWDSB

| Facility Assessment Classification	HWDSB Schools	
Good (66%-100%) • Highly suited for program delivery. • Building infrastructure is appropriate and readily available to support program and use. • Limited and manageable infrastructure and equipment failure may occur. • 64 schools in good condition in 2022 • 61 schools in good condition in 2023	1. Allan A. Greenleaf - 90% 2. Ancaster Meadow - 91% 3. Balaclava - 69% 4. Bellmoore - 96% 5. Bernie Custis - 100% 6. Cathy Wever - 83%** 7. Central - 68%** 8. Chedoke - 72% 9. Collegiate - 90% 10. Dalewood - 79% 11. Dr. J Edgar Davey - 96%** 12. Dundas Valley - 82% 13. Earl Kitchener - 74% 14. Eastdale - 100% 15. Frank Panabaker South - 75% 16. Franklin Road - 66% 17. Gatestone - 95% 18. George L. Armstrong - 68% 19. Glendale - 68% 20. Greensville - 100% 21. Guy Brown - 95% 22. Hillcrest - 92%** 23. Huntington Park - 68% 24. Lawfield - 85% 25. Millgrove - 74% 26. Mount Hope - 78% 27. Nora Frances Henderson - 100% 28. Orchard Park - 69%	29. Pauline Johnson - 82%** 30. Prince of Wales - 93%** 31. Queen Mary - 80%** 32. Queen Victoria - 94%** 33. Queensdale - 70% 34. Ray Lewis - 90% 35. Ridgemount - 85% 36. Rockton - 100% 37. Rosedale - 74% 38. Rousseau – 66% 39. Ryerson - 68% 40. Saltfleet - 80% 41. Shannen Koostachin - 100% 42. Sir Allan MacNab - 75% 43. Sir Wilfrid Laurier - 67%** 44. Sir William Osler - 90% 45. Sir Winston Churchill - 73% 46. South Meadow - 94% 47. Spring Valley - 100% 48. Templemead - 90% 49. Tiffany Hills - 100% 50. Viola Desmond - 100%** 51. Viscount Montgomery - 69%** 52. W. H. Ballard - 69% 53. Waterdown - 80% 54. Westdale - 82% 55. Westmount - 69% 56. Westview - 74% 57. Winona - 99%
Fair (65%-45%) • Space may be suitable for program delivery but may require modifications to the infrastructure to improve access and delivery. • Facilities may look worn with apparent and increasing maintenance needs identified. • Frequent infrastructure and equipment failure may occur. Occasional building shut down may occur. • 18 schools in fair condition in 2022 • 15 schools in fair condition in 2023	1. Ancaster High - 63% 2. Bennetto - 64%** 3. Billy Green - 55% 4. Cootes Paradise - 65% 5. Dundas Central - 53% 6. Flamborough Centre - 62% 7. Glenwood - 62% 8. Gordon Price - 60% 9. Helen Detwiler - 55% 10. Hess Street - 47%^** 11. Highview - 46% 12. Holbrook - 45% 13. James Macdonald - 48% 14. Janet Lee - 62% 15. Lake Avenue - 48%** 16. Lincoln M. Alexander - 53%	17. Lisgar - 47% 18. Parkdale - 48%** 19. Tapleytown - 50% 20. Westwood - 47%**

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Facility Assessment Classification	HWDSB Schools
<u>Poor (0%-44)</u> • The space may hinder program delivery. • Facilities will look worn with obvious deterioration. • Equipment failure in critical items may be more frequent. Occasional building shut down could occur. Management risk is high. • 12 schools in poor condition in 2022 • 18 school sin poor condition in 2023	1. A. M. Cunningham - 33% 2. Adelaide Hoodless - 44%** 3. Buchanan Park - 36% 4. Cecil B. Stirling - 15% 5. Dundana - 18% 6. Ecole Elementaire Michaelle Jean - 40% 7. Frank Panabaker North - 26%^ 8. Mary Hopkins - 28% 9. Memorial - 44% 10. Mount Albion - 43% 11. Mountview - 43% 12. Norwood Park - 40% 13. R A Riddell - 33% 14. Richard Beasley - 38% 15. Sherwood - 39% 16. FStrathcona - 36%^ 17. Yorkview - 38%

^ Approved closure pending ministry funding
** High Priority School

Facility Assessment Classification Percentages

As of April 2024, there are 57 buildings in good condition, 20 in fair condition and 18 in poor condition.

Facility Assessment

Fair
21%

Poor
18%

Good
61%

Legend: Fair, Good, Poor
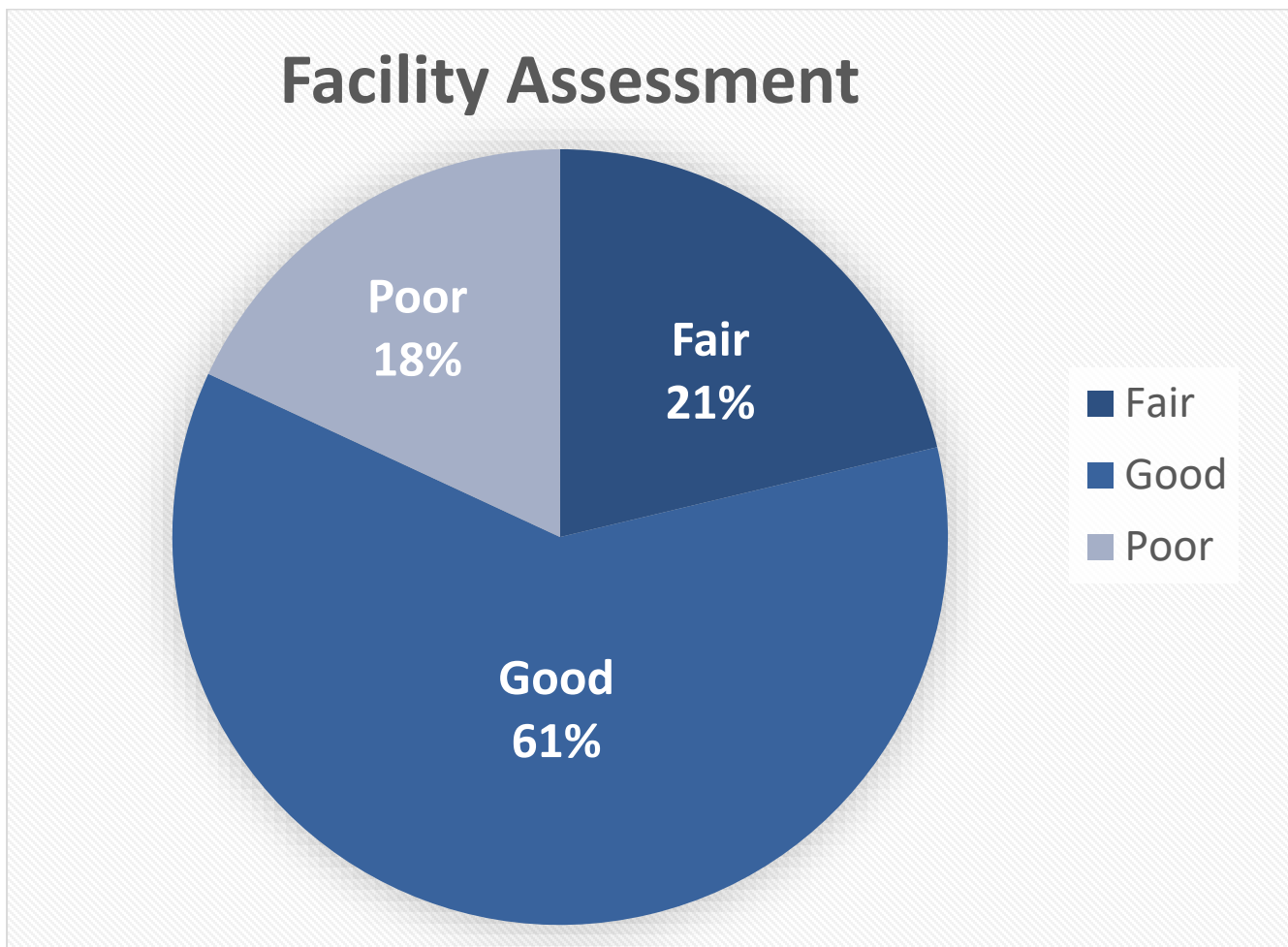
Student Enrolment by Facility Rating

The following tables break down the percentage of students attending facilities based on their rating. As per the chart above, 61% of HWDSB facilities are in good condition. Over 36,000 students attend school rated as good which accounts for 70% of HWDSB's total enrolment. Schools rated in fair condition accommodate approximately 16% of student enrolment while the final 14% of students attend a school rated in poor condition.

Facility Assessment Rating	Facility Count	Student Enrolment	Enrolment Percentage
Good	57	36,605	70%
Fair	20	8,765	16%
Poor	17	7,342	14%

Facility Assessment Categories

The following chart illustrates how each facility is rated in the four facility assessment categories.

Elementary Schools					
Facility	**FCI Value (60%)**	**Equity and Accessibility (25%)**	**Alignment to Benchmarks (15%)**	**Total**	**Building Condition**
A. M. Cunningham	29	0	4	33%	Poor
Adelaide Hoodless**	11	25	8	44%	Poor
Allan A. Greenleaf	54	25	11	90%	Good
Ancaster Meadow	55	25	11	91%	Good
Balaclava	53	8	8	69%	Good
Bellmoore	59	25	11	96%	Good
Bennetto**	47	6	11	64%	Fair
Billy Green	30	25	0	55%	Fair
Buchanan Park	23	13	0	36%	Poor
Cathy Wever**	55	13	15	83%	Good
Cecil B. Stirling	9	6	0	15%	Poor
Central**	43	25	0	68%	Good
Chedoke	47	25	0	72%	Good
Collegiate	50	25	15	90%	Good
Cootes Paradise	40	25	0	65%	Fair
Dalewood	43	25	11	79%	Good
Dr. J Edgar Davey**	60	25	11	96%	Good
Dundana	12	6	0	18%	Poor
Dundas Central	28	25	0	53%	Fair
Earl Kitchener	52	19	4	74%	Good
Eastdale	60	25	15	100%	Good
E.E Michaelle Jean	22	19	0	40%	Poor
Flamborough Centre	46	8	8	62%	Fair
Franklin Road	41	25	0	66%	Good
Frank Panabaker North^	20	6	0	26%	Poor
Frank Panabaker South	43	25	8	75%	Good
Gatestone	55	25	15	95%	Good
George L. Armstrong	43	25	0	68%	Good
Glenwood	37	25	0	62%	Fair
Gordon Price	35	25	0	60%	Fair
Greensville	60	25	15	100%	Good
Guy Brown	59	25	11	95%	Good
Helen Detwiler	46	8	0	55%	Fair
Hess Street ^ **	47	0	0	47%	Fair
Highview	27	19	0	46%	Fair
Hillcrest**	56	25	11	92%	Good
Holbrook	45	0	0	45%	Fair

Elementary Schools				
Facility	**FCI Value (60%)**	**Equity and Accessibility (25%)**	**Alignment to Benchmarks (15%)**	**Total**	**Building Condition**
Huntington Park	43	25	0	68%	Good
James Macdonald	23	25	0	48%	Fair
Janet Lee	53	8	0	62%	Fair
Ryerson	53	0	15	68%	Good
Lake Avenue**	32	8	8	48%	Fair
Lawfield	49	25	11	85%	Good
Lincoln M. Alexander	45	8	0	53%	Fair
Lisgar	47	0	0	47%	Fair
Mary Hopkins	10	19	0	28%	Poor
Memorial	21	19	4	44%	Poor
Millgrove	53	17	4	74%	Good
Mount Albion	10	25	8	43%	Poor
Mount Hope	53	25	0	78%	Good
Mountview	35	8	0	43%	Poor
Norwood Park	40	0	0	40%	Poor
Parkdale**	44	0	4	48%	Fair
Pauline Johnson**	53	25	4	82%	Good
Prince of Wales**	57	25	11	93%	Good
Queen Mary**	55	25	0	80%	Good
Queen Victoria**	58	25	11	94%	Good
Queensdale	45	25	0	70%	Good
R.A. Riddell	33	0	0	33%	Poor
Ray Lewis	54	25	11	90%	Good
Richard Beasley	38	0	0	38%	Poor
Ridgemount	53	25	8	85%	Good
Rockton	60	25	15	100%	Good
Rosedale	45	25	4	74%	Good
Rousseau	41	25	0	66%	Good
Shannen Koostachin	60	25	15	100%	Good
Sir Wilfrid Laurier**	54	13	0	67%	Good
Sir William Osler	53	25	11	90%	Good
South Meadow	60	19	15	94%	Good
Spring Valley	60	25	15	100%	Good
Strathcona^	29	6	0	36%	Poor
Tapleytown	25	25	0	50%	Fair
Templemead	53	25	11	90%	Good
Tiffany Hills	60	25	15	100%	Good
Viola Desmond**	60	25	15	100%	Good
Viscount Montgomery	44	25	0	69%	Good

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Elementary Schools					
Facility	FCI Value (60%)	Equity and Accessibility (25%)	Alignment to Benchmarks (15%)	Total	Building Condition
W.H. Ballard**	40	25	4	69%	Good
Westview	49	25	0	74%	Good
Westwood**	47	0	0	47%	Fair
Winona	59	25	15	99%	Good
Yorkview	22	13	4	38%	Poor

Secondary Schools					
Facility	FCI Value (60%)	Equity and Accessibility (25%)	Alignment to Benchmarks (15%)	Total	Building Condition
Ancaster High	38	25	0	63%	Fair
Bernie Custis	60	25	15	100%	Good
Dundas Valley	51	25	6	82%	Good
Glendale	40	25	3	68%	Good
Nora Frances Henderson	60	25	15	100%	Good
Orchard Park	41	25	3	69%	Good
Saltfleet	52	25	3	80%	Good
Sherwood	14	25	0	39%	Poor
Sir Allan MacNab	47	25	3	75%	Good
Sir Winston Churchill	45	25	3	73%	Good
Waterdown	55	25	0	80%	Good
Westdale	51	25	6	82%	Good
Westmount	41	25	3	69%	Good

^ Approved closure pending ministry funding
** High Priority School

High Priority Schools Facility Assessment

The High Priority School Strategy launched in 2017-18 initially identified 20 elementary schools as high priority based on previous high/moderate needs, low student achievement, data from the census, the Early Development Instrument and superintendent visits. High Priority Schools Strategy involves assigning administrators to the schools based on the best fit; extra resources including reading specialists, student success teachers, math facilitators and elementary program consultants; regular meetings of diverse staff groups to identify successful practices; and the nurturing of community partnerships.

As of May 2023, there are 18 identified High Priority Schools, 1 in poor condition, 5 in fair condition and 12 in good condition.

High Priority School	Rating
Cathy Wever, Central, Dr Davey, Hillcrest, Pauline Johnson, Prince of Wales, Queen Mary, Queen Victoria, Sir Wilfrid Laurier, Viola Desmond, Viscount Montgomery and W.H. Ballard	Good
Bennetto, Hess Street, Lake Ave, Parkdale and Westwood	Fair
Adelaide Hoodless	Poor

High Priority Schhol - Facility Assessment

Good 67%
Fair 28%
Poor 5%

Legend: Good, Fair, Poor