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# ASSET REPLACEMENT VALUE AND FCI CALCULATION

# ARV Formula

## ◎ ARV calculation formula

- $ARV = OTG * Area\ Benchmark * Space\ Benchmark * GAF$
- OTG – On the Ground Capacity
- Area Benchmark is calculated based on OTG through Ministry calculator
- Space Benchmark for Secondary Schools is 2096 CAD

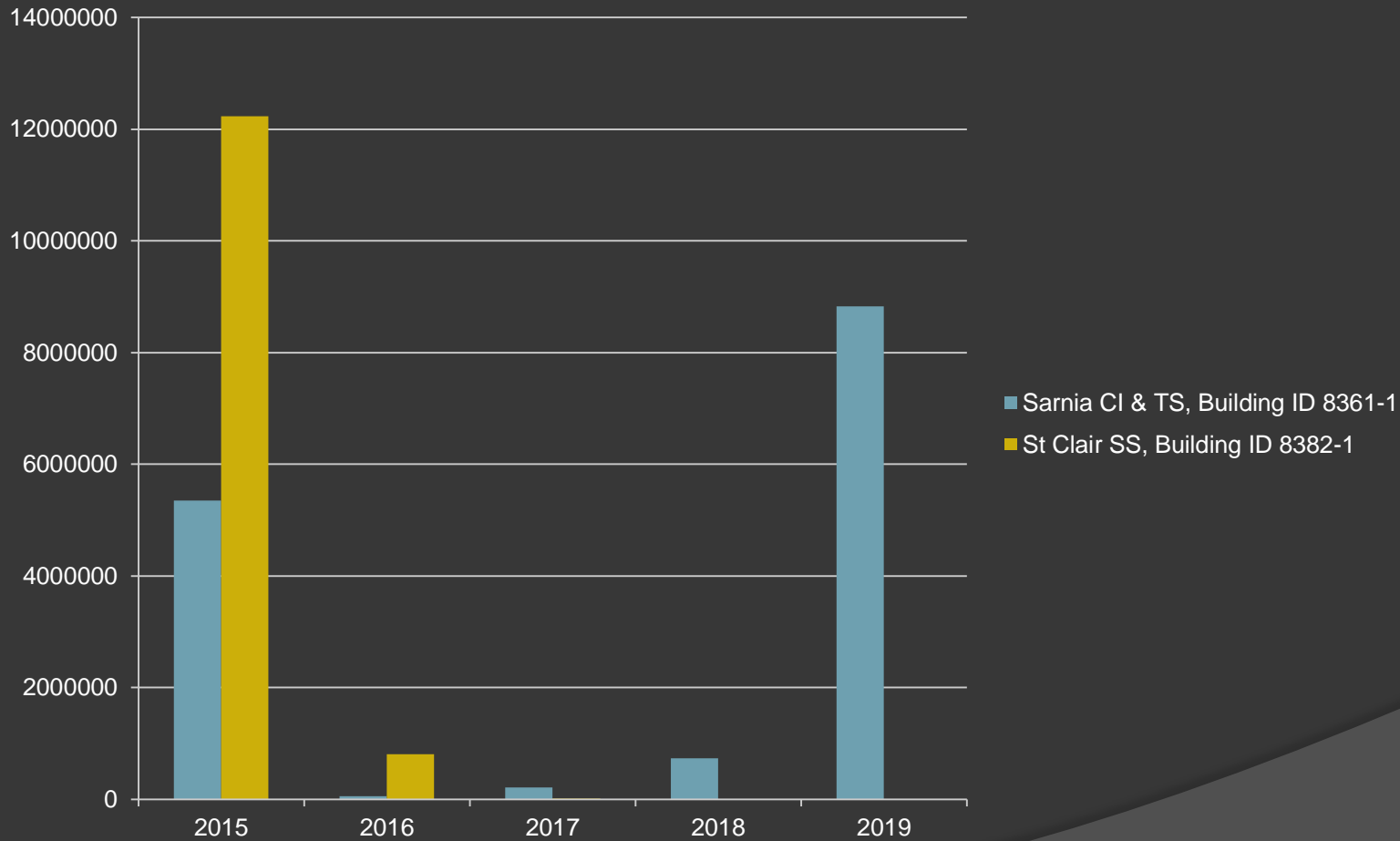
# ARV Calculation

	<b>Sarnia</b>	<b>St. Clair</b>
OTG at calculation time	1,050	1,197
Area Benchmark	12.66	12.37
Space Benchmark	2096.16	2096.16
GAF =1.06	1.06	1.06
	<b>\$ 29,536,110.17</b>	<b>\$ 32,899,867.17</b>

Area Benchmark

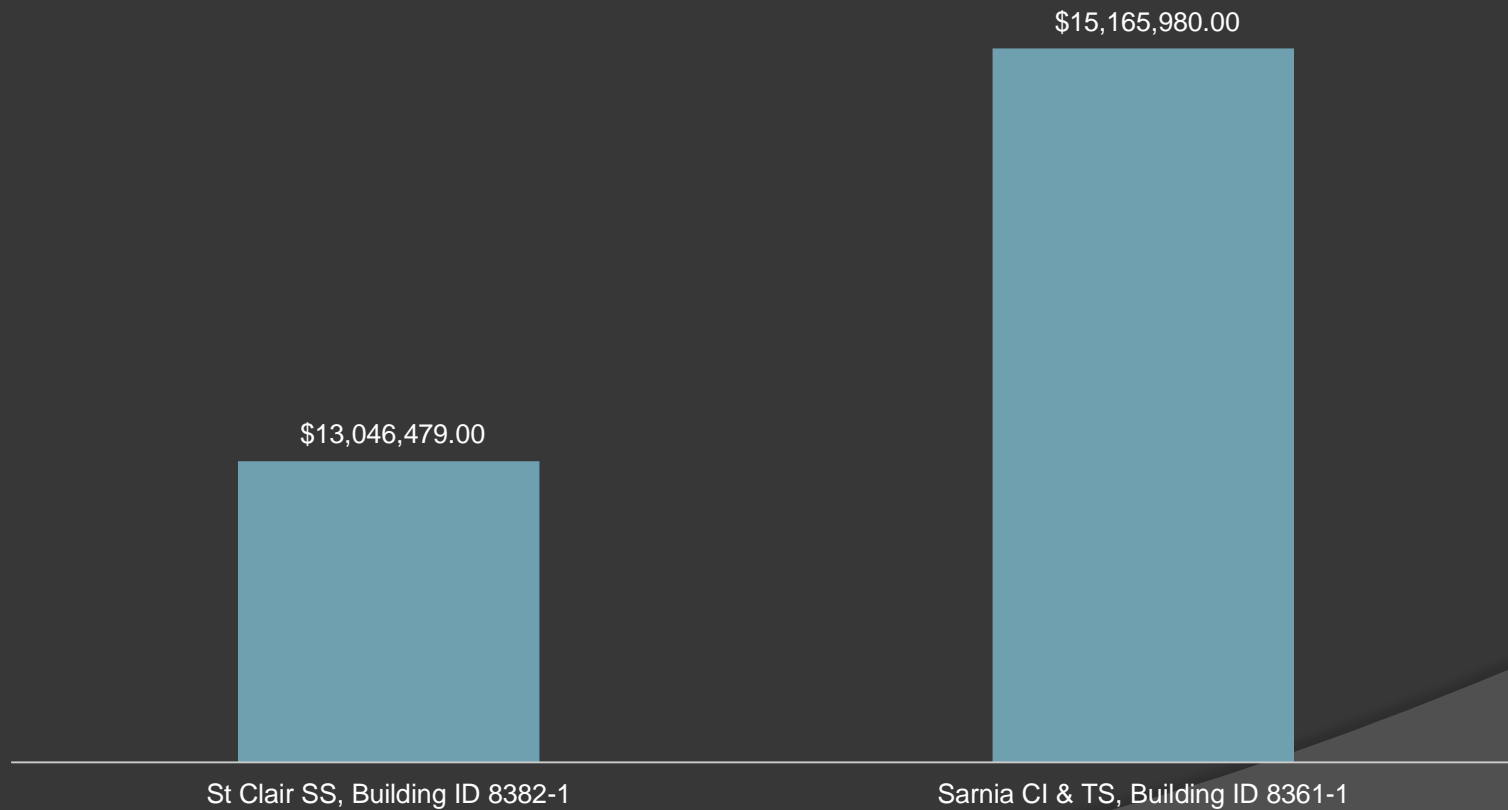
Lower the OTG the higher the space benchmark due to overhead

# Five Year Renewal Needs



# Renewal Needs

## Five Year Renewal Needs



# FCI Calculation

$$\odot \text{ Facility Condition Index} = \frac{\text{Renewal Needs}}{\text{Asset Replacement Value}}$$

$$\bullet \text{ Sarnia FCI} = \frac{\$15,165,980.00}{\$29,536,110.00}$$

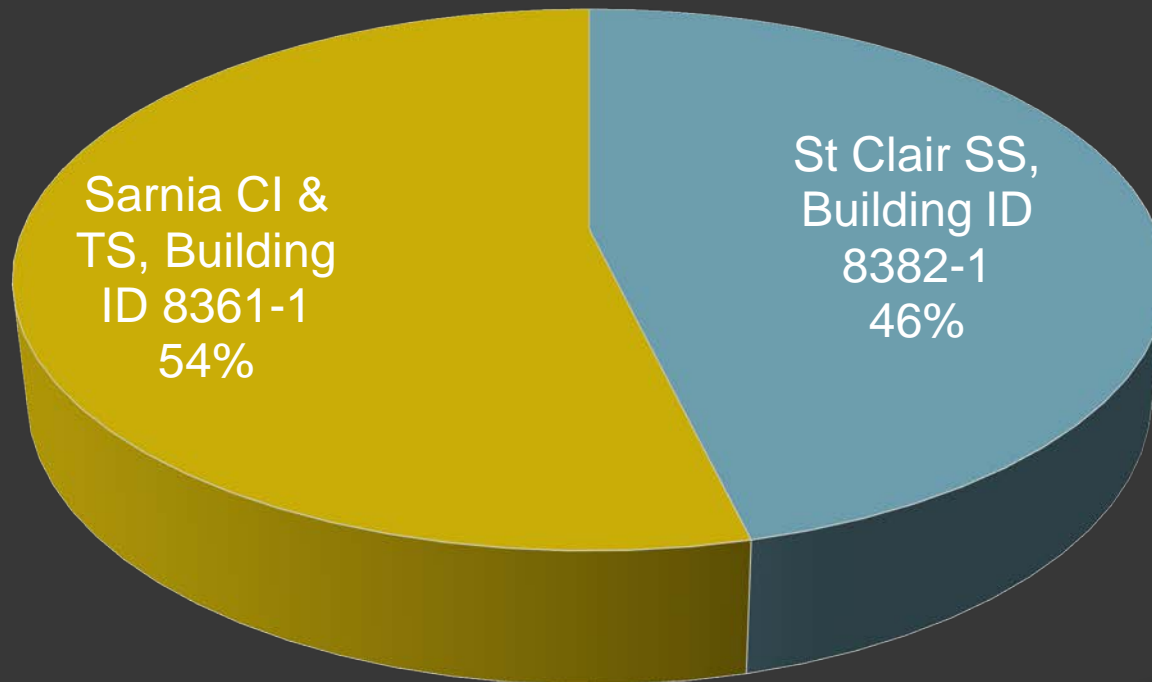
$$\odot \text{ Sarnia FCI} = 51\%$$

$$\bullet \text{ St. Clair FCI} = \frac{\$13,046,479.00}{\$32,899,870.00}$$

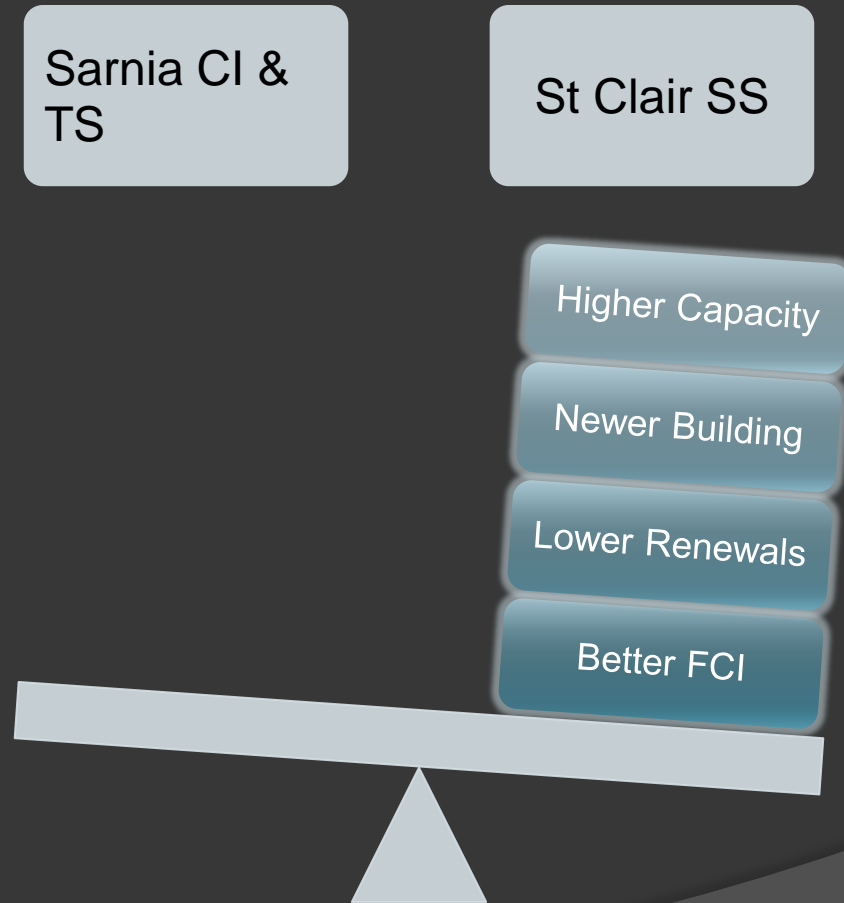
$$\odot \text{ St. Clair FCI} = 40\%$$

# Renewal Needs in %

## Renewal Needs in % in Five Years



# Decision Making Process





# Sarnia Renewal by Discipline

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
B SHELL	\$876,077	\$0	\$0	\$0	\$269,912	\$1,145,990
C INTERIORS	\$926,126	\$0	\$0	\$0	\$1,449,108	\$2,375,234
D SERVICES	\$3,341,374	\$49,608	\$209,456	\$727,584	\$4,037,420	\$8,365,443
F SPECIAL	\$0	\$0	\$0	\$0	\$0	
CONSTRUCTION & DEMOLITION						\$0
G BUILDING SITWORK	\$204,275	\$0	\$0	\$0	\$3,075,039	\$3,279,313
<b>Total</b>	<b>\$5,347,853</b>	<b>\$49,608</b>	<b>\$209,456</b>	<b>\$727,584</b>	<b>\$8,831,479</b>	<b>\$15,165,980</b>

# St. Clair Renewal by Discipline

	2015	2016	2017	2018	2019	Total
B SHELL	\$1,202,718	\$0	\$10,400	\$0	\$0	\$1,213,118
C INTERIORS	\$2,285,275	\$309,920	\$0	\$0	\$0	\$2,595,195
D SERVICES	\$6,841,335	\$446,321	\$0	\$0	\$0	\$7,287,656
E EQUIPMENT & FURNISHINGS	\$60,632	\$0	\$0	\$0	\$0	\$60,632
F SPECIAL CONSTRUCTION & DEMOLITION	\$0	\$0	\$0	\$0	\$0	\$0
G BUILDING SITWORK	\$1,843,077	\$46,800	\$0	\$0	\$0	\$1,889,877
<b>Total</b>	<b>\$12,233,038</b>	<b>\$803,041</b>	<b>\$10,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,046,479</b>