

2013 HEALTH CARE FACILITY ASSESSMENTS GLOSSARY

Adjustment Factor – Adjusts the costs of a requirement in order to account for special circumstances involved in addressing the requirement. This is typically used when budgeting for projects to ensure items such as overhead costs are accounted for. This value defaults to 0 per cent.

Asset – A freestanding structure, a portion of a structure, or any part of facility infrastructure that is distinguishable from its surroundings by date of construction, construction type, and/or the systems that comprise it. Multiple assets can form a larger facility.

Number – A code/abbreviation used to identify the various assets in the database.

Size – The total area of an asset for all floors to the outer surface of exterior walls, measured in gross square meters.

Replacement Value – The cost of an “in-kind” replacement of all current systems within an asset. This value is not an estimate of the cost to build a replacement asset/facility.

Cost/Unit – The replacement value of an asset divided by the size of an asset (provides the estimated cost per square metre of an asset).

FCI Cost – The cost of addressing existing deficiencies (maintenance needs) in a particular facility. The FCI Cost includes requirements that affect the condition of the asset. The FCI Cost excludes non-condition-based requirements (such as building equipment needs) or requirements which do not have a recommended action date (such as grandfathered code requirements like signage).

Facility Condition Index (FCI) – The total cost of existing deficiencies (maintenance needs) in a particular facility (FCI Cost), divided by its replacement value. This can be represented as a decimal point or as a percentage. Generally, the lower the FCI, the better the condition of the asset.

Requirement – A facility need or deficient condition that should be addressed, including deferred maintenance, grandfathered code issues, building equipment needs, etc.

RI Cost – The cost of addressing all requirements. This differs from FCI Cost, which is focused on the cost of addressing existing deficiencies (maintenance needs) only.

Requirements Index (RI) – The total cost of addressing all requirements (RI Cost), divided by the replacement value. Generally, the lower the RI, the better the condition of the asset.

NOTE: Estimated costs are derived from a cost index embedded in the database. It is important to note these costs do not take into account soft costs (such as consultant, legal or project management fees) or conditions of the current construction industry. Many costs are believed to be well over those stated in the database.