



Long Range Facilities Plan (2024/25 – 2033/34)

Theme	Curricular Connection
Truths, Reparation, Restoration, and Healing	KNOW
Relationships and Belonging	BE
An Ethic of Learning	UNDERSTAND
Integrity and Responsibility	DO



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LAND STATEMENT AND ACKNOWLEDGEMENT

We humbly acknowledge that we live and learn on the unceded traditional territory of the Coast Salish SENĆOŦEN and Hul'qumi'num speaking peoples who have been stewards of these lands and waters since time immemorial.

EXECUTIVE SUMMARY

British Columbia school districts are required by the Ministry of Education and Child Care (MECC) and Ministry of Infrastructure (MOI) to maintain an up-to-date Long Range Facilities Plan (LRFP) demonstrating that school district facilities are managed effectively, economically and efficiently to meet educational goals. LRFPs are guidance documents that identify facility needs and opportunities from a district-wide perspective.

This LRFP includes analysis of past, current and forecasted student enrolment; facility capacity utilization; facility condition assessments; vision and strategic planning principles; evaluation of options; and recommendations. The intent of the LRFP is to provide a strategic framework and direction for future Gulf Islands School District No. 64 (Gulf Islands) annual Five Year Capital Plan submissions and to provide staff with direction for future capital project planning in Gulf Islands.

Gulf islands operates nine schools throughout the communities of the southern Gulf Islands. Fernwood, Fulford and Salt Spring Elementary Schools (K-7), Gulf Islands Secondary School (8-12) and 64GO (K-12) on Salt Spring Island; Galiano Community School (K-7) on Galiano Island; Mayne Island Elementary School (K-7); Pender Islands Elementary-Secondary (K-12); and Saturna Island School (K-5 & 10-12).

Total enrolment in Gulf Islands has been stable, with a slight decreasing trend which is projected to continue in the coming ten years. The main reason for the slight decreasing trend is that fewer future Kindergarten enrolments are expected than the number of outgoing Grade 12 students over the LRFP time period. In migration to the Gulf Islands is not expected to add significant enrolment over the planning period. No school closures are recommended, and no net new schools are expected to be required in Gulf Islands over the next ten years; however, it is possible additions may be required to alleviate enrolment pressures at specific schools if there is sudden growth in a specific community. Enrolment pressures should be monitored and evaluated annually during the capital planning process.

Summary of Key Recommendations

1. Adopt capital planning principles
2. Create and maintain five year plans to maximize opportunities from MOI minor capital funding programs
3. Make requests for Seismic Mitigation Program funding for Saturna and Mayne / Fernwood / SSE / Galiano schools
4. Do not consider any school closures
5. Maintain current catchment boundaries

I. LONG RANGE FACILITIES PLANNING

A. Purpose and Process

A Long-Range Facilities Plan is meant to guide capital planning decisions; to validate annual capital plan requests to the MOI; to provide high-level facilities information to students, staff, and the public; and to generally support a long term vision for the management of school district buildings and properties.

Among other things, the LRFP considers:

- ✓ High-level Educational Programming and Future Needs
- ✓ Demographics and Enrolment Forecasts
- ✓ Facility Capacities and Utilization
- ✓ Facility Condition and Maintenance Requirements
- ✓ Staff Housing Requirements (if applicable)
- ✓ Community Partnerships

The last LRFP completed by Gulf Islands was in 2017. This current LRFP has been developed to include up-to-date information and data about enrolment and facility condition, and other details required to make sound capital planning and investment decisions.

B. Guiding Principles

The MOI 2025/26 Capital Plan Instructions document requires boards of education to develop and maintain a comprehensive LRFP to “guide board of education decisions regarding capital asset management and capital plan submissions, both in terms of facility operations and educational programming.” A school district LRFP most commonly uses a ten year planning horizon and must account for the unique circumstances of the school district now, and into the future.

Project requests in a school district’s Annual Five-Year Capital Plan submission should be supported by the recommendations and findings of an up-to-date LRFP. Although a LRFP is not required to be submitted as part of each Annual Five-Year Capital Plan submission, MOI or MECC may request that a school district reference relevant sections of the LRFP to inform the capital plan review and evaluation process. MOI and MECC staff may consult a school district’s LRFP to ensure annual capital requests are aligned with long-term planning.

A LRFP is not meant to simply identify capital projects that are needed in the school district the way an Annual Five-Year Capital Plan does. Rather, a LRFP is a comprehensive planning tool that

covers a longer time frame (usually ten years). A LRFP describes how the Board of Education plans to manage existing facilities and it identifies any new facilities that may be required to accommodate enrolment growth.

The scenarios envisioned and the recommendations adopted in the LRFP should respond to various factors, but primarily:

- Forecasted enrolment growth or decline
- Building condition and maintenance requirements, including seismic risk
- Potential changes in educational programming and grade configurations
- Catchment boundaries
- Other community- and facility-specific needs

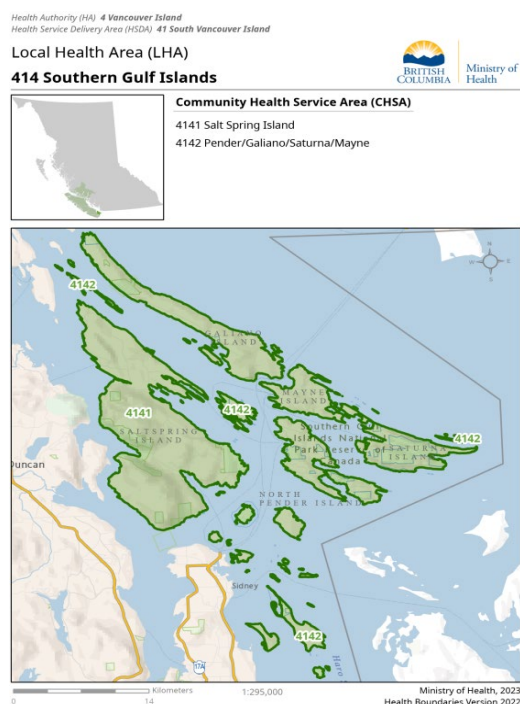
II. SCHOOL DISTRICT OVERVIEW

A. About the School District

The Gulf Islands School District is located in the Salish Sea (Strait of Georgia) and currently serves approximately 1450 students with schools in five island communities: Salt Spring, Pender, Galiano, Mayne, and Saturna Islands. Among others, some of the programs Gulf Islands provides include an Indigenous program, a performing arts academy, ecological and nature-based programs, as well as late French Immersion, and career and trades programming. The Gulf Islands enjoy Canada's mildest climate with cool wet winters and warm dry summers. The area is home to large numbers of artists, trees, marine life, and spectacular scenery.

Gulf Islands shares boundaries with the Southern Gulf Islands Local Health Area (see Figure 1) and is within the Capital Regional District (CRD). The defining feature of Gulf Islands, when compared with other BC school districts, is that the district serves five islands which makes it necessary for many students to travel to and from school by water vessel, primarily by water taxi. There are other BC school districts that have students who travel by water, but not to the same extent as Gulf Islands students. Some other districts (e.g., West Vancouver, Vancouver Island North) also have large numbers of students traveling by water, but they travel by BC Ferries not by water taxi. There is no cost for students traveling to and from school on BC Ferries, whereas school districts must fund the cost of water taxi travel from their Operating budget.

Figure 1: Map of Southern Gulf Islands



B. School District 64 (Gulf Islands) Strategic Plan

Education facilities are essential to the success of any school district in BC. A comprehensive LRFP is required by MOI and necessary to ensure school district assets are being well maintained and there is a plan for dealing with future needs. A LRFP should also be aligned with a school district's strategic plan.

The Gulf Islands School District Strategic Plan is based on four themes of focus:



✓ **KNOW | Truths, Reparation, and Restoration**

○ **ASPIRATIONS:**

- Identify settler/colonial bias in policy and practice as we create awareness and work to decolonize systems that perpetuate inequity and racism (healing).
- Achieve equitable educational outcomes for all Indigenous students in our district.
- Acknowledge, honour, and respect rights holders by strengthening and sustaining productive and respectful relationships (reparation).
- Embed Indigenous worldviews, ways of knowing and being, language, and culture throughout the District (restoration).

✓ **BE | Relationships and Belonging**

○ **ASPIRATIONS:**

- Be a leader in cultivating well-being and championing social justice.
- Strengthen and maintain relationships with community partners.

✓ **UNDERSTAND | An Ethic of Learning**

○ **ASPIRATIONS:**

- Empower student agency, engagement, and voice.
- Nurture curious, critical, and creative learners so that every student is prepared and ready for the world beyond Pre Kindergarten to 12.
- Foster deeper learning experiences.

✓ **DO | Integrity and Responsibility**

○ **ASPIRATIONS:**

- Implement sustainable practices for alignment and coherence.
- Be a leader in environmental stewardship and sustainability.

Facilities are important for many of the School District's Strategic Plan's aspirations within each theme. Facilities are also central to some of the "Thoughts from our Trustees" identified in the Strategic Plan, in particular the thoughts of "Neighborhood school is the centre of the community" and "Challenges due to small populations."



C. Facilities and Environmental Responsibility

One of the key connections to facilities in the Strategic Plan is Gulf Islands' commitment to implementing sustainable practices and demonstrating leadership in environmental stewardship. This commitment is clearly demonstrated through educational programming, such as the Saturna Ecological Education Centre, but also through Gulf Islands' capital project priorities, including the efficient geothermal hydronic heat pump system at Gulf Islands Secondary School, electric school buses, and LED light conversion in facilities.

The district has backed up its strategic planning commitments with actual investments in projects that reduce emissions and promote sustainability. Below are some of the recent projects and initiatives that Gulf Islands has completed:

- **Electric Buses**
 - Five out of nine routes have electric school buses operating on them
- **Electric White Fleet**
 - Two electric white vehicles are operated by the district
- **LED Lighting / Electrical Upgrades**
 - All sites except Galiano, GISS and the Hub have recently been converted to LED lighting
- **HVAC / Energy Upgrades** (*includes full or partial heat pumps as HVAC and energy upgrades*)
 - Fernwood Elementary School
 - Gulf Islands Secondary School
 - Mayne Island Elementary School

- Maintenance and Grounds site
- Fulford Elementary School
- Pender Islands Elementary-Secondary School
- Salt Spring Elementary School
- Saturna Elementary School
- School Board Office
- **Solar**
 - Pender Islands Elementary-Secondary School and Gulf Island Secondary School each have a solar array that provides supplementary electricity to the facility and the revenues from the offset of power from these solar arrays are used to fund scholarships.

D. Specialized Programs and Services

64GO | Online Blended Learning

64GO is an online school in the that provides flexible learning opportunities for students from kindergarten to grade 12 and adult learners. They offer full-time, blended, and online learning options with continuous enrollment throughout the year. The program operates in the former south wing of the Salt Spring Island Middle School facilities at Rainbow Road.

Gulf Islands School of Performing Arts (GISPA)

GISPA offers advanced education in Dance, Music, and Theatre for students in grades 10-12. A student enrolled in GISPA receives comprehensive training, master classes and workshops with visiting professionals, and performance opportunities in various showcases and main-stage productions, and attend several professional productions and performances in Victoria and Vancouver. GISPA operates at GISS, which has the facility requirements for this popular program.

French Immersion

Gulf Islands offers a French Immersion program that serves students in grades 6-12, offering comprehensive French language learning for students without prior French proficiency. The program is available at Salt Spring Elementary School for grades 6-7 and Gulf Islands Secondary School for grades 8-12. Students in the program have the opportunity to earn a bilingual Dogwood certificate upon graduation.

This is a district-wide program with no specific catchment areas, and undergoes regular review to uphold equitable access for all students and maintain a balanced enrollment distribution across the entire district. Currently, facilities are not a constraint to the French Immersion program, or vice versa.

Phoenix Place Alternative Program

Alternative programs are offered by Gulf Islands through Phoenix Place, located at 232 Rainbow Road. These programs focus on educational, social and emotional issues for students whose needs are not being met in a traditional school program, by providing support through differentiated instruction, specialized program delivery and enhanced counselling services based on students' needs. Phoenix Place programs improve the opportunities for these vulnerable and at-risk students to experience success.

Saturna Ecological Education Centre (SEEC)

The SEEC is an experiential place-based program of ecological learning located on Saturna Island. SEEC follows the BC curriculum, and students earn graduation credits for provincially approved courses in Grades 10 and 11. SEEC students stay three nights a week, residing on Saturna at an off-grid, district leased site with three cabins, a cookhouse, and separate washrooms. The SEEC students also use the Saturna Elementary School.

E. Student Achievement

Education is one of the keys to improving overall social and economic indicators. It is the responsibility of MECC and boards of education to establish the conditions for student success. This includes creating and maintaining high-quality, safe, healthy, and functional education facilities for students, teachers, staff, and community members.

Although the functionality, design, and condition of education facilities are not necessarily the leading factors in overall student achievement and success, there is a good deal of research demonstrating that the quality and functionality of school facilities do affect student achievement. Some of the ways that school facilities can affect student outcomes include:

- Air quality
- Temperature and moisture control
- Acoustics and noise
- Lighting and vision
- Classroom size and layout
- Wayfinding and circulation

F. LRFP Consultation

The development of a LRFP includes some level of engagement with the public and with other partners, such as municipalities, as set out in the MOI's Long-Range Facilities Plan Guidelines. Because Gulf Islands is not experiencing significant enrolment growth, there are no capacity utilization challenges, and the schools are generally in good operating condition, the level of engagement for this LRFP was quite light. Internal meetings were held with Gulf Islands which yielded helpful information about the specific facility needs of certain school communities, students, teachers, and staff.

Meetings with municipal staff are normally important during the creation of a LRFP to ensure there are no substantial developments that would cause a material change in the population forecasts from other sources, such as Statistics Canada, BC Stats, school district staff forecasts, Baragar, etc. Local knowledge of current activities can help supplement other data. Seeing as all demographic sources are consistently forecasting very little change in enrolment over the next ten years, meetings were not held with the Islands Trust or the Capital Regional District.

Most of the communities within the Gulf Islands are taking a cautious and managed approach to population growth. There are various reasons for this including environmental, water and other utility constraints, and public preference. The result is that growth is likely to be moderate and incremental compared with the rapid growth occurring in some parts of the province. This will allow the District to monitor growth and capacity utilization on a year-by-year basis and adjust capital priorities as required.

III. GOVERNMENT AND MINISTRY INITIATIVES

A. Mandate Letter

The Minister of Education and Child Care's mandate letter from the Premier in January 2025 includes several items that align directly with the Gulf Islands School District's needs and priorities, including some that have implications for capital funding. The Minister is directed to prioritize the following task related to facilities:

- Support effective learning for students across the province by working with the Minister of Infrastructure to accelerate the delivery of new and expanded schools in a cost-effective manner, and by working with the Minister of Post Secondary Education and Future Skills to expedite the certification and deployment of new and experienced international and domestic teachers.

The new Ministry of Infrastructure (MOI) was created after the election in Fall 2024. This is important for the various provincial capital programs, including for schools, as capital departments were all moved into the new ministry.

The Minister of Infrastructure's January 2025 mandate letter includes several items that are relevant to school capital planning and management. The Minister of Infrastructure is directed to prioritize the following tasks:

- In order to protect key services that British Columbians rely on, work with the Minister of Finance to review all existing major infrastructure initiatives to ensure our capital program remains relevant, supports economic growth, and helps deliver high-quality services while keeping costs low for British Columbians. This is important in the context of current Provincial budget constraints and globally driven cost inflation of key inputs.
- Recognizing BC's growing communities and aging infrastructure, ensure faster delivery of cost-effective, high-quality generational investments.
- Structure our capital plan to minimize cost inflation due to labour shortages or overlapping demands on a limited pool of bidders while prioritizing delivery of high-quality infrastructure across the province.
- Identify and implement opportunities to reduce costs for taxpayers and expedite approval and construction of projects, including standardization of infrastructure like schools, hospital patient towers, child care facilities, and drug treatment or mental health facilities, but not limited to these projects.

B. Universal Child Care – New Spaces Fund

Together with MECC and MOI, School Districts and have significant roles to play as the Province implements a universal child care program. Schools will be essential in creating affordable, accessible, and inclusive child care spaces, including before and after school spaces. Supporting child care workers and educating those who would like to become child care workers will also be key to meeting the needs of urban and rural communities as BC seeks to expand child care services.

The ChildCareBC New Spaces Fund has two streams that are relevant to school districts:

School Age Care on School Grounds

This funding stream is available to BC School Boards, First Nation Schools, First Nation Independent Schools, and Other Eligible Independent Schools interested in creating or expanding access to new licensed School Age Care on School Grounds spaces through ground-up builds, renovations, and/or the purchase of equipment. This stream was established in 2022/23 and is intended to assist in the creation of licensed school-age child care spaces on school grounds through a more streamlined application process. Additionally, to be eligible for the School Age Care on School Grounds stream, the project must fall within the maximum cost-per-space threshold of \$40,000. Projects above this cost per space are ineligible for this stream.

Primary Stream

School Districts are also eligible to apply under the New Spaces Fund, if creating other licensed child care types as well or instead of School Age Care on School Grounds spaces.

Full eligibility requirements can be found in the [Major Capital Grants Funding Guidelines](#).

Changes to the New Spaces Fund in 2022-23 included:

- An open intake for applications was implemented for the 2022/23 fiscal year. The intake closes when funding runs out or at the end of the funding cycle
- Maximum provincial funding amounts were removed to support larger space creation projects, with prioritization for projects with a cost per space of \$40,000 or less
- Increased priority for projects creating infant toddler child care spaces
- Increased priority on school age space creation, including a new application stream BC School Boards, First Nation Schools, First Nation Independent Schools, and Other Eligible Independent Schools creating new School Age Care on School Grounds licence category type
- Added eligibility for the funding of consulting services incurred up to 12 months prior to entering a funding agreement
- New requirement for projects to include a minimum 10% contingency fund

Capital funding programs for child care space have not been fully integrated with capital funding programs for K-12 space. The current LRFP Guidelines do not provide any specific requirements for child care space analysis in a school district LRFP, other than to encourage School Districts to leverage underutilized school space for community needs such as child care. Consequently, child care spaces are not fully integrated into this LRFP, even though the Gulf Islands is actively creating child care spaces using funding from the New Spaces Fund.

C. Wood First Act and Mass Timber

The *Wood First Act* requires “the use of wood as the primary building material in all new provincially funded buildings, in a manner consistent with the building regulations within the meaning of the *Building Act*.” This only applies to new construction and would only be a consideration for SD64 if a large major capital project was approved. The Province has also taken steps towards requiring the use of mass timber in provincial infrastructure projects, where appropriate.

D. Accessible BC Act

Public sector organizations, like school districts, need to be aware of three requirements that came into force on September 1, 2022:

- Establish an accessibility committee
- Develop an accessibility plan
- Establish a process for receiving public feedback

Accessibility Committees

Accessibility committees are intended to help accessible organizations identify barriers to individuals in or interacting with the organization, and to advise the organizations on how to remove and prevent these barriers. To the extent possible, these committees should:

- have at least half of their members be persons with disabilities or individuals who represent a disability-serving organization
- have a membership which reflects the diversity of persons with disabilities in British Columbia
- have at least one member who is an Indigenous person

Accessibility Plans

Accessibility plans must outline how accessible organizations will identify, remove and prevent barriers to individuals in the organization or interacting with it. An accessibility plan does not need to be complete or comprehensive at the start. It is intended to be a developing and evolving plan. Accessible organizations must review and update these plans at least once every three years.

In developing and updating an accessibility plan, accessible organizations must consult with their accessibility committee and consider the following principles:

- inclusion
- adaptability
- diversity
- collaboration
- self-determination
- universal design

The plan, and its focus, will likely be distinct to the organization and dependent on its mandate. Accessible organizations do not have to submit their accessibility plans to the provincial government for review or approval, but organizations should make their plans available to the public (i.e. by publishing it on their website).

Accessibility Feedback

Public sector organizations must establish a process for receiving public feedback to help inform accessibility plans and decisions.

Gulf Island School District's Accessibility Plan

Gulf Islands released a comprehensive Accessibility Plan in January 2025 that satisfies all of the provincial requirements outlined above. Accessibility upgrades are considered as part of the annual process of prioritizing maintenance and minor capital improvements. Accessibility is also a key consideration for upgrades during larger capital renovation projects.

IV. CAPITAL FUNDING PROGRAMS

School Districts are responsible for managing the overall maintenance and repair of district facilities, as well as the supervision of all new construction activities associated with these facilities. This is done using operating grant funding, and several capital funding grant programs provided by MOI. These include the Annual Facility Grant as well as a series of capital grant programs that are designed to address specific areas of facility maintenance. School districts apply annually for these minor capital funding programs.

MOI has processes for requesting and receiving capital funding from the various capital programs. Most require applications annually through the school SD64 capital plan submissions.

A. Ministry Capital Programs

School districts are allocated funding for maintenance and repair of schools and other education facilities through a variety of minor capital funding programs that are tailored to address specific needs. Some are based on a formula where school districts receive a calculated amount each year. Others are application-based, where school districts request funding through their annual capital plan submissions and then the ministry determines allocations. The following is a summary of the MOI minor capital funding programs.

1) Annual Facilities Grant

Annual Facilities Grant (AFG) funding is provided to address repair and maintenance priorities at schools, and used at the school district's discretion to ensure these facilities are safe and functioning well. The AFG is intended for projects required to maintain a school district's facilities through their anticipated economic life and prevent premature deterioration. Each school district should have a current maintenance plan that articulates the strategy to maintain or improve the condition of the school district's facilities within its inventory of capital assets and to allocate AFG accordingly.

Figure 2 shows that Gulf Islands received approximately \$700,000 in AFG funding in 2025/26. This amount has increased by about 35% from five years ago; however, this increase is not necessarily keeping up with the rate of inflationary costs for equipment and facility repairs. Gulf Islands has some specific challenges that add costs, particularly for projects on Galiano, Mayne, Pender and Saturna Islands where it is more expensive to procure labour and materials.

Figure 2: Gulf Islands Annual Facility Grant (AFG) Funding (2021/22-2025/26)

Fiscal Year	Total Allocation
2025/26	\$718,484
2024/25	\$653,649
2023/24	\$639,976
2022/23	\$522,654
2021/22	\$522,654

There are 9 main categories of eligible AFG expenditures:

- ✓ **Accessibility upgrades** (improvements related to access for persons with mobility issues or physical disabilities)
- ✓ **Asbestos Abatement** (mitigation and/or remediation of asbestos affected areas)
- ✓ **Electrical upgrades** (improvements or replacements of power supply and distribution systems, fire protection systems, and technological infrastructure upgrades to accommodate computer and telecommunications networks)
- ✓ **Exterior Wall System upgrades** (improvements to protect the fabric of the building, including exterior painting, window and door replacement, building envelope repair and replacement, structural and non-structural seismic mitigation)
- ✓ **HVAC upgrades** (improvements, replacements or provision of heating, ventilation, and air conditioning systems)
- ✓ **Interior Construction upgrades** (improvements of school facilities related to flooring, wall partitions, non-structural upgrades, and the provision of educational programming)
- ✓ **Plumbing upgrades** (improvements, replacements or provision of washroom and plumbing systems, and safe drinking water)
- ✓ **Roofing upgrades** (scheduled roof replacements and major roof repairs)
- ✓ **Site upgrades** (site improvements including positive site drainage; repairs to sidewalks, parking lots, site access/egress, paved work areas, paved play areas, and play fields; repairs, upgrading or replacement of playground equipment; perimeter safety fencing; contaminated soil remediation; underground storage tanks removal; sewer or water services; underground irrigation systems; traffic safety)

2) Minor Capital Programs

School Enhancement Program (SEP)

The SEP was launched in 2014 to help school districts extend the life of their facilities through a wide range of improvement projects, including:

- Roofing upgrades (i.e., replacement, repair)
- Exterior Wall System upgrades (i.e., cladding, insulation, windows, building envelope)
- Interior Construction upgrades (i.e., interior accessibility, flooring, wall partitions)
- HVAC upgrades (i.e., heating, ventilation, air conditioning)
- Electrical upgrades (i.e., power supply, distribution systems, fire protection systems)
- Plumbing upgrades (i.e., washrooms, water fountains, re-piping)

Consideration is also given to whether the project proposals:

- Address issues affecting safety or the effective functioning of the school
- Are in schools with unique significant importance to the school district such as those in rural areas with limited alternatives
- Where the benefits over the costs of the improvements are positive over the appropriate time horizon for the investment

Successful SEP projects are chosen based on need, priority and how well the projects support student learning and safety. The SEP is designed to supplement the AFG and focuses on requirements that help to extend the useful life of the existing asset.

Carbon Neutral Capital Program (CNCP)

The CNCP is available to school districts to provide funding specifically for energy-efficiency projects and projects that lower a school district's carbon emissions. When selecting priorities for CNCP funding, the school district should consider projects that lead to significant emissions reductions and operational cost savings. Projects should also consider opportunities to coordinate with other capital funding programs, such as the AFG or SEP. School districts should demonstrate that the project is being proposed for a school that is shown to be required for school district operations in their Long Range Facilities Plan.

Building Envelope Program (BEP)

The BEP program is a specific and limited program for school facilities built between 1980 and 2000 which have been assessed as having a building envelope design issue and where the issue has resulted in water ingress. Gulf Islands does not have any schools eligible for the BRP program.

Playground Equipment Program (PEP)

The PEP began in 2018 and provides funding to school districts for the replacement of playground equipment that is unsafe or has reached the end of its useful life. PEP funding is used to purchase and install new or replacement "universally accessible" playground equipment that is universal

in design, and in compliance with accessibility measures as defined through the Canadian Standards Association. This equipment is to be permanently fixed on a school site and include appropriate ground cover for fall protection, improved access, and increased mobility.

Rural Districts Program (RDP)

The RDP assists school districts with school facilities in rural communities. The intention of the RDP is to target funding for specific types of projects that would directly benefit school facilities in rural communities. RDP projects are typically not included under the MOI's Major Capital Program or Minor Capital Program. RDP may provide funding for the full and partial demolition of board-owned buildings, and for capital projects associated with the consolidation of under-utilized schools. RDP funding support will only be considered for schools in communities with a population of less than 15,000 inhabitants and only in those school districts located outside of the Lower Mainland, Greater Victoria, and Kelowna. In recent years, Gulf Islands has not received any funding under the RDP. This is a program that Gulf Islands might look to in future as a funding opportunity for small projects, particularly for the Galiano, Mayne, Pender and Saturna Islands schools.

School Bus Replacement/New Program (BUS)

The BUS program provides funding for school bus replacements and, where need can be demonstrated, net new buses for new routes required due to increased enrolment. Bus acquisition funding is based on a capital allowance and school districts must procure their school buses using the annual Request for Standing Offer (RFSO) process managed by the Association of School Transportation Services of British Columbia (ASTSBC). Details of the RFSO can be found at <https://astsbc.org/>.

Bus funding requests that will be eligible funding will consider the following:

- School bus age and/or mileage
- Existing buses with safety and mechanical issues (based on CVSE report)
- New school buses to support new routes due to increased district enrolments that are without current service
- School district's intention to create their own bussing services versus using third-party contracted services

School Food Infrastructure Program (FIP)

The School Food Infrastructure Program (FIP) is an annual program intended to assist boards of education with creating, improving, or expanding infrastructure to feed students across all communities in British Columbia. The FIP is directly tied to government's broader Feeding Futures

program, which is a commitment to ensure students are properly fed for learning to enhance positive academic and healthy outcomes for students.

The following overarching requirements apply to the FIP:

- Proposed FIP projects should be focused on minor upgrades such as:
 - Refrigerated vehicles to support the delivery of prepared meals from centralized kitchen facilities to schools
 - The purchase and installation of new or used kitchen equipment (e.g. refrigerators, freezers dishwashers, stoves, ovens, etc.)
 - Space and functionality improvements to ensure kitchens meet local health authority requirements
 - Equipment and infrastructure to support traditional food gathering and preparation (e.g. fishing equipment, smokehouses, non-fur trapping equipment)
 - Food storage (refrigerated or dry storage).
- The FIP is not an enhancement fund to construct new kitchens and cannot be used to construct net new space.

Recent Gulf Islands Minor Capital Projects

Figure 3 shows that Gulf Islands has received about \$6.5 million from minor capital funding programs over the past five fiscal years. The School Enhancement Program is particularly important for small and mid-sized school districts, like Gulf Islands, because it allows the district to take on some larger projects that would be extremely difficult to fund from AFG.

Figure 3: School District Gulf Islands Minor Capital Program Funding (2021/22 to 2025/26)

Fiscal Year	School	Program	Project	Funding
2025/26	SSE	SEP	Interior Construction Upgrades	\$ 635,000
2025/26	Saturna	SEP	Interior Construction Upgrades	\$ 550,000
2025/26	Pender	CNCP	Electrical Upgrades	\$ 30,000
2025/26	Galiano	CNCP	Electrical Upgrades	\$ 30,000
2025/26	GISS	FIP	Kitchen Equipment	\$ 80,000
2025/26	Pender	FIP	Kitchen and Equipment Upgrades	\$ 35,000
2025/26	SSE	PEP	Accessible Playground	\$ 200,000
2024/25	SSE	SEP	HVAC Upgrades	\$ 1,043,167
2024/25	Mayne	CNCP	HVAC Upgrades	\$ 239,750
2024/25	GISS, Pender, SSE	FIP	Kitchen Equipment	\$ 9,500
2024/25	Galiano	FIP	Kitchen Equipment & Upgrade	\$ 40,000
2024/25	GISS	FIP	Kitchen Equipment & Upgrade	\$ 40,000
2023/24	Fulford	SEP	Roofing Upgrades	\$ 450,000
2023/24	Fulford	SEP	Plumbing Upgrades	\$ 100,000
2023/24	GISS, Pender, Saturna	SEP	Interior Construction Upgrades	\$ 300,000
2023/24	Pender	CNCP	Electrical Upgrades	\$ 300,000
2023/24	SSE	CNCP	HVAC Upgrades	\$ 388,650
2023/24	Fulford	PEP	Accessible Playground	\$ 195,000
2022/23	GISS	SEP	Interior Renovations	\$ 100,000
2022/23	Saturna	SEP	Plumbing Upgrades	\$ 125,000
2022/23	Fulford	CNCP	Electrical Upgrades	\$ 200,000
2022/23	SSE	CNCP	Energy Upgrades	\$ 70,900
2021/22	Fernwood	SEP	HVAC Upgrades	\$ 650,000
2021/22	Saturna	SEP	Plumbing Upgrades	\$ 421,700
2021/22	GISS	CNCP	HVAC Upgrades	\$ 160,000
2021/22	Galiano	CNCP	HVAC Upgrades	\$ 100,000
Total 2021/22 to 2025/26				\$ 6,493,667

3) Major Capital Programs

School Expansion Program (EXP)

The EXP funds the construction new schools and additions to existing schools in areas of the province that are experiencing high population growth and where the school district can demonstrate that existing facilities are already operating over capacity.

MOI's priority for expanding school space is in areas experiencing consistent and rapid, high density population growth due to economic development and where space optimization has been demonstrated. MOI requires all capital funding requests for space expansions to be supported by:

- A cost-benefit analysis based on the selection of the “least cost option” over the life of the school
- Current Long-Range Facilities Plan that demonstrates the school district is working towards achieving optimal space utilization
- A verification that enrollment has increased in the area over the previous five consecutive years and the next 10 years
- A cost share commitment by the Board of Education based on available capital funding

Optimal space utilization varies between large urban districts and small rural districts due to practical realities of population distribution, density, travel distances and weather extremes. An approach to optimizing space utilization varies between school districts due to declining enrolment, stable enrolment, increasing enrolment or shifting enrolment within the school district. For most areas, a forecast of ten years is the standard for anticipating growth and should be included when assessing utilization.

School Replacement Program (REP)

This program funds the replacement of schools that have reached the end of their useful life and where the further investment of capital dollars is not substantiated due to major structural issues or the accumulation of maintenance needs exceeds the cost of replacement.

All REP projects, which include a full replacement school or a partial replacement of an existing school, must be supported by a recent building condition assessment and engineering reports substantiating that the school building or a portion of a school has reached or will shortly reach the end of its expected useful life.

Standardized Facility Condition Assessments (FCAs) of all schools in the Province are done every five years by the VFA Canada Inc., which also assesses public infrastructure for the other provincial ministries that have capital assets. The FCAs for all schools in the province provide the provincial government with comparable data to support the provincial government's capital plan for public infrastructure renewal.

Seismic Mitigation Program (SMP)

The SMP began in 2005 after the completion of an assessment of all schools in high-risk seismic zones across the province. The SMP funds seismic upgrading projects for schools that were

assessed as being high-risk of structural collapse in an earthquake. For more on the SMP, see Section VII on page 38.

Recent Gulf Islands Major Capital Projects

Gulf Islands has not received provincial funding for any significant major capital projects for many years. There are still several Gulf Islands schools with high seismic risk that are included in the SMP. Gulf Islands should continue to request SMP funding in annual capital plan submissions. Further, some of Gulf Islands' schools are quite old and may soon be eligible for replacement under the REP or the SMP. Fortunately, Gulf Islands is doing an excellent job of maintaining existing schools so most of them remain in good general condition; however, the structural seismic risk remains a concern.

B. MOI Capital Processes

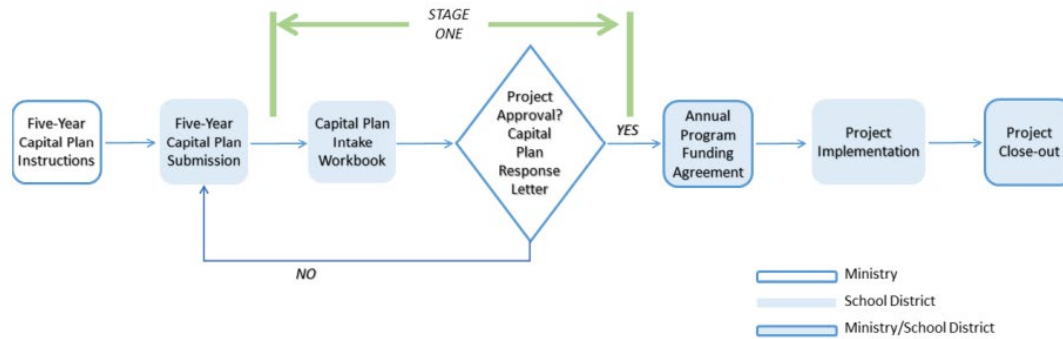
Most school district capital planning, data input, and project submissions are done in MOI's capital planning system, MyCAPS. All school districts have access to MyCAPS and are required to submit project requests into the system using the proper MOI submission templates.

Typically, school districts must submit project requests each year in June (major projects) and September (minor projects), and requests follow an approval process that is dependent on the capital program with which the project is associated.

One-Stage Approval Process

All minor capital requests made for projects in SEP, CNCP, BUS, PEP, and BEP undergo a one-stage approval process (see Figure 4). MOI support for a qualifying project request will be based on the information provided by school districts in MyCAPS. For AFG funding, the school district must submit an annual expenditure plan that shows how the district plans to use their AFG allocation for the year. AFG plans are simply reviewed by MOI to ensure that proposed AFG projects are eligible projects under the AFG policy.

Figure 4: Ministry Approval Process for SEP, CNCP, BUS, PEP, FIP, and BEP



Two and Three-Stage Approval Processes

Requests made for projects in SMP, EXP, and REP undergo a more extensive two or three-stage process (see Figure 5), dependent on project risk level, complexity, and size/value. Initial Ministry support for project requests is based on Project Request Factsheets that are submitted in MyCAPS. RDP projects are subject to a two-stage approval process shown in Figure 6.

Under all major capital processes, a board of education is responsible for using its own local funds to cover the initial costs for any planning work and reports required to determine a proposed scope and preliminary cost estimates for a requested capital project.

Figure 5: Ministry Approval Process for EXP, SMP and REP

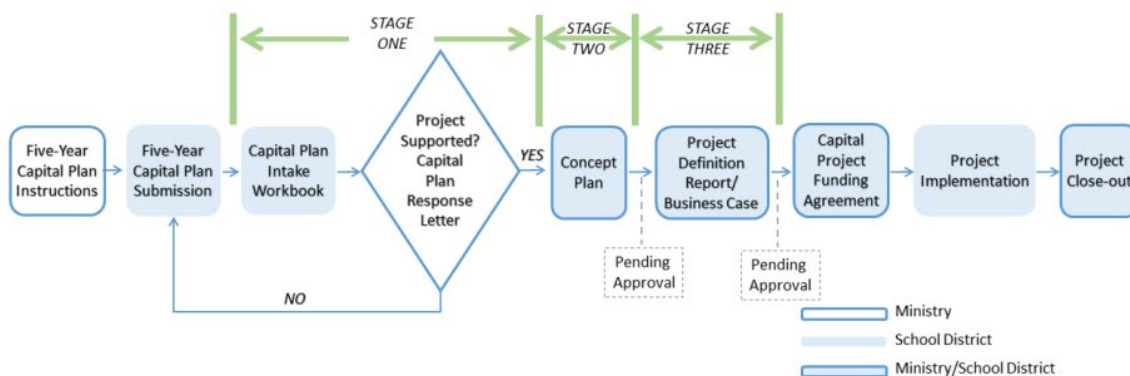
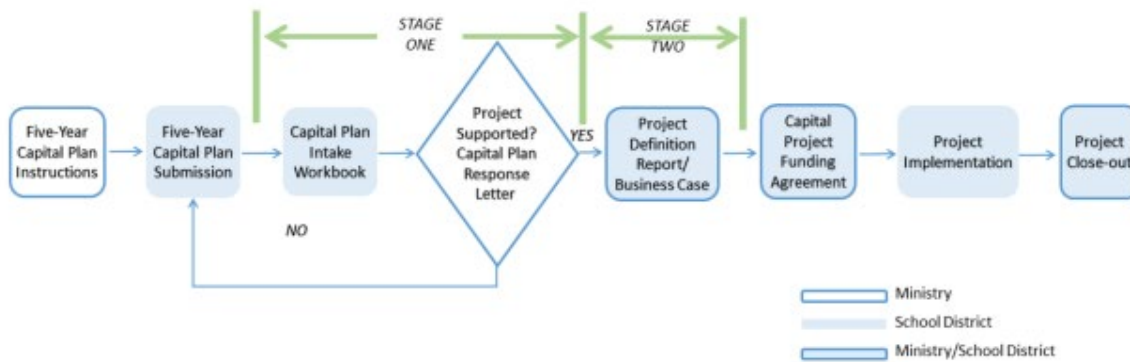


Figure 6: Ministry Approval Process for RDP



Board Resolutions

In accordance with section 142 (4) of the *School Act*, boards of education must provide a Board Resolution in support of its annual Five-Year Capital Plan submission to the Ministry.

Boards are to provide up to three separate Board Resolutions, one for the Major Capital Program submissions, one for Minor Capital Program submissions and one for Building Envelope Program submissions (if applicable).

Completed Board Resolutions are to be uploaded in MyCAPS in conjunction with the capital plan submitted to MOI staff for each of the respective Call for Submissions. Notably, AFG expenditure plan submissions to MOI do not require a Board Resolution.

Capital Plan Response Letters

Once the assessment of capital plan submissions from all school districts has been completed by MOI, and the provincial Budget has been released, MOI will notify each school district with a written response regarding their Five-Year Capital Plan submission, usually in March or April.

The Capital Plan Response Letter identifies the specific capital projects from the Major Capital Programs that are supported for further business case development and from the Minor Capital Programs that are approved for procurement and capital funding.

The Capital Plan Response Letter also advises the school district of the next steps for each of the supported or approved projects, which may include:

- Proceed to acquiring a site for EXP projects
- Proceed to developing a business case (Concept Plan or Project Definition Report) for SMP, EXP and REP projects
- Proceed to developing a business case for RDP projects

- Proceed to the design, tender and construction for SEP and CNCP projects
- Proceed to acquiring a bus for BUS projects
- Proceed to purchase and installation of playground equipment for PEP projects
- Work with BC Housing, when contacted, on developing BEP projects

As only a portion of all proposed projects submitted in the annual Five-Year Capital Plan may be supported or approved for capital funding under MOI's Capital Plan; ministerial approval is rarely granted for a board's capital plan in its entirety. For the purposes of section 142 (5) of the *School Act*, a capital plan with modification will instead be approved, which will only include those capital projects that have been identified in the Capital Plan Response Letter.

AFG projects are not identified in a Capital Plan Response Letter. School districts are notified of the amount of their approved AFG funding, both capital and operating portions, as part of the Provincial funding announcement made annually on or before March 15 by the Minister, in accordance with s. 106.2 of the *School Act*.

V. SCHOOL DISTRICT GULF ISLANDS FACILITIES

Figure 7 shows the 15 education facility assets owned by Gulf Islands, with the average age of each facility and the grade configuration (if applicable). For a full description of every SD64 facility and its current condition, see the detailed School Facility Profile Reports in Appendix A.

Figure 7: School District Gulf Island Facilities

FACILITY	BUILDING AGE	GRADES
Education Facilities		
Fernwood Elementary	47	K-7
Fulford Elementary	41	K-7
Galiano Community School	73	K-7
Gulf Islands Secondary	31	8-12
Mayne Elementary-Junior-Secondary	76	K-9
Pender Islands Elementary-Secondary	47	K-12
Phoenix Place (Alternate Education)	77	8-12
Salt Spring Elementary	89	K-7
Salt Spring Island Middle School (Learning Hub / 64GO)	59	K-12
Saturna Elementary School	74	K-5
Saturna Ecological Education Centre	14	10-12
Support / Other Facilities		
District Board Office	61	
Phoenix Elementary (leased to CRD)	33	
Mahon Hall	121	
Maintenance Shop	55	

There are 11 schools operated by SD64, including the alternative education program at Phoenix Place, the Saturna Ecological Education Centre, and the 64GO online learning program located within the former Salt Spring Island Middle School lower section. These 11 schools are located on Salt Spring Island and Galiano, Mayne, North Pender, South Pender, Saturna.

A. Salt Spring Island Schools

Gulf Islands Secondary School (8-12)



Gulf Islands Secondary School (GISS), located at 232 Rainbow Road, is the largest and primary secondary school in SD64, serving students from all over the Gulf Islands, including Galiano, Mayne, Pender, Salt Spring, and Saturna Islands. Student enrolment is approximately 640 headcount or 575 FTE students.

The two-storey facility opened in 1994 with 8,643 SM of space. The school consists of several separate buildings:

- Gymnasium with change rooms and mezzanine (1320 SM with an additional 276 SM mezzanine)
- Food and Nutrition building (377 SM)
- Music building (198 SM)
- Main building area 1 (north wing) which has 2 storeys (2150 SM per floor)
- Main building area 2 (south wing) which is 2 storeys (2299 SM per floor)

Part of the roof was renewed in 2018. Mechanical upgrades have been completed in recent years. The weight room in the gym was renovated in 2023/24 including flooring and new glazed partitions. In 2024 two washroom banks were renovated to provide universally accessible, modern and private washroom facilities. GISS has been well-maintained, and it is in very good operating condition.

GISS was built with cutting edge energy efficient technologies at the time of construction such as geothermal hydronic heat pump systems that keep it among the most energy efficient buildings in the region even today. GISS is also equipped with a solar array that provides supplementary electricity to the facility to offset power required from the BC hydro grid. The offset of power from this solar array is used for a scholarship fund which is awarded yearly.

Fernwood Elementary School (K-7)



Fernwood Elementary is located at 150 Fernwood Road. The two-storey facility opened in 1978 with 1,462 SM of space and received additions in 1983 (111 SM), 1989 (603 SM) and 1992 (154 SM). Today the facility has a total floor area of 2,293 SM with 10 classrooms, a special education room, a computer room, a library, a gymnasium, a multipurpose room, a general office, staff facilities, medical room, change rooms, washrooms, and storage rooms. Half of the windows were renewed in 2017. The library has had a recent renovation including painting and updates to the flooring. The school has undergone significant mechanical upgrades in recent years, with major upgrades to the heating and ventilation systems in 2019 and 2021.

Fernwood Elementary School is home to over 200 students and their families in the north end of Salt Spring Island. The school is located on a large site which features an outdoor classroom, garden, greenhouse, and new playgrounds, providing students with various opportunities for outdoor learning and play. The school's programs encourage students to explore natural spaces on local farms, beaches, and parks in multi-age group settings.

Fulford Elementary School (K-7)



Fulford Elementary School is located at 203 Southridge Road, at the southern tip of Salt Spring Island near Fulford Harbour. The school serves about 145 students from Kindergarten to Grade 7 in eight classrooms with a music room, computer room, LA room, library, gymnasium, administration and other service spaces. The two-storey facility, opened in 1984 with 1,917 SM of space and received an addition and renovation in 1996, adding 826 SM. Today the facility has a total floor area of 2,743 SM. Exterior painting was renewed in 2011 and there was a mechanical upgrade in 2017. The library has had a recent renovation including painting and refreshed flooring.

Salt Spring Island Elementary School (K-7)



The Salt Spring Elementary is located at 122 Rainbow Road in Ganges, adjacent to the District Board Office. The three-storey facility opened in 1936 with 3,482 SM of space and received two additions in the 1970s. Today the facility has a total floor area of 4,527 SM. Interior paint was renewed in 2015. Roofing was upgraded in 2015. Lighting was upgraded to LED in 2020. The library was renovated in 2023. Several upgrades to HVAC have been completed in recent years with major mechanical upgrades completed in 2023 and 2024. The site includes two gardens that enable a garden program for every class, and an outdoor classroom. The school provides students with outdoor, place-based learning opportunities. As is often the case in an old facility, the school has some accessibility challenges.

Saltspring Island Middle School (partially leased to the Capital Regional District)



The former Saltspring Island Middle School (SIMS) facility is located at 120 Rainbow Road. The main campus facility closed as a school in 2021/22. The south wing or lower detached section of SIMS remains a district operated facility for programming and was renamed the Hub. The main upper portion of the facility is used by the community and is leased to the Capital Regional District.

The single-storey north block of the facility originally opened in 1966. In 1976, there were five classrooms added to the west of the facility (approximately 526 SM). A post-1999 demolition has replaced room 127 and 128 (approximately 302 SM) with a playground. The north block has a total floor area of 3,355 SM. Part of the linoleum floorings were renewed in 2016 and carpet tiles were renewed in 2017. This block part of the former SIMS facility is currently leased to the CRD and is home to Saltspring Island Multi Space (SIMS), which includes a variety of activities and

classes for the Salt Spring Island community. SIMS hosts spring break and summer camps, operated by the Salt Spring Island Local Community Commission (LCC) which oversees Parks, Arts, Recreation & Culture (PARC) services and facilities on Salt Spring Island.

The SIMS south block is a two-storey facility, opened in 1975, with a total floor area of 1,248 SM. In 2022, the interior was fully renovated including flooring and painting. Exterior painting was renewed in 2022 as well. As previously mentioned, the renovated south block was renamed the Hub. 64GO operates from this facility. 64GO is an online school in that provides flexible learning opportunities for students from kindergarten to grade 12 and adult learners. The program offers full-time, blended, and online learning options with continuous enrollment throughout the year. The south block also accommodates the Careers and TASK workshop for trades in the lowest level of the building.

Phoenix Place Alternate Program



The Gulf Islands alternative education program (Phoenix Place) operates out of the former home and added portable at 232 Rainbow Road. The small single-storey facility, originally built in 1948 as a residence with 88 SM of space, underwent a renovation in 2010.

B. Galiano, Mayne, Pender and Saturna Island Schools

Galiano Island Community School (K-7)



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The Galiano Community School is located on Sturdies Bay Road on Galiano Island. The original single storey facility, opened in 1936 with 279 SM of space, has received additions in 1982 (649 SM) and 1986 (428 SM). Today the facility has a total floor area of 1,356 SM. Part of the roof was renewed in 2010, there were major upgrades to the heating and ventilation systems in 2002, and a major fire protection upgrade in 2021. The gym floor was renewed in 2015, and interior painting was done in 2015. In 2024, renovations to the school included new flooring throughout, renovations to the community kitchen including new countertops and fixtures and repair/painting to exterior wood siding.

The building has six classrooms, four storage rooms, a gymnasium, storage room, washrooms, a staff room, two offices, a medical room with an attached washroom, a library, a janitor room, a meeting room, a kitchen, and two adjacent furnace rooms.

The school is located on the unceded traditional territory of the Penelakut First Nation and serves a population of approximately 1,200 full-time Galiano Island residents. The school site features a garden and supports place-based and outdoor education programs. The grounds include a sports field, two new playgrounds, and an outdoor basketball and tennis court. The property is shared with the Galiano Community Library, which enables a quality learning partnership that provides bi-weekly literacy programming for students. The public library is on land leased to CRD for this project by the district. The school also has connections with the Galiano Activity Centre, the Galiano Club Food Program, and the Galiano Conservancy.

Mayne Island School (K-7)



The Mayne Elementary School is located at 535 Fernhill Road on Mayne Island. The two-storey facility, opened in 1949 with 398 SM of space, has received additions in 1976 (736 SM), 1982 (194 SM) and 1992 (97 SM). Today the facility has a total floor area of 1,425 SM. Part of the skylights were renewed in 2017. The original school building is now the school library that the majority of the school surrounds in a courtyard. The facility received a new well water filtration system in 2024.

The school serves a community of approximately 1,300 full-time residents and it is situated on a large campus. The site includes a large playing field, gardens, an outdoor basketball court,

sandbox, playground, outdoor classrooms, and some forest area. The school includes a teaching kitchen with multiple cooking stations, art studio, gym, well-resourced library, and a music room.

In 2023, a teacherage was restored by the Mayne Island School PAC and is used for staff rental accommodation. The school district collects the rent for the building and will maintain it on a cost neutral basis.

Pender Islands School (K-12)



The Pender Islands Elementary/Secondary School (PIESS) is located at 5714 Canal Road on Pender Island. The single-storey facility opened in 1978 with 1,301 SM of space and has received additions in 1993 (466 SM), 1998 (151 SM) and 2002 (976 SM). Today the facility has a total floor area of 2,894 SM. The library and shop area were fully renovated in 2021. PIESS is equipped with a solar array that provides supplementary electricity to the facility to offset power required from the BC hydro grid. The offset of power from this solar array is used for a scholarship fund.

In addition to the main classrooms, there is a science lab, a daycare, computer labs, a multi-purpose room, a library, a kitchen, a gymnasium, and administrative offices. Additional spaces include storage rooms, a staff room, washrooms, and janitorial rooms.

The school serves about 120 students from North and South Pender Islands, along with middle and junior secondary students from Galiano, Mayne, and Saturna Islands. The school offers two distinct programs – an elementary program for students in kindergarten through Grade 7 and a junior secondary program for Grades 8 and 9. Saturna School students attend PIESS starting in grade 6, Galiano and Mayne students begin attending for grade 8.

The PIESS facility includes a library, a woodworking and technology shop, a science lab, a food classroom, and a media lab. The PIESS site includes outdoor learning spaces such as a school garden, a covered outdoor classroom, and a disc golf course.

Saturna Island School and SEEC (K-5; 10-12)



The Saturna Island Elementary School is located at 121 Sunset Blvd on Saturna Island. The facility has a total of 247sm of floor area. The original construction date is 1951 (78sm) with additions built in 1961 (est.) (121 SM) and 1980 (28.4 SM). The building consists of a staff room, two classrooms, and two washrooms. A small portable classroom was added in 1988. There was an HVAC renovation in 2021, and interior paint finish was renewed in 2015.

Saturna Island Elementary School serves students from grades K-5, and it accommodates environmentally focused secondary program known as the Saturna Ecological Education Centre (SEEC), which attracts learners from across BC. The school site includes an outdoor play zone, featuring a playground, fields, racket sport court, and community garden. The school hosts a Saturna Strong Start program, designed for children aged 0-4, and other early childhood and out-of-school care programs.



The Saturna Ecological Education Center (SEEC) uses a classroom at Saturna Elementary School, but the student residences are located off campus. The SEEC residence facilities have an approximate total of 108 SM (1,163 SF) of floor area. Originally built on this site in 2011, the asset comprises five off-grid cabins: One multipurpose cabin which includes a kitchen, three dormitory cabins and two washroom cabins. The SEEC site is an off-grid facility with solar and micro-hydro power generation feeding a battery bank for storage. An inverter system supplies AC power to the facility. The facility is primarily heated by a wood stove with hydronic loop system. Propane is used for backup power and heat at this site. The SEEC facilities are relatively new and in very good condition. The wood burning stove in the multipurpose cabin was replaced in 2024.

C. Other Facilities

District Board Office



The Gulf Island School District Board Office is located at 112 Rainbow Road on Salt Spring Island. The single storey facility opened originally in 1964 and has 216 SM of space. The building received a major renovation in 2010. Interior painting was renewed in 2015, and the exterior in 2019. There are ten offices, a work room, two washrooms, a kitchen, storage, and utility spaces in the main building. An adjacent portable serves as a meeting room. The facility houses Gulf Island administrative staff, and it is in good condition for its age.

Maintenance, Grounds, and Transportation



The Gulf Islands maintenance and grounds, and transportation facility is located at 160 Rainbow Road on Salt Spring Island and is colloquially known as Plant. Plant is a single storey facility opened in 1970 with 200 SM of space. Part of the roof was renewed in 2012.

Plant originally opened in 1970 and received an addition and renovation in 1995. Today the facility has a total floor area of 578 SM. The building consists of three main workshop areas: the bus repair shop, paint shop, and woodworking shop. In addition to these workshops, the facility includes multiple offices, multiple storage rooms, three washrooms, and a combined meeting/lunch room for staff. Exterior paint was renewed in 2020. The flooring in the office area was renewed in 2022.

These facilities are designed to support the Gulf Islands Operations and Transportation Department for the school district, accommodating a small team of staff and storing the operational equipment. Both buildings are in good operating condition.

Mahon Hall (leased to the Salt Spring Arts Foundation)



Mahon Hall is located at 114 Rainbow Road on Salt Spring Island. Originally built on the site in 1904 with 546sm, comprising of a main room and stage, kitchen, washrooms, electrical and mechanical spaces. The roof and gutters were renewed in 2010. Mahon Hall has played a historically significant role in the Salt Spring Island community, including being used as a school gym many years ago. The facility is now primarily a community venue for local cultural events such as concerts, theatrical performances, fundraisers and exhibitions, and serves as a home for Arts Council programs and events and is leased to the Salt Spring Arts Foundation.

Phoenix Elementary School (leased to the Capital Regional District)



Phoenix Elementary School was closed by Gulf Islands in 2023. It is located at 163 Drake Road on Salt Spring Island. The two-storey facility opened in 1992 with 266 SM of space. Windows, wood flooring, linoleum flooring and interior painting were renewed in 2012. The facility is currently leased to the Capital Regional District. Although the school is not currently needed for Gulf Islands enrolment, the site is a valuable district asset and could become useful again if enrolment increases or afterschool care or day care sites are created by the district.

D. Staff Housing

Many rural and/or remote school districts or First Nations schools rely on staff housing and other rental accommodations to attract and retain staff, primarily teachers. Without the certainty of a place to live, it would be extremely difficult to operate and maintain the educational facilities that are so important for small communities.

MOI does not typically allocate capital funding for the construction or maintenance of administrative and other facilities that support schools, including staff housing. This decision has disproportionately disadvantaged smaller school districts which have smaller overall budgets, and require staff housing or other types of rental properties to effectively house their teachers and/or staff.

School districts that must own and operate staff housing are forced to fund the cost of construction and maintenance of these essential educational facilities from their general operating fund or from capital programs that are typically meant for schools. Just as with administrative facilities like board offices, bus garages, and maintenance buildings, there are no specific capital funding programs for staff housing.

The Gulf Islands currently operates one unit of rental housing on Mayne Island. Historically, a few other school sites did operate teacher or student accommodation. All facilities related to the historical accommodation have been demolished, except the Mayne Island facility. In the future, particularly for some of the remote islands, consideration could be given to building new accommodation facility, if attracting and retaining staff becomes an issue.

VI. FACILITY CONDITION

All public school district facilities in BC are assessed on a rolling five year basis under a provincial contract with VFA Canada Inc. (VFA). VFA assessors visit each school district to conduct a visual inspection of all systems within the educational facilities. The assessments are very detailed and result in a Facility Condition Index (FCI) score. A score of 0.0 represents a brand new building with no requirements, while a higher FCI closer to 1.0 represents a building that requires significant system renewal and replacement. The average FCI for all public school facilities in BC is approximately 0.47.

The broad building systems reviewed in VFA assessments are:

- Exterior building envelope
- Interior construction and conveyance
- Electrical systems
- Heating, ventilation, and air conditioning systems
- Plumbing systems
- Structure
- Site

The results of the building inspections culminate in a detailed report on the condition of each school with the key metric being the FCI which quickly reflects the condition on a scale of 0 to 1.00. FCI is based on the following formula:

$$\text{FCI} = \text{Cost to Remedy Maintenance Deficiencies} / \text{Value of Facility}$$

While the value of the FCI is not a perfect indicator of the condition of an individual school (such as, “good”, “fair”, “poor” or even “critical”), it does provide a reasonable indication as to the amount of capital investment that will be required to keep a facility in an acceptable operational condition (see Figure 8). This information should assist a board of education in determining its long-term maintenance plan and deciding whether necessary building component upgrades or replacement – as well as changes in the BC Building Code and BC Energy Code requirement - can be managed using its AFG and local capital funds or that capital funding should be requested from a Minor Capital Program. Ultimately, it may become more practical and fiscally prudent to request a partial or full replacement.

Figure 8: FCI Rating Scale

Rating	Condition	Remarks
0.00-0.05	Excellent	Near new, meets present and foreseeable future requirements
0.05-0.15	Good	Meets all present requirements
0.15-0.30	Average	Has significant deficiencies, but meets minimum requirements; some significant building system components nearing end of normal life-cycle
0.30-0.60	Poor	Does not meet requirements; immediate attention required to significant building systems; some significant building systems at end of life-cycle
0.60-1.00	Very Poor	Does not meet requirements; immediate attention required to most significant building systems; most significant building systems at end of their life-cycle

Much of the FCI data highlights what it will cost to replace all of the requirements of a Gulf Island's facility. In other words, the FCI reflects the full renewal/replacement cost to restore the life of the asset or component to zero. Depending on the type of facility and usage, an acceptable FCI target may vary. The target of an FCI <.10 as being GOOD does not reflect the reality of available funding, usage and facility maintenance issues faced by school districts, and the practical reality of replacing building systems even if they are still operating well. Also, aesthetic issues that are less than ideal may be acceptable, so efforts are usually made to extend the useful life of assets by focussing on items that are critical to building operations and safety.

District facilities were assessed in 2023 by VFA Canada Inc. under the ministry's capital asset maintenance program. Gulf Islands facilities have an average FCI of 0.27 (see Figure 9), which is significantly better than the provincial average of 0.47. This means that

The Gulf Island School District's facilities have been very well maintained, especially considering the high average age (60 years) of these facilities. Clearly, Gulf Island's facilities and finance staff have been making good repair and maintenance decisions, they are making good choices when prioritizing capital plan funding requests, and they are managing maintenance projects extremely well.

Figure 9: School District 64 Gulf Islands Facility Condition Index Scores by Facility (Age)

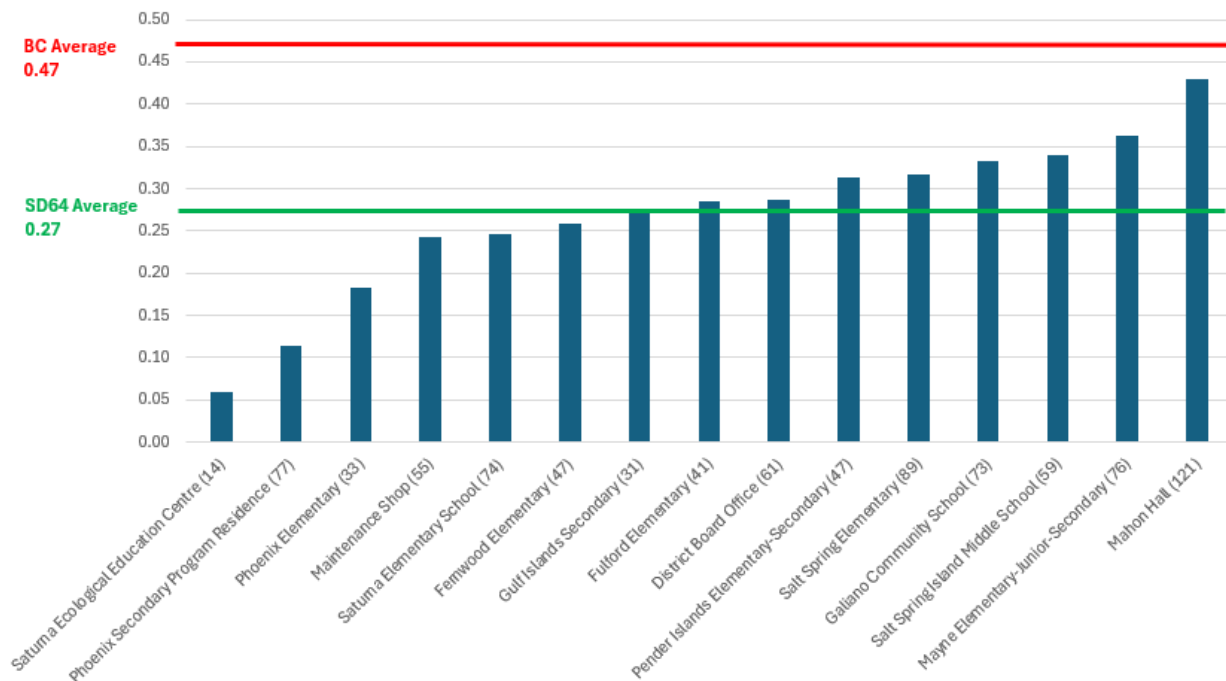


Figure 9 shows that the Gulf Island's average FCI of 0.27 is excellent, which points to sound management and decision-making. It is worth noting, that to supplement the VFA assessment data, in 2023/24 the facilities department engaged Rocky Point Engineering to develop condition reports for the mechanical systems and equipment in all Gulf Island schools. These reports provide district staff with a comprehensive inventory of the existing mechanical equipment, with comments on the current condition and life expectancy of the systems or equipment. All of this additional data is valuable and supports staff in sound capital planning decisions.

VII. SEISMIC RISK

The Province's Seismic Mitigation Program (SMP) was launched in 2004 and has provided over \$2 billion over the past 20 years to mitigate structural seismic risk in more than 200 public schools in BC. Despite this progress, there are still about 250 schools in BC rated as being high-risk in a seismic event. Eight of these remaining high-risk schools are in Gulf Islands. Unfortunately, the only Gulf Island's school that has been mitigated under the SMP is Saltspring Island Middle school.

BC public schools are assessed and upgraded using the Seismic Retrofit Guidelines (SRG) developed in partnership with the Engineers and Geoscientists of BC (EGBC). All public schools in high-risk seismic zones in BC have been given seismic risk ratings using available information at the time of assessment. Assessed schools receive a risk rating according to the table in Figure 10.

Figure 10: Seismic Risk Ratings and Descriptions

RISK	DEFINITION
High 1 (H1)	Most vulnerable structure; at highest risk of widespread damage or structural failure. Not reparable after event. Structural and non-structural seismic upgrades required.
High 2 (H2)	Vulnerable structure; at high risk of widespread damage or structural failure. Likely not reparable after event. Structural and non-structural seismic upgrades required.
High 3 (H3)	Isolated failure to building elements is expected; building not likely reparable after event. Structural and non-structural seismic upgrades required.
Medium (M)	Isolated damage to building elements is expected; non-structural elements (such as bookshelves, lighting) are at risk of failure. Non-structural upgrades required. Building to be upgraded or replaced within the Capital Plan when it has reached the end of its useful life.
Low (L)	Least vulnerable structure. Would experience isolated damage and would probably be reparable after an event. Non-structural upgrades may be required.

Changes to the 2015 National Building Code (NBC) reflected significantly increased assumptions for ground force motions from a Cascadia Fault subduction event off the west coast of Vancouver Island and Haida Gwaii. Specifically, the expectations are for more intense shaking on Vancouver Island and Haida Gwaii than previously assumed.

After the NBC changes in 2015, EGBC updated the SRG and developed Probable Event Seismic Ranking (PSR) categories for H1 blocks to further prioritize the schools at highest risk (see Figure 11). In 2018, all Vancouver Island, Haida Gwaii, and Richmond schools were reassessed using the new SRG.

Figure 11: Probable Event Seismic Ranking (PSR) Categories for High-Risk Buildings

Description of Probable Event Seismic Ranking (PSR) Categories for Ranking H1 Blocks for Moderate Levels of Shaking	
PSR Category	PSR Category Description
P1	(a) Total damage (b) Highest life safety consequences (c) Demolition post-event outcome
P2	(a) High probability of total damage (b) High life safety consequences (c) Demolition probable post-event outcome
P3	(a) Moderate probability of total damage (b) Moderate life safety consequences (c) High post-event repair costs
P4	(a) Low probability of total damage (b) Low life safety consequences (c) Readily repairable post-event

Gulf Island schools with high seismic risk are shown in Figure 12. While PSR rankings are not available for the district schools, everyone of the operating schools are on the SMP with high seismic risk, except for Gulf Islands Secondary and the Saltspring Island Middle facility. This is a significant concern which the Province should be working to address. Gulf Islands has not received equitable from the funding from the SMP over the past twenty years.

Figure 12: Seismic Risk Ratings for Gulf Island Schools

Facility	Name	Block	Construction Years	# Of Storeys	Site Class	Floor Area (m2)	Risk Rating
Fernwood Elementary	Original 1977	1	1977	1	D	625	H1
Fernwood Elementary	Gymnasium / 1989 Addition	2	1988	1	D	630	H3
Fulford Elementary	Classrooms 1983	2	1983; 1993	2	D	1,073	H2
Galliano Community	Classrooms	1	1960	1	D	286	H1
Galliano Community	1986 Expansion	3	1986	1	D	306	H2
Mayne Elem Jr Sec	Old School	1	1949	1	D	97	H1
Mayne Elem Jr Sec	1974 Addition	2	1974	2	D	189	H1
Mayne Elem Jr Sec	1975-1976 Addition/Gym	3	1975-1976	1	D	637	H1
Mayne Elem Jr Sec	Shop	4	1982	1	D	194	H3
Pender Islands Elementary	Gymnasium/Classrooms	1	1977	1	C	1,345	H3
Phoenix Elementary	Classrooms	1	1970s; 1992	2	D	120	H1
Saltspring Elementary	Original	1	1940; 1976	2	C	2,000	H1
Saltspring Elementary	1976 Addition	3	1976	2	C	384	H3
Saturna Island Elementary	Original	1	1950	1	D	54	H2

Typically, schools with an H1 rating are prioritized, however there are other factors for school districts to consider when prioritizing seismic projects, such as capacity utilization, the overall condition of the facility and the likelihood of replacement in the short term, enrolment projections for the school, remoteness, and other local factors that may affect the prioritization. In the case of Gulf Islands, some of these factors combine to make Saturna a strong candidate for prioritization. Even though it is rated H2 and not H1, it can be considered a high priority due to its small size, location, general condition, remoteness, etc.

VIII. DEMOGRAPHICS & ENROLMENT FORECASTS

A. Enrolment History and Projections

Various sources are utilized to establish enrolment projections for school districts. The primary sources are BC Stats and Government of Canada census data, school district estimates, and Baragar. All of this data is examined to create projections to inform potential facility needs in different circumstances. There is quite a high degree of confidence in the enrolment projections in this LRFP as there is no evidence of any extreme growth or decline in the ten-year planning horizon.

The majority of the school age population in BC attends English language public schools, though some students do attend other schools, such as independent schools or French language public schools operated by School District No. 93 (Conseil Scolaire Francophone). Total school age population estimates for the Southern Gulf Islands are shown in Figure 13, which shows Gulf Island enrolment forecasts by grade using BC stats data to estimate by both headcount and FTE. Based on historical data, the headcount forecasts assume that 80% of school age children will attend Gulf Islands schools, and that the total FTE will be 90.8% of the headcount.

Although there have been some minor fluctuations, Gulf Islands enrolment has remained relatively consistent in recent years at roughly 1,500 headcount and 1,400 FTE. Students are spread fairly evenly across each of the grades, meaning that there does not appear to be a statistically significant ‘bubble’ of students currently moving through any of the K-12 grades. It is possible that a “covid bubble” could appear in the early grades over the next few years (note the kindergarten population in 2028/29), but it is not expected to be large enough to require any specific facilities expansions for Gulf Islands to accommodate one or two slightly larger cohorts moving through the grades.

Figure 13: Total 10-Year Headcount and FTE Enrolment Forecasts for Gulf Islands, by Grade

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total All Grades	Headcount Estimate*	FTE Estimate**
2024/25	109	124	125	128	133	140	143	158	166	177	180	180	172	1,935	1,548	1,406
2025/26	119	121	131	128	130	128	135	142	164	174	188	193	188	1,941	1,553	1,410
2026/27	121	132	128	134	129	125	123	134	149	170	181	198	196	1,920	1,536	1,395
2027/28	137	135	142	130	136	125	122	123	140	158	183	196	207	1,934	1,547	1,405
2028/29	152	154	145	146	133	132	121	121	127	148	166	197	206	1,948	1,558	1,415
2029/30	107	170	167	149	147	128	129	120	125	135	157	179	205	1,918	1,534	1,393
2030/31	115	120	182	171	151	140	126	128	126	133	144	169	187	1,892	1,514	1,374
2031/32	121	127	129	189	173	145	137	125	133	133	142	153	176	1,883	1,506	1,368
2032/33	128	134	136	133	192	166	141	136	130	140	141	153	160	1,890	1,512	1,373
2033/34	135	142	144	140	134	186	161	141	145	139	148	149	159	1,923	1,538	1,397
Ten Year Change	26	18	19	12	1	46	18	-17	-21	-38	-32	-31	-13	-12	-10	-9

* Forecast based on 80% of all school age children in the southern Gulf Islands attending SD64 schools

** Forecast based on FTE = 90.8% of Headcount

Source: BC Stats

B. Capacity Utilization

There are two ways of calculating the capacity of a school – design (or nominal) capacity and operating capacity.

- 1) **Design Capacity** is a standardized calculation that is consistent for every school in every school district. It is based on the following capacities per instructional space:
 - Kindergarten – 20 pupils per classroom
 - Elementary – 25 pupils per classroom
 - Middle and Secondary – 25 pupils per classroom and vocational module
- 2) **Operating Capacity** is calculated using the design capacity and then adjusting for local conditions, primarily the class size provisions in collective agreements. Operating and design capacity will often be the same for a secondary school, but operating capacity is almost always lower than design capacity for elementary schools.

Below is an example of a school district with the following class sizes:

- Kindergarten: 19 pupils
- Grades 1-3: 21 pupils
- Grades 4-7: 25 pupils

With four grade 4-7 classrooms and three grade 1-3 classrooms, the average elementary class size is 23.29. In this example, a K-7 school with a design capacity of 40 kindergarten (2 classrooms) and 275 elementary (11 classrooms) will have an operating capacity of 38 kindergarten (19×2) and 256 elementary (11×23.29).

Capacity utilization is then calculated as a percentage, by dividing student enrolment by the operating capacity. Capacity utilization forecasts for every Gulf Islands school are shown in Figure 14. The overall capacity utilization for Gulf Islands is 89% which is near the optimal level of 90% to 100%. All of the schools on Salt Spring Island have capacity utilizations over 90%, while the Galiano, Mayne, Pender and Saturna Island schools are all operating between 40% to 60%, which is not unusual for many rural, remote, and island-based schools across the province.

Even if overall school district capacity utilization is at an efficient level, individual schools or communities can still have pressures. In the case of Gulf Islands, no single school is expected to experience any unmanageable capacity utilization pressures in the next ten years; however, during capital planning each spring, it will be important to keep an eye on the Salt Spring schools, as a portable or even an addition may be required if there is an unanticipated spike in enrolment.

Figure 14: 10-Year Capacity Utilization Forecasts for Gulf Island School District, by School

Year	Pender	Galiano	Mayne	Saturna	Fernwood	SSE	Fulford	64GO	GISS	Estimate - FTE Enrolment*
2024/25	116	54	45	20	213	215	134	31	578	1,406
2025/26	116	54	45	20	214	216	134	31	580	1,410
2026/27	115	53	45	20	212	214	133	31	574	1,395
2027/28	116	54	45	20	213	215	134	31	578	1,405
2028/29	116	54	45	20	215	217	134	31	582	1,415
2029/30	115	53	44	20	211	213	132	31	573	1,393
2030/31	113	53	44	19	209	211	131	30	565	1,374
2031/32	113	52	44	19	208	210	130	30	563	1,368
2032/33	113	53	44	19	208	210	130	30	565	1,373
2033/34	115	53	45	20	212	214	133	31	575	1,397
Operating Capacity	195	89	97	47	229	222	132	N/A	575	1,586
2024/25 Capacity Utilization	59%	60%	46%	42%	93%	97%	101%	N/A	101%	89%
2033/24 Capacity Utilization	59%	60%	46%	42%	93%	96%	101%	N/A	100%	88%

* Forecast based on FTE = 90.8% of Headcount

With stable enrolment in the recent past, as well as a stable enrolment forecast, Gulf Islands is in a good position for managing facilities. There is unlikely to be pressure to increase capacity significantly in the coming ten years, and conversely, there is unlikely to be any further pressure or need to close facilities due to low enrolment. This means Gulf Islands can focus on maintaining current assets, though it is still recommended that Gulf Islands continue to pursue funding for seismic and replacement projects in annual capital plan submissions.

IX. RECOMMENDATIONS

1. That School District No. 64 (Gulf Islands) adopt the following long range facilities planning principles – Gulf Islands will:
 - Strive to deliver quality programs in appropriate locations
 - Maintain appropriately sized facilities to accommodate enrolment and educational programs
 - Seek to increase operational and energy efficiency in SD64 facilities
 - Use the Long Range Facilities Plan as a strategic framework and support document for Gulf Island’s annual Five Year Capital Plan submissions, as per the capital planning requirements of the Ministry of Infrastructure
 - Update enrolment forecasts each year for the Ministry of Infrastructure’s annual capital plan submissions
2. That School District No. 64 (Gulf Islands) maintain five-year plans for all of the Ministry of Infrastructure minor capital funding programs, including:
 - Annual Facility Grant projects to identify and prioritize the highest priority maintenance needs
 - Project applications to the School Enhancement Program, considering opportunities to phase larger projects over two or more years
 - The Carbon Neutral Capital Program for projects that reduce energy costs and carbon emissions
 - Upcoming playground equipment needs for applications to the Playground Equipment Program
 - Projects that could be eligible for funding under the Rural District Program.
3. That School District No. 64 (Gulf Islands) does not require consideration of any school closures during the ten year planning period of this LRPF.
4. That School District No. 64 (Gulf Islands) maintain school catchment boundaries and program locations in the short term but review the boundaries if any Salt Spring Island schools begin operating significantly over capacity.
5. That School District No. 64 (Gulf Islands) prioritize Saturna Island School for replacement in the district’s major capital plan submission.

DRAFT

X. APPENDICES

Facility Type	Amount
Board Office	1
Learning Centre	1
Maintenance Facility	1
Other	2
Other Facility	5
Elementary School	3
Elementary/Secondary	5
Junior Middle School	1
Secondary School	1
School Facility	10
Grand Total	15

Facility Status	Amount
Active	14
Closed	1
Grand Total	15

Latest Assessment Date 07-28-2023



10 YEAR FCI TREND - SCHOOL DISTRICT AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	97,187	352,736	3,780,894	4,475,591	7,106,806	4,670,973	6,404,180	8,566,605	5,346,655	13,560,669	5,243,831	840,431
Cumulative FCI Cost \$ (A)	97,187	449,923	4,230,817	8,706,408	15,813,214	20,484,187	26,888,367	35,454,972	40,801,627	54,362,296	59,606,127	60,446,558
Replacement Value \$ (B)	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126	90,034,126
FCI (A/B)	0	0	0.05	0.1	0.18	0.23	0.3	0.39	0.45	0.6	0.66	0.67

SCHOOL DISTRICT FACILITY PORTFOLIO PROFILE SUMMARY REPORT

64 - Gulf Islands

FACILITY LIST

Facility Name	Facility Code	Facility Type	Facility Status	VFA Replacement Value	FCI Cost (5-yr)	FCI (5-yr)
Galiano Community School	6464005	Elementary/Secondary	Active	\$4,394,639	\$1,459,816	0.33
Maintenance Shop		Maintenance Facility	Active	\$2,190,574	\$532,912	0.24
Saturna Ecological Education Centre		Learning Centre	Active	\$519,421	\$30,482	0.06
District Board Office		Board Office	Active	\$870,425	\$249,758	0.29
Fernwood Elementary	6464007	Elementary School	Active	\$7,554,453	\$1,948,921	0.26
Fulford Elementary	6464009	Elementary School	Active	\$8,324,582	\$2,373,450	0.29
Gulf Islands Secondary		Secondary School	Active	\$25,858,942	\$7,060,762	0.27
Phoenix Elementary	6499074	Elementary/Secondary	Active	\$818,371	\$150,185	0.18
Mahon Hall		Other	Closed	\$1,358,075	\$583,191	0.43
Mayne Elementary-Junior-Secondary	6464003	Elementary/Secondary	Active	\$4,679,244	\$1,698,809	0.36
Pender Islands Elementary-Secondary	6464008	Elementary/Secondary	Active	\$7,384,516	\$2,316,062	0.31
Salt Spring Island Middle School	6464006	Junior Middle School	Active	\$14,597,044	\$4,965,497	0.34
Salt Spring Elementary	6464002	Elementary School	Active	\$9,861,831	\$3,127,981	0.32
Saturna Elementary School	6464004	Elementary/Secondary	Active	\$1,251,145	\$307,244	0.25
Phoenix Secondary Program Residence	6464010	Other	Active	\$370,866	\$41,953	0.11
School District Total				\$90,034,126	\$26,847,023	0.30

SCHOOL DISTRICT FACILITY PORTFOLIO PROFILE SUMMARY REPORT

64 - Gulf Islands

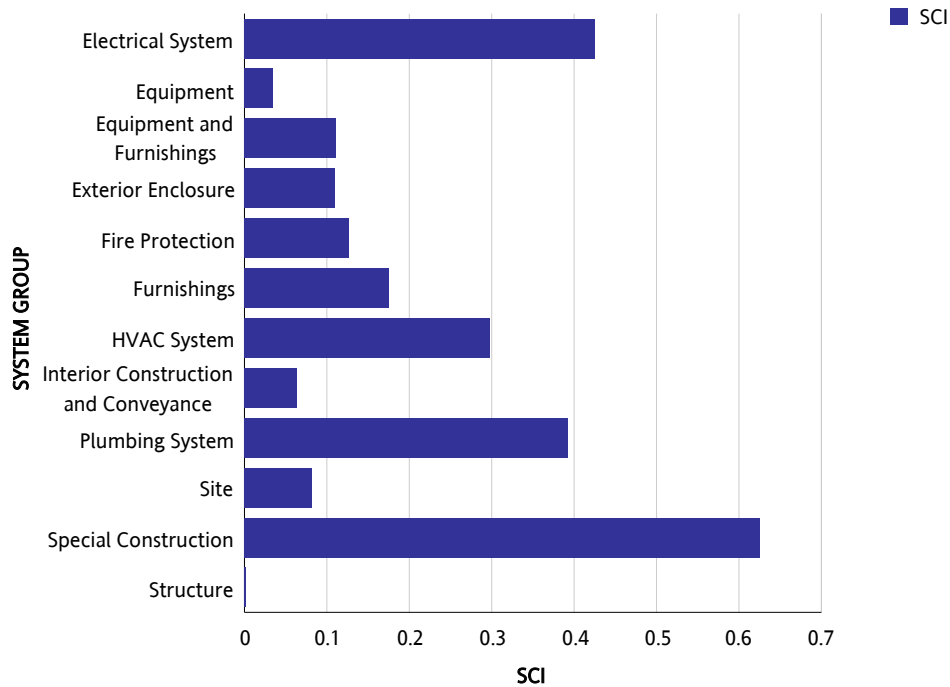
SCHOOL DISTRICT - SYSTEM RENEWAL REQUIREMENT CROSSTAB

System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$147,895	\$999,648	\$2,224,811	\$1,160,424	\$1,708,523	\$1,468,276	\$353,099	\$281,727	\$463,407	\$32,070	\$47,605	\$8,887,486
Fire Protection	\$18,170	\$0	\$32,054	\$11,099	\$509,795	\$22,507	\$4,694	\$11,677	\$0	\$0	\$0	\$609,997
Interior Construction and Conveyance	\$32,125	\$189,322	\$0	\$779,356	\$363,160	\$684,041	\$3,542,939	\$2,137,219	\$5,638,002	\$1,227,622	\$80,845	\$14,674,631
Plumbing System	\$125,827	\$654,729	\$846,913	\$1,029,875	\$146,229	\$1,552,090	\$16,645	\$277,234	\$22,738	\$531,495	\$50,110	\$5,253,885
Site	\$0	\$458,131	\$178,608	\$169,720	\$220,156	\$588,047	\$1,218,777	\$899,892	\$3,161,031	\$51,632	\$270,823	\$7,216,818
Structure	\$0	\$0	\$0	\$1,829	\$0	\$13,364	\$104,242	\$62,293	\$490,602	\$59,362	\$1,477	\$733,169
Equipment	\$0	\$7,784	\$0	\$5,072	\$0	\$0	\$94,906	\$9,133	\$95,742	\$0	\$0	\$212,637
Furnishings	\$0	\$0	\$0	\$164,415	\$0	\$0	\$0	\$0	\$0	\$405,652	\$0	\$570,068
Equipment and Furnishings	\$0	\$43,667	\$0	\$408,906	\$0	\$207,281	\$950,772	\$532,774	\$1,361,703	\$47,301	\$0	\$3,552,404
Exterior Enclosure	\$0	\$352,890	\$27,167	\$1,949,888	\$155,004	\$809,445	\$2,099,548	\$927,067	\$2,049,821	\$1,499,184	\$11,729	\$9,881,744
Special Construction	\$0	\$0	\$0	\$0	\$0	\$35,913	\$0	\$0	\$0	\$0	\$0	\$35,913
HVAC System	\$34,145	\$1,074,724	\$1,166,037	\$1,413,027	\$1,568,105	\$1,023,215	\$180,982	\$207,640	\$277,623	\$1,389,512	\$377,842	\$8,712,853
Total	\$358,162	\$3,780,894	\$4,475,590	\$7,093,613	\$4,670,973	\$6,404,180	\$8,566,605	\$5,346,655	13,560,669	\$5,243,831	\$840,431	\$60,341,604

SCHOOL DISTRICT FACILITY PORTFOLIO PROFILE SUMMARY REPORT

64 - Gulf Islands

SCHOOL DISTRICT - SYSTEM CONDITION INDEX BY SYSTEM GROUP



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$18,160,811	\$7,718,533	0.43
Equipment	\$372,798	\$12,856	0.03
Equipment and Furnishings	\$5,924,449	\$659,854	0.11
Exterior Enclosure	\$30,218,835	\$3,306,072	0.11
Fire Protection	\$4,672,085	\$593,625	0.13
Furnishings	\$936,998	\$164,415	0.18
HVAC System	\$21,049,158	\$6,279,257	0.30
Interior Construction and Conveyance	\$32,470,773	\$2,054,620	0.06
Plumbing System	\$11,110,471	\$4,355,668	0.39
Site	\$19,740,978	\$1,614,663	0.08
Special Construction	\$57,460	\$35,913	0.63
Structure	\$35,353,433	\$51,562	0.00
Overall - Total	\$180,068,251	\$26,847,038	0.15

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Note: Data is based on current year 2025

SCHOOL DISTRICT FACILITY PORTFOLIO PROFILE SUMMARY REPORT

64 - Gulf Islands

SCHOOL DISTRICT - REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$156,843	\$7,561,690	\$636,341	\$138,604	\$68,612	\$8,562,090
Equipment	\$0	\$0	\$12,856	\$0	\$0	\$0	\$12,856
Equipment and Furnishings	\$0	\$0	\$659,854	\$0	\$0	\$0	\$659,854
Exterior Enclosure	\$5,489	\$23,903	\$3,307,588	\$174,970	\$19,488	\$676,918	\$4,208,356
Fire Protection	\$18,170	\$0	\$575,455	\$5,040	\$0	\$0	\$598,665
Furnishings	\$0	\$0	\$164,415	\$0	\$0	\$0	\$164,415
HVAC System	\$0	\$34,145	\$6,245,112	\$129,018	\$0	\$0	\$6,408,275
Interior Construction and Conveyance	\$6,616	\$32,125	\$2,015,879	\$90,369	\$148,305	\$259,106	\$2,552,400
Plumbing System	\$33,502	\$92,325	\$4,229,841	\$6,504	\$0	\$0	\$4,362,172
Site	\$0	\$0	\$1,614,663	\$0	\$0	\$0	\$1,614,663
Special Construction	\$0	\$0	\$35,913	\$0	\$0	\$0	\$35,913
Structure	\$33,410	\$13,395	\$15,193	\$3,095	\$7,950	\$0	\$73,043
System Not Linked	\$0	\$0	\$0	\$0	\$51,370	\$295,240	\$346,610
Total	\$97,187	\$352,736	\$26,438,459	\$1,045,337	\$365,717	\$1,299,876	\$29,599,312

Note: Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Fernwood Elementary
Facility Type Elementary School
Address (mailing) 150 Fernwood Rd
City Salt Spring Island
Province British Columbia
Postal Code V8K1C5
Facility Number
Facility Status Active
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.26
No of Assets 2
Total Replacement Value \$7,554,453



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	18,170	5,179	124,033	576,921	843,254	122,077	264,465	493,780	433,090	1,429,434	494,187	0
Cumulative FCI Cost \$ (A)	18,170	23,349	147,382	724,303	1,567,557	1,689,634	1,954,099	2,447,879	2,880,969	4,310,403	4,804,590	4,804,590
Replacement Value \$ (B)	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453	7,554,453
FCI (A/B)	0	0	0.02	0.1	0.21	0.22	0.26	0.32	0.38	0.57	0.64	0.64

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Fernwood Elementary

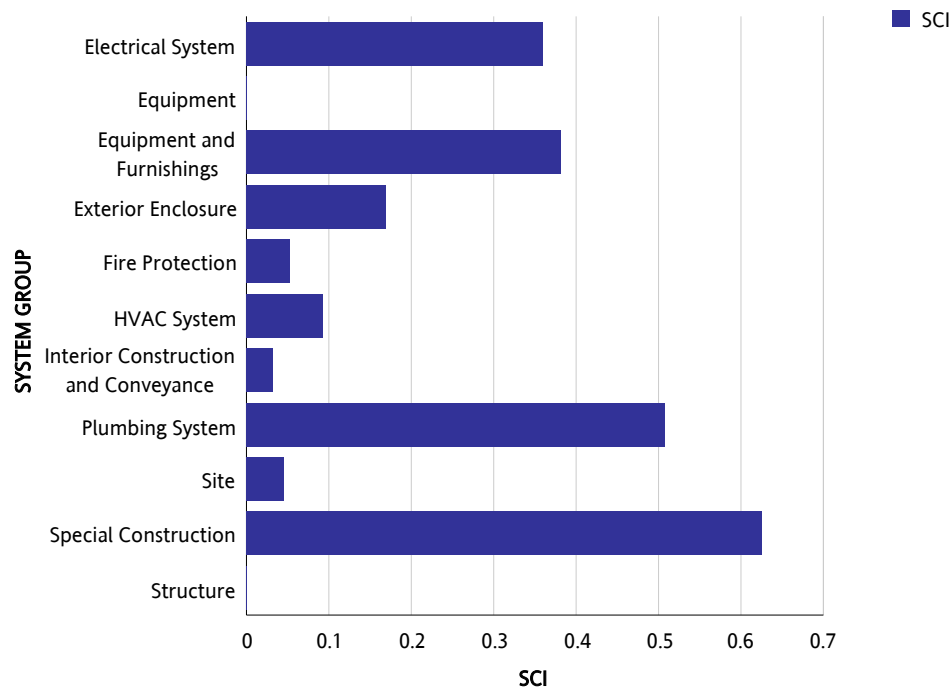
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$16,351	\$186,367	\$85,190	\$110,924	\$103,108	\$0	\$128,267	\$0	\$0	\$0	\$630,207
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,051	\$0	\$0	\$26,051
Fire Protection	\$18,170	\$0	\$0	\$0	\$0	\$0	\$0	\$3,924	\$0	\$0	\$0	\$22,095
Interior Construction and Conveyance	\$0	\$4,539	\$0	\$81,406	\$0	\$0	\$371,826	\$39,219	\$892,982	\$8,973	\$0	\$1,398,945
Plumbing System	\$0	\$0	\$204,855	\$103,940	\$0	\$125,444	\$9,724	\$0	\$0	\$0	\$0	\$443,962
Site	\$0	\$0	\$55,839	\$0	\$11,153	\$0	\$50,488	\$17,059	\$430,489	\$0	\$0	\$565,027
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$20,024	\$0	\$1,145	\$0	\$0	\$21,169
Equipment and Furnishings	\$0	\$0	\$0	\$189,362	\$0	\$0	\$41,718	\$0	\$78,768	\$0	\$0	\$309,848
Exterior Enclosure	\$0	\$55,979	\$0	\$347,109	\$0	\$0	\$0	\$244,621	\$0	\$165,716	\$0	\$813,425
Special Construction	\$0	\$0	\$0	\$0	\$0	\$35,913	\$0	\$0	\$0	\$0	\$0	\$35,913
HVAC System	\$0	\$47,165	\$129,860	\$36,247	\$0	\$0	\$0	\$0	\$0	\$319,497	\$0	\$532,769
Total	\$18,170	\$124,033	\$576,921	\$843,254	\$122,077	\$264,465	\$493,780	\$433,090	\$1,429,434	\$494,187	\$0	\$4,799,411

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Fernwood Elementary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$1,393,027	\$501,941	0.36
Equipment	\$41,681	\$0	0.00
Equipment and Furnishings	\$495,756	\$189,362	0.38
Exterior Enclosure	\$2,377,571	\$403,088	0.17
Fire Protection	\$340,399	\$18,170	0.05
HVAC System	\$2,294,963	\$213,273	0.09
Interior Construction and Conveyance	\$2,635,832	\$85,945	0.03
Plumbing System	\$854,582	\$434,239	0.51
Site	\$1,475,651	\$66,992	0.05
Special Construction	\$57,460	\$35,913	0.63
Structure	\$3,141,984	\$0	0.00
Overall - Total	\$15,108,907	\$1,948,923	0.13

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Fernwood Elementary

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$0	\$501,941	\$65,252	\$18,763	\$0	\$585,956
Equipment and Furnishings	\$0	\$0	\$189,362	\$0	\$0	\$0	\$189,362
Exterior Enclosure	\$0	\$0	\$403,088	\$1,957	\$0	\$83,550	\$488,595
Fire Protection	\$18,170	\$0	\$0	\$5,040	\$0	\$0	\$23,210
HVAC System	\$0	\$0	\$213,273	\$9,935	\$0	\$0	\$223,208
Interior Construction and Conveyance	\$0	\$0	\$85,945	\$5,092	\$4,304	\$32,353	\$127,694
Plumbing System	\$0	\$0	\$434,239	\$2,168	\$0	\$0	\$436,407
Site	\$0	\$0	\$66,992	\$0	\$0	\$0	\$66,992
Special Construction	\$0	\$0	\$35,913	\$0	\$0	\$0	\$35,913
Structure	\$0	\$5,179	\$0	\$3,095	\$0	\$0	\$8,274
System Not Linked	\$0	\$0	\$0	\$0	\$0	\$20,132	\$20,132
Total	\$18,170	\$5,179	\$1,930,753	\$92,539	\$23,067	\$136,035	\$2,205,743

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Fulford Elementary
Facility Type Elementary School
Address (mailing) 203 Southridge Rd
City Salt Spring Island
Province British Columbia
Postal Code V8K 1Y9
Facility Number
Facility Status Active
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.29
No of Assets 2
Total Replacement Value \$8,324,582



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	27,190	4,367	340,132	146,845	759,093	559,801	539,001	1,184,613	354,822	975,434	1,172,620	121,150
Cumulative FCI Cost \$ (A)	27,190	31,557	371,689	518,534	1,277,627	1,837,428	2,376,429	3,561,042	3,915,864	4,891,298	6,063,918	6,185,068
Replacement Value \$ (B)	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582	8,324,582
FCI (A/B)	0	0	0.04	0.06	0.15	0.22	0.29	0.43	0.47	0.59	0.73	0.74

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Fulford Elementary

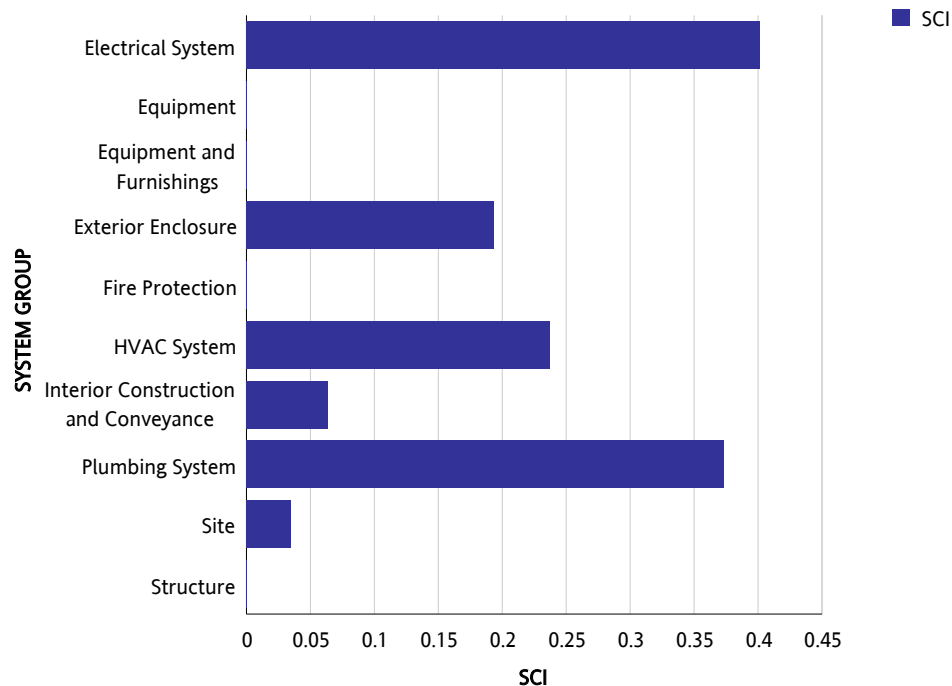
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$76,400	\$42,616	\$300,458	\$295,982	\$0	\$56,687	\$0	\$0	\$0	\$0	\$772,142
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$26,051	\$0	\$0	\$0	\$0	\$26,051
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$4,694	\$0	\$0	\$0	\$0	\$4,694
Interior Construction and Conveyance	\$0	\$2,497	\$0	\$0	\$0	\$191,232	\$279,252	\$82,066	\$515,915	\$610,673	\$0	\$1,681,635
Plumbing System	\$27,190	\$40,110	\$56,281	\$231,488	\$0	\$47,410	\$0	\$15,093	\$0	\$156,611	\$0	\$574,183
Site	\$0	\$0	\$0	\$0	\$0	\$62,690	\$103,944	\$127,760	\$346,277	\$22,561	\$0	\$663,232
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$911	\$0	\$0	\$18,701	\$0	\$19,612
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$268,242	\$0	\$94,226	\$0	\$0	\$362,468
Exterior Enclosure	\$0	\$221,125	\$27,167	\$0	\$0	\$237,668	\$265,794	\$129,904	\$19,016	\$364,073	\$0	\$1,264,748
HVAC System	\$0	\$0	\$20,781	\$227,147	\$263,819	\$0	\$179,039	\$0	\$0	\$0	\$121,150	\$811,936
Total	\$27,190	\$340,132	\$146,845	\$759,093	\$559,801	\$539,001	\$1,184,613	\$354,822	\$975,434	\$1,172,620	\$121,150	\$6,180,701

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Fulford Elementary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$1,781,155	\$715,456	0.40
Equipment	\$41,681	\$0	0.00
Equipment and Furnishings	\$579,949	\$0	0.00
Exterior Enclosure	\$2,515,356	\$487,348	0.19
Fire Protection	\$690,171	\$0	0.00
HVAC System	\$2,158,814	\$511,746	0.24
Interior Construction and Conveyance	\$3,048,281	\$193,729	0.06
Plumbing System	\$1,079,157	\$402,480	0.37
Site	\$1,808,362	\$62,690	0.03
Structure	\$2,946,238	\$0	0.00
Overall - Total	\$16,649,163	\$2,373,449	0.14

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Fulford Elementary

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$0	\$715,456	\$351	\$12,656	\$16,715	\$745,178
Exterior Enclosure	\$0	\$4,367	\$485,960	\$1,957	\$0	\$66,152	\$558,436
HVAC System	\$0	\$0	\$511,746	\$0	\$0	\$0	\$511,746
Interior Construction and Conveyance	\$0	\$0	\$193,729	\$14,271	\$0	\$61,024	\$269,024
Plumbing System	\$27,190	\$0	\$375,290	\$0	\$0	\$0	\$402,480
Site	\$0	\$0	\$62,690	\$0	\$0	\$0	\$62,690
Structure	\$0	\$0	\$0	\$0	\$3,975	\$0	\$3,975
System Not Linked	\$0	\$0	\$0	\$0	\$0	\$18,478	\$18,478
Total	\$27,190	\$4,367	\$2,344,871	\$16,579	\$16,631	\$162,369	\$2,572,007

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Galiano Community School
Facility Type Elementary/Secondary
Address (mailing) 1290 Sturdies Bay Rd
City Galiano Island
Province British Columbia
Postal Code V0N 1P0
Facility Number
Facility Status Active
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.33
No of Assets 2
Total Replacement Value \$4,394,639



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	12,280	163,385	235,094	556,911	286,572	212,992	516,383	371,669	221,255	545,557	4,862
Cumulative FCI Cost \$ (A)	0	12,280	175,665	410,759	967,670	1,254,242	1,467,234	1,983,617	2,355,286	2,576,541	3,122,098	3,126,960
Replacement Value \$ (B)	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639	4,394,639
FCI (A/B)	0	0	0.06	0.11	0.27	0.4	0.5	0.68	0.81	0.88	1.07	1.07

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Galiano Community School

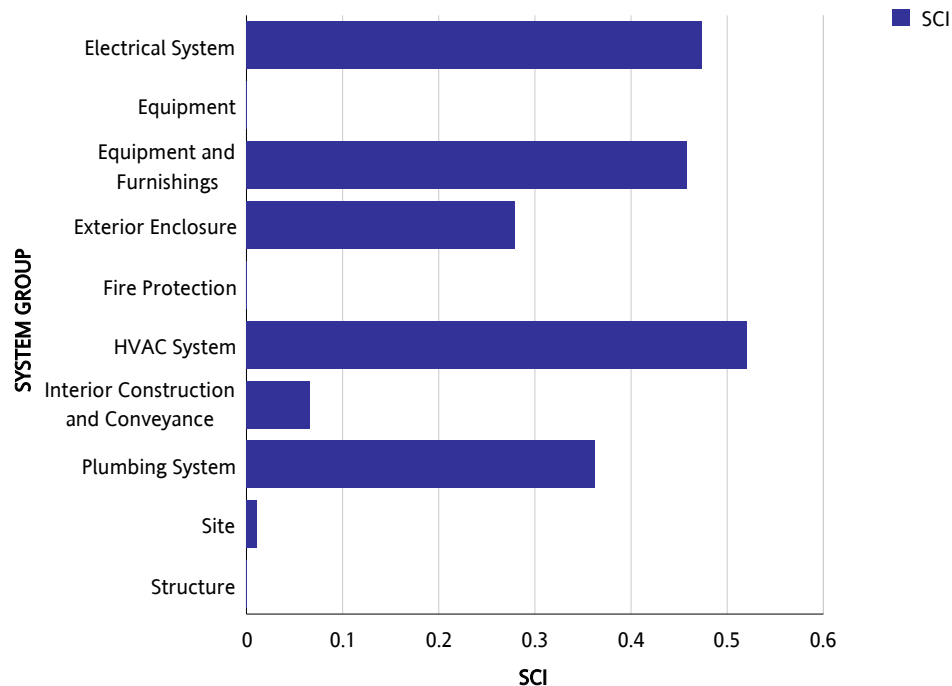
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$23,623	\$43,756	\$82,039	\$121,416	\$42,367	\$0	\$0	\$45,038	\$0	\$0	\$358,238
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,918	\$0	\$0	\$16,918
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,377	\$0	\$0	\$0	\$2,377
Interior Construction and Conveyance	\$0	\$39,939	\$0	\$18,758	\$13,774	\$29,454	\$108,632	\$307,100	\$88,708	\$278,169	\$0	\$884,534
Plumbing System	\$4,862	\$13,398	\$169,381	\$11,173	\$0	\$0	\$6,921	\$0	\$0	\$0	\$4,862	\$210,598
Site	\$0	\$0	\$0	\$15,455	\$0	\$0	\$230,542	\$62,192	\$12,865	\$22,561	\$0	\$343,615
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$17,037	\$0	\$57,726	\$35,550	\$0	\$110,314
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$114,707	\$41,718	\$0	\$0	\$0	\$0	\$156,425
Exterior Enclosure	\$0	\$0	\$0	\$369,730	\$0	\$26,463	\$111,532	\$0	\$0	\$209,277	\$0	\$717,002
HVAC System	\$0	\$86,425	\$21,957	\$59,757	\$151,383	\$0	\$0	\$0	\$0	\$0	\$0	\$319,521
Total	\$4,862	\$163,385	\$235,094	\$556,911	\$286,572	\$212,992	\$516,383	\$371,669	\$221,255	\$545,557	\$4,862	\$3,119,541

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Galiano Community School



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$661,156	\$313,203	0.47
Equipment	\$27,068	\$0	0.00
Equipment and Furnishings	\$250,280	\$114,707	0.46
Exterior Enclosure	\$1,416,650	\$396,192	0.28
Fire Protection	\$272,364	\$0	0.00
HVAC System	\$613,318	\$319,522	0.52
Interior Construction and Conveyance	\$1,547,790	\$101,924	0.07
Plumbing System	\$549,111	\$198,815	0.36
Site	\$1,446,199	\$15,455	0.01
Structure	\$2,005,344	\$0	0.00
Overall - Total	\$8,789,278	\$1,459,818	0.17

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Galiano Community School

System Group and Priority	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$313,203	\$64,901	\$10,729	\$0	\$388,833
Equipment and Furnishings	\$0	\$114,707	\$0	\$0	\$0	\$114,707
Exterior Enclosure	\$7,418	\$396,192	\$25,418	\$0	\$33,232	\$462,260
HVAC System	\$0	\$319,522	\$31,562	\$0	\$0	\$351,084
Interior Construction and Conveyance	\$0	\$101,924	\$6,348	\$13,614	\$30,427	\$152,313
Plumbing System	\$4,862	\$193,953	\$0	\$0	\$0	\$198,815
Site	\$0	\$15,455	\$0	\$0	\$0	\$15,455
System Not Linked	\$0	\$0	\$0	\$0	\$9,266	\$9,266
Total	\$12,280	\$1,454,956	\$128,229	\$24,343	\$72,925	\$1,692,733

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Gulf Islands Secondary
Facility Type	Secondary School
Address (mailing)	232 Rainbow Rd
City	Salt Spring Island
Province	British Columbia
Postal Code	V8K 2A9
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.27
No of Assets	2
Total Replacement Value	\$25,858,942



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	5,489	4,513	352,128	969,395	2,013,294	1,562,696	2,154,538	1,769,477	742,381	4,008,056	1,925,233	157,198
Cumulative FCI Cost \$ (A)	5,489	10,002	362,130	1,331,525	3,344,819	4,907,515	7,062,053	8,831,530	9,573,911	13,581,967	15,507,200	15,664,398
Replacement Value \$ (B)	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942	25,858,942
FCI (A/B)	0	0	0.02	0.06	0.16	0.25	0.41	0.51	0.56	0.79	0.9	0.91

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Gulf Islands Secondary

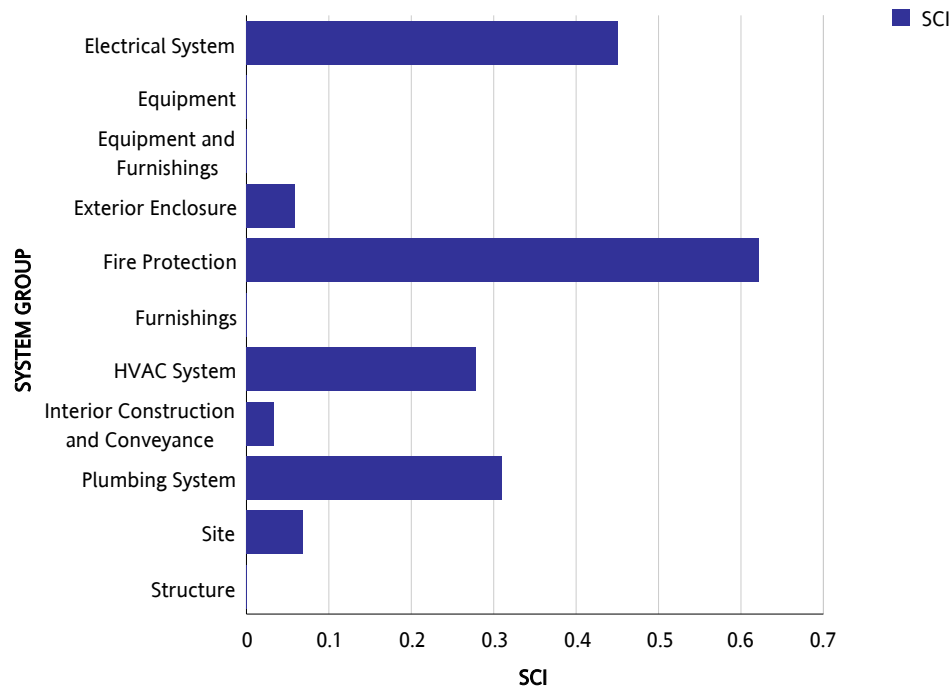
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$68,954	\$926,415	\$313,759	\$140,521	\$945,677	\$65,119	\$0	\$358,146	\$0	\$0	\$2,818,591
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$34,009	\$0	\$37,205	\$0	\$0	\$71,214
Fire Protection	\$0	\$0	\$0	\$11,099	\$509,795	\$14,792	\$0	\$0	\$0	\$0	\$0	\$535,686
Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405,652	\$0	\$405,652
Interior Construction and Conveyance	\$0	\$0	\$0	\$98,580	\$124,158	\$61,635	\$1,439,055	\$98,338	\$936,064	\$150,203	\$0	\$2,908,033
Plumbing System	\$3,223	\$63,149	\$8,913	\$351,932	\$27,809	\$574,367	\$0	\$0	\$0	\$219,378	\$36,601	\$1,285,372
Site	\$0	\$127,590	\$0	\$0	\$111,772	\$19,611	\$49,301	\$0	\$941,595	\$5,589	\$0	\$1,255,458
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,463	\$790,094	\$0	\$0	\$1,190,556
Exterior Enclosure	\$0	\$0	\$0	\$612,479	\$0	\$4,649	\$181,992	\$243,579	\$944,953	\$109,681	\$0	\$2,097,334
HVAC System	\$0	\$92,435	\$34,067	\$625,445	\$648,640	\$533,807	\$0	\$0	\$0	\$1,034,729	\$120,597	\$3,089,720
Total	\$3,223	\$352,128	\$969,395	\$2,013,294	\$1,562,696	\$2,154,538	\$1,769,477	\$742,381	\$4,008,056	\$1,925,233	\$157,198	\$15,657,617

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Gulf Islands Secondary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$5,312,770	\$2,395,327	0.45
Equipment	\$138,390	\$0	0.00
Equipment and Furnishings	\$1,904,890	\$0	0.00
Exterior Enclosure	\$10,577,255	\$622,617	0.06
Fire Protection	\$861,606	\$535,686	0.62
Furnishings	\$649,044	\$0	0.00
HVAC System	\$6,950,734	\$1,934,395	0.28
Interior Construction and Conveyance	\$8,625,310	\$284,373	0.03
Plumbing System	\$3,324,504	\$1,029,393	0.31
Site	\$3,799,036	\$258,973	0.07
Structure	\$9,574,343	\$0	0.00
Overall - Total	\$51,717,883	\$7,060,764	0.14

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Gulf Islands Secondary

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$0	\$2,395,327	\$159,620	\$16,265	\$0	\$2,571,212
Exterior Enclosure	\$5,489	\$1,290	\$617,128	\$25,418	\$0	\$135,095	\$784,420
Fire Protection	\$0	\$0	\$535,686	\$0	\$0	\$0	\$535,686
HVAC System	\$0	\$0	\$1,934,395	\$0	\$0	\$0	\$1,934,395
Interior Construction and Conveyance	\$0	\$0	\$284,373	\$0	\$64,658	\$41,619	\$390,650
Plumbing System	\$0	\$3,223	\$1,026,170	\$2,168	\$0	\$0	\$1,031,561
Site	\$0	\$0	\$258,973	\$0	\$0	\$0	\$258,973
System Not Linked	\$0	\$0	\$0	\$0	\$0	\$63,399	\$63,399
Total	\$5,489	\$4,513	\$7,052,052	\$187,206	\$80,923	\$240,113	\$7,570,296

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Mayne Elementary-Junior-Secondary
Facility Type	Elementary/Secondary
Address (mailing)	535 Fernhill Rd
City	Mayne Island
Province	British Columbia
Postal Code	VON2J0
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.36
No of Assets	2
Total Replacement Value	\$4,679,244



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	8,452	30,066	77,860	241,700	292,685	564,456	486,111	474,423	245,595	872,422	5,111	0
Cumulative FCI Cost \$ (A)	8,452	38,518	116,378	358,078	650,763	1,215,219	1,701,330	2,175,753	2,421,348	3,293,770	3,298,881	3,298,881
Replacement Value \$ (B)	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244	4,679,244
FCI (A/B)	0	0.01	0.03	0.09	0.21	0.33	0.54	0.69	0.78	1.05	1.06	1.06

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Mayne Elementary-Junior-Secondary

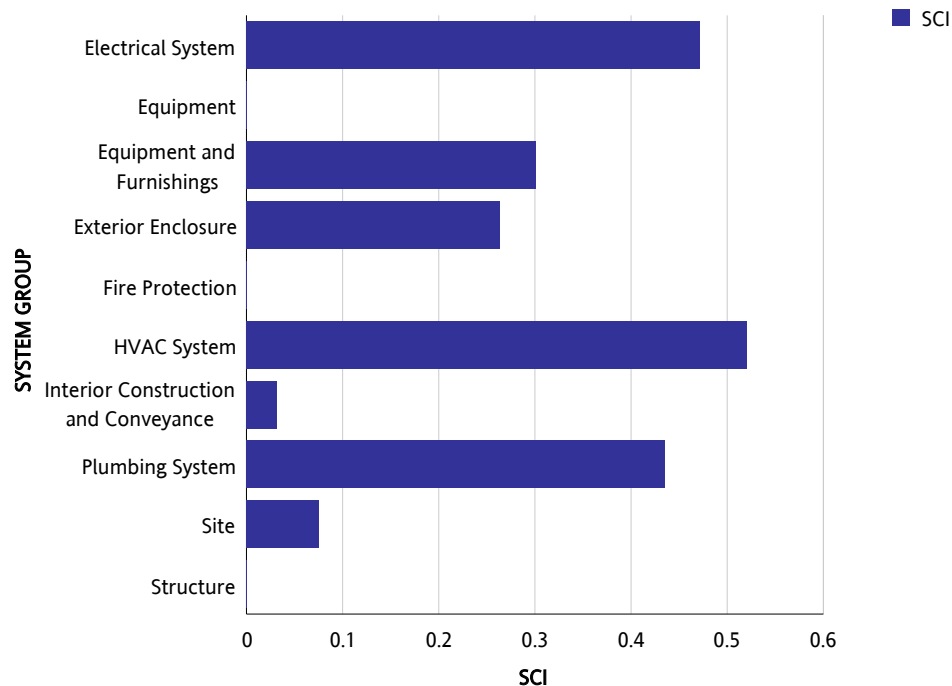
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$12,680	\$65,689	\$74,035	\$134,302	\$62,559	\$0	\$0	\$56,786	\$0	\$0	\$406,050
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$7,784	\$0	\$0	\$0	\$0	\$7,784
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction and Conveyance	\$0	\$17,446	\$0	\$8,218	\$0	\$22,839	\$246,399	\$162,614	\$293,453	\$0	\$0	\$750,970
Plumbing System	\$6,312	\$6,446	\$170,588	\$36,136	\$33,423	\$0	\$0	\$82,981	\$0	\$0	\$0	\$335,886
Site	\$0	\$0	\$0	\$0	\$0	\$104,930	\$132,879	\$0	\$199,608	\$0	\$0	\$437,417
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,600	\$5,111	\$0	\$18,711
Equipment and Furnishings	\$0	\$0	\$0	\$69,062	\$0	\$0	\$0	\$0	\$74,315	\$0	\$0	\$143,377
Exterior Enclosure	\$0	\$26,938	\$0	\$102,715	\$152,645	\$188,785	\$87,361	\$0	\$234,659	\$0	\$0	\$793,104
HVAC System	\$30,066	\$14,349	\$5,423	\$0	\$244,086	\$106,997	\$0	\$0	\$0	\$0	\$0	\$400,921
Total	\$36,378	\$77,860	\$241,700	\$290,165	\$564,456	\$486,110	\$474,423	\$245,595	\$872,422	\$5,111	\$0	\$3,294,221

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Mayne Elementary-Junior-Secondary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$739,936	\$349,264	0.47
Equipment	\$12,455	\$0	0.00
Equipment and Furnishings	\$229,404	\$69,062	0.30
Exterior Enclosure	\$1,788,191	\$471,085	0.26
Fire Protection	\$279,461	\$0	0.00
HVAC System	\$770,952	\$400,922	0.52
Interior Construction and Conveyance	\$1,576,635	\$50,644	0.03
Plumbing System	\$581,641	\$252,905	0.43
Site	\$1,389,805	\$104,930	0.08
Structure	\$1,990,007	\$0	0.00
Overall - Total	\$9,358,487	\$1,698,812	0.18

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Mayne Elementary-Junior-Secondary

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$0	\$349,264	\$65,252	\$7,161	\$0	\$421,677
Equipment and Furnishings	\$0	\$0	\$69,062	\$0	\$0	\$0	\$69,062
Exterior Enclosure	\$0	\$0	\$473,605	\$18,615	\$6,496	\$90,713	\$589,429
HVAC System	\$0	\$30,066	\$370,856	\$9,935	\$0	\$0	\$410,857
Interior Construction and Conveyance	\$2,140	\$0	\$48,504	\$9,000	\$0	\$11,385	\$71,029
Plumbing System	\$6,312	\$0	\$246,593	\$0	\$0	\$0	\$252,905
Site	\$0	\$0	\$104,930	\$0	\$0	\$0	\$104,930
System Not Linked	\$0	\$0	\$0	\$0	\$0	\$10,503	\$10,503
Total	\$8,452	\$30,066	\$1,662,814	\$102,802	\$13,657	\$112,601	\$1,930,392

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Pender Islands Elementary-Secondary
Facility Type	Elementary/Secondary
Address (mailing)	5714 Canal Rd
City	Pender Island
Province	British Columbia
Postal Code	VON2M1
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.31
No of Assets	2
Total Replacement Value	\$7,384,516



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	6,874	379,885	484,130	375,383	462,730	611,634	1,041,774	702,404	945,379	310,559	0
Cumulative FCI Cost \$ (A)	0	6,874	386,759	870,889	1,246,272	1,709,002	2,320,636	3,362,410	4,064,814	5,010,193	5,320,752	5,320,752
Replacement Value \$ (B)	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516	7,384,516
FCI (A/B)	0	0	0.08	0.15	0.25	0.31	0.47	0.69	0.83	1.02	1.08	1.08

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Pender Islands Elementary-Secondary

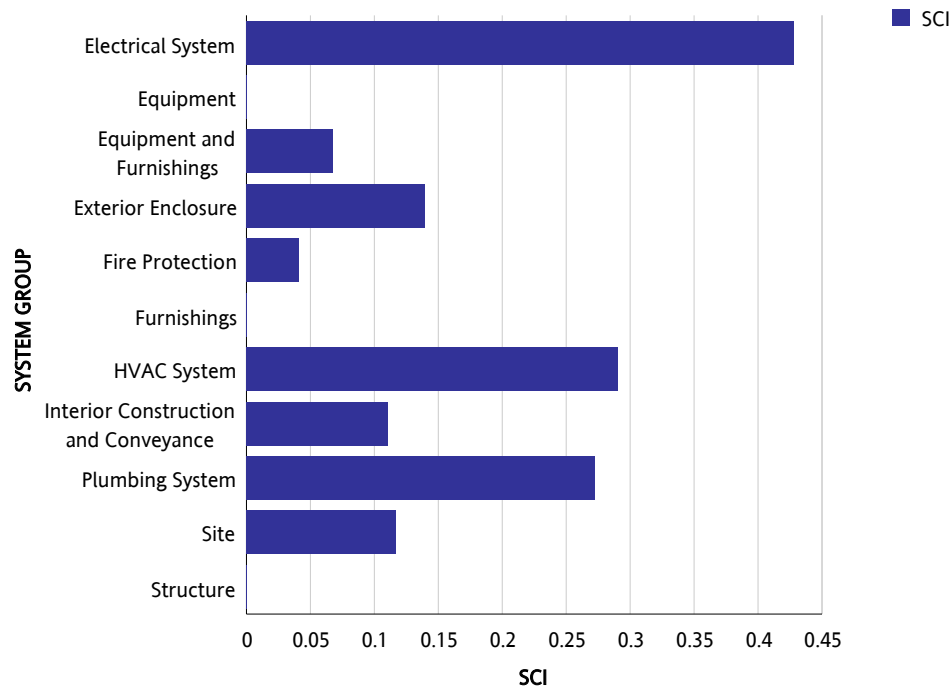
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$205,557	\$84,642	\$120,156	\$202,554	\$173,931	\$42,496	\$128,210	\$3,438	\$0	\$0	\$960,983
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$16,918	\$0	\$0	\$0	\$0	\$16,918
Fire Protection	\$0	\$0	\$32,054	\$0	\$0	\$0	\$0	\$4,953	\$0	\$0	\$0	\$37,007
Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction and Conveyance	\$0	\$21,228	\$0	\$0	\$197,680	\$98,146	\$257,175	\$277,584	\$432,013	\$92,505	\$0	\$1,376,332
Plumbing System	\$0	\$18,426	\$35,470	\$86,119	\$32,176	\$110,089	\$0	\$169,770	\$0	\$0	\$0	\$452,051
Site	\$0	\$91,007	\$0	\$16,343	\$0	\$13,396	\$11,093	\$97,780	\$145,311	\$0	\$0	\$374,929
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,219	\$0	\$0	\$0	\$2,219
Equipment and Furnishings	\$0	\$43,667	\$0	\$0	\$0	\$0	\$194,811	\$0	\$99,413	\$47,301	\$0	\$385,192
Exterior Enclosure	\$0	\$0	\$0	\$148,192	\$0	\$114,652	\$519,281	\$0	\$0	\$170,752	\$0	\$952,877
HVAC System	\$0	\$0	\$331,965	\$0	\$30,319	\$101,421	\$0	\$21,888	\$265,204	\$0	\$0	\$750,796
Total	\$0	\$379,885	\$484,130	\$370,809	\$462,730	\$611,634	\$1,041,774	\$702,404	\$945,379	\$310,559	\$0	\$5,309,302

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Pender Islands Elementary-Secondary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$1,847,162	\$791,316	0.43
Equipment	\$27,068	\$0	0.00
Equipment and Furnishings	\$647,325	\$43,667	0.07
Exterior Enclosure	\$1,896,283	\$265,244	0.14
Fire Protection	\$785,934	\$32,054	0.04
Furnishings	\$14,598	\$0	0.00
HVAC System	\$1,597,762	\$463,705	0.29
Interior Construction and Conveyance	\$2,862,994	\$317,056	0.11
Plumbing System	\$1,036,135	\$282,280	0.27
Site	\$1,030,050	\$120,745	0.12
Structure	\$3,023,721	\$0	0.00
Overall - Total	\$14,769,031	\$2,316,067	0.16

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Pender Islands Elementary-Secondary

System Group and Priority	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$4,474	\$786,842	\$130,769	\$19,897	\$27,269	\$969,251
Equipment and Furnishings	\$0	\$43,667	\$0	\$0	\$0	\$43,667
Exterior Enclosure	\$2,400	\$267,418	\$0	\$0	\$76,518	\$346,336
Fire Protection	\$0	\$32,054	\$0	\$0	\$0	\$32,054
HVAC System	\$0	\$463,705	\$0	\$0	\$0	\$463,705
Interior Construction and Conveyance	\$0	\$317,056	\$7,694	\$6,483	\$37,480	\$368,713
Plumbing System	\$0	\$282,280	\$0	\$0	\$0	\$282,280
Site	\$0	\$120,745	\$0	\$0	\$0	\$120,745
System Not Linked	\$0	\$0	\$0	\$0	\$18,715	\$18,715
Total	\$6,874	\$2,313,767	\$138,463	\$26,380	\$159,982	\$2,645,466

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Phoenix Secondary Program
Residence
Facility Type Other
Address (mailing) 232 Rainbow Rd
City Salt Spring Island
Province British Columbia
Postal Code V8K2M3
Facility Number
Facility Status Active
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.14
No of Assets 2
Total Replacement Value \$383,323



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	0	2,404	0	2,954	3,955	45,293	9,868	31,034	3,444	0	25,581
Cumulative FCI Cost \$ (A)	0	0	2,404	2,404	5,358	9,313	54,606	64,474	95,508	98,952	98,952	124,533
Replacement Value \$ (B)	383,323	383,323	383,323	383,323	383,323	383,323	383,323	383,323	383,323	383,323	383,323	383,323
FCI (A/B)	0	0	0.01	0.01	0.02	0.03	0.21	0.25	0.37	0.39	0.39	0.45

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Phoenix Secondary Program Residence

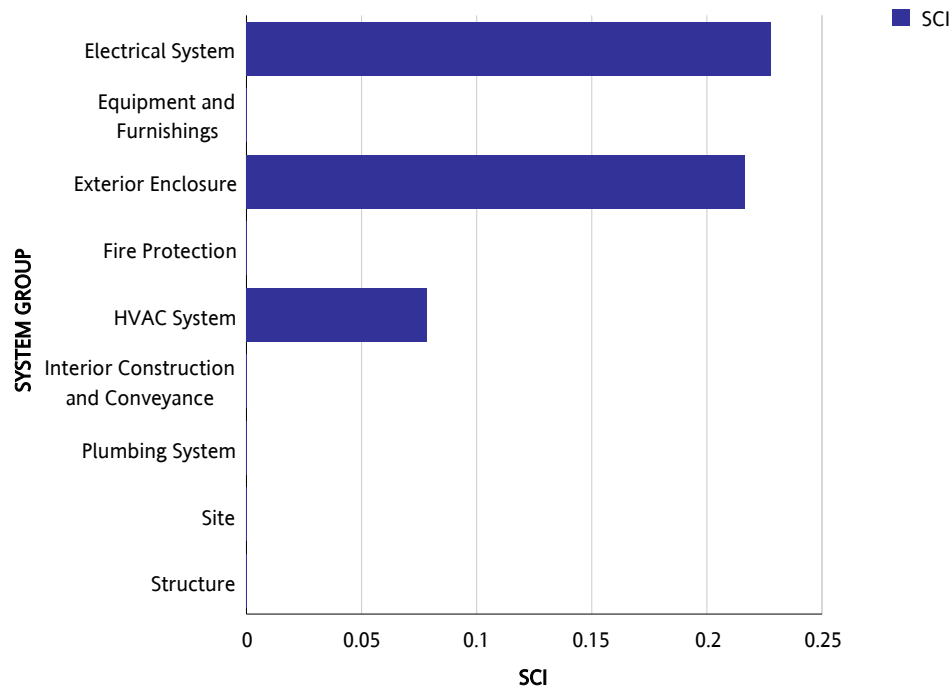
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$2,404	\$0	\$1,424	\$3,955	\$12,081	\$0	\$0	\$0	\$0	\$0	\$19,864
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction and Conveyance	\$0	\$0	\$0	\$0	\$0	\$0	\$5,084	\$0	\$0	\$0	\$11,496	\$16,581
Plumbing System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,709	\$0	\$0	\$0	\$4,709
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,387	\$0	\$0	\$12,687	\$25,075
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,784	\$0	\$0	\$1,784
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$31,572	\$4,784	\$13,938	\$1,660	\$0	\$0	\$51,954
HVAC System	\$0	\$0	\$0	\$0	\$0	\$1,639	\$0	\$0	\$0	\$0	\$1,397	\$3,037
Total	\$0	\$2,404	\$0	\$1,424	\$3,955	\$45,293	\$9,868	\$31,034	\$3,444	\$0	\$25,581	\$123,002

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Phoenix Secondary Program Residence



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$87,218	\$19,864	0.23
Equipment and Furnishings	\$17,819	\$0	0.00
Exterior Enclosure	\$145,801	\$31,571	0.22
Fire Protection	\$266	\$0	0.00
HVAC System	\$20,886	\$1,639	0.08
Interior Construction and Conveyance	\$66,317	\$0	0.00
Plumbing System	\$44,073	\$0	0.00
Site	\$210,550	\$0	0.00
Structure	\$173,715	\$0	0.00
Overall - Total	\$766,645	\$53,074	0.07

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Phoenix Secondary Program Residence

System Group and Priority	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$19,864	\$0	\$1,432	\$0	\$21,296
Exterior Enclosure	\$33,101	\$28,621	\$0	\$838	\$62,560
HVAC System	\$1,639	\$0	\$0	\$0	\$1,639
Interior Construction and Conveyance	\$0	\$0	\$1,189	\$0	\$1,189
Total	\$54,604	\$28,621	\$2,621	\$838	\$86,684

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Saturna Elementary School
Facility Type Elementary/Secondary
Address (mailing) 121 Sunset Blvd
City Saturna Island
Province British Columbia
Postal Code V0N 2Y0
Facility Number
Facility Status Active
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.25
No of Assets 2
Total Replacement Value \$1,251,145



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	4,476	11,403	18,867	115,538	41,529	13,792	101,640	158,705	274,739	143,832	0	3,607
Cumulative FCI Cost \$ (A)	4,476	15,879	34,746	150,284	191,813	205,605	307,245	465,950	740,689	884,521	884,521	888,128
Replacement Value \$ (B)	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145	1,251,145
FCI (A/B)	0	0.01	0.04	0.13	0.21	0.24	0.37	0.56	0.89	1.06	1.06	1.06

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Saturna Elementary School

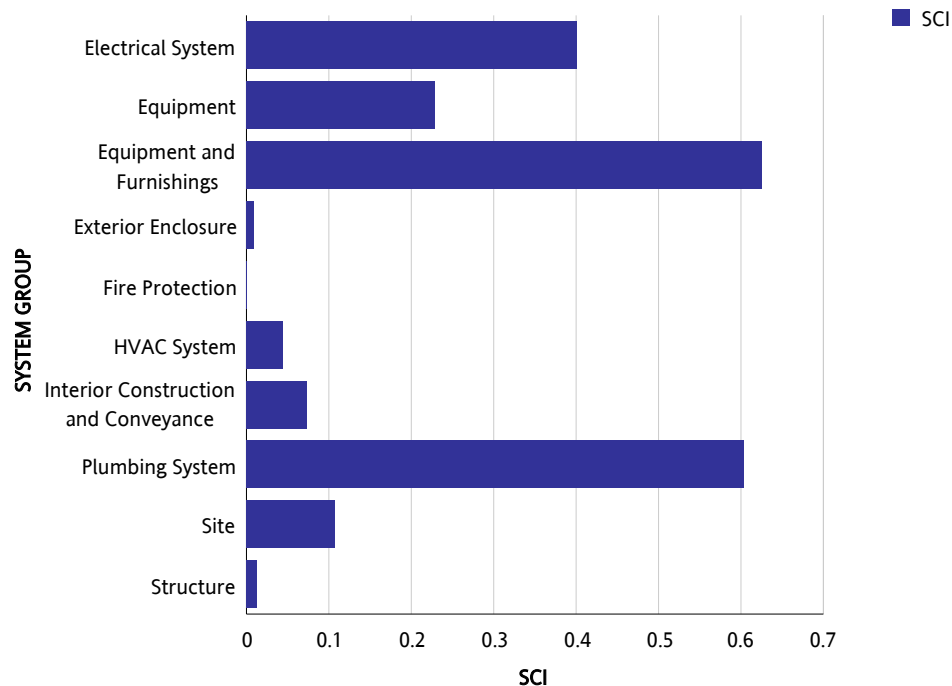
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$4,915	\$0	\$7,344	\$33,021	\$13,792	\$0	\$4,181	\$0	\$0	\$0	\$3,607	\$66,859
Equipment	\$0	\$7,784	\$0	\$0	\$0	\$0	\$10,144	\$0	\$0	\$0	\$0	\$17,928
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$423	\$0	\$0	\$0	\$423
Interior Construction and Conveyance	\$0	\$4,992	\$0	\$2,775	\$0	\$0	\$21,026	\$3,795	\$70,425	\$0	\$0	\$103,013
Plumbing System	\$0	\$6,090	\$48,443	\$0	\$0	\$10,991	\$0	\$0	\$0	\$0	\$0	\$65,524
Site	\$0	\$0	\$59,750	\$0	\$0	\$68,088	\$81,688	\$184,905	\$68,056	\$0	\$0	\$462,489
Structure	\$0	\$0	\$0	\$1,829	\$0	\$2,163	\$0	\$0	\$4,075	\$0	\$0	\$8,066
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$20,398	\$0	\$0	\$0	\$0	\$0	\$20,398
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$41,667	\$85,615	\$1,276	\$0	\$0	\$128,558
HVAC System	\$2,830	\$0	\$0	\$3,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,734
Total	\$7,744	\$18,867	\$115,538	\$41,529	\$13,792	\$101,640	\$158,705	\$274,739	\$143,832	\$0	\$3,607	\$879,993

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Saturna Elementary School



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$147,310	\$59,072	0.40
Equipment	\$34,107	\$7,784	0.23
Equipment and Furnishings	\$32,637	\$20,398	0.63
Exterior Enclosure	\$252,213	\$2,400	0.01
Fire Protection	\$805	\$0	0.00
HVAC System	\$152,146	\$6,734	0.04
Interior Construction and Conveyance	\$167,330	\$12,243	0.07
Plumbing System	\$108,523	\$65,524	0.60
Site	\$1,185,584	\$127,839	0.11
Structure	\$421,636	\$5,251	0.01
Overall - Total	\$2,502,289	\$307,245	0.12

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Saturna Elementary School

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$4,915	\$54,157	\$8,135	\$2,696	\$0	\$69,903
Equipment	\$0	\$0	\$7,784	\$0	\$0	\$0	\$7,784
Equipment and Furnishings	\$0	\$0	\$20,398	\$0	\$0	\$0	\$20,398
Exterior Enclosure	\$0	\$2,400	\$0	\$18,615	\$6,496	\$0	\$27,511
HVAC System	\$0	\$2,830	\$3,904	\$0	\$0	\$0	\$6,734
Interior Construction and Conveyance	\$4,476	\$0	\$7,767	\$6,750	\$0	\$0	\$18,993
Plumbing System	\$0	\$0	\$65,524	\$0	\$0	\$0	\$65,524
Site	\$0	\$0	\$127,839	\$0	\$0	\$0	\$127,839
Structure	\$0	\$1,259	\$3,992	\$0	\$0	\$0	\$5,251
System Not Linked	\$0	\$0	\$0	\$0	\$51,370	\$16,412	\$67,782
Total	\$4,476	\$11,404	\$291,365	\$33,500	\$60,562	\$16,412	\$417,719

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Saturna Ecological Education Centre
Facility Type	Learning Centre
Address (mailing)	121 Sunset Blvd
City	Saturna Island
Province	British Columbia
Postal Code	V0N 2Y0
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.06
No of Assets	2
Total Replacement Value	\$524,298



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	0	0	7,746	9,664	12,168	0	77,750	0	0	0	0
Cumulative FCI Cost \$ (A)	0	0	0	7,746	17,410	29,578	29,578	107,328	107,328	107,328	107,328	107,328
Replacement Value \$ (B)	524,298	524,298	524,298	524,298	524,298	524,298	524,298	524,298	524,298	524,298	524,298	524,298
FCI (A/B)	0	0	0	0.01	0.03	0.06	0.06	0.2	0.2	0.2	0.2	0.2

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSSTAB

Facility Name: Saturna Ecological Education Centre

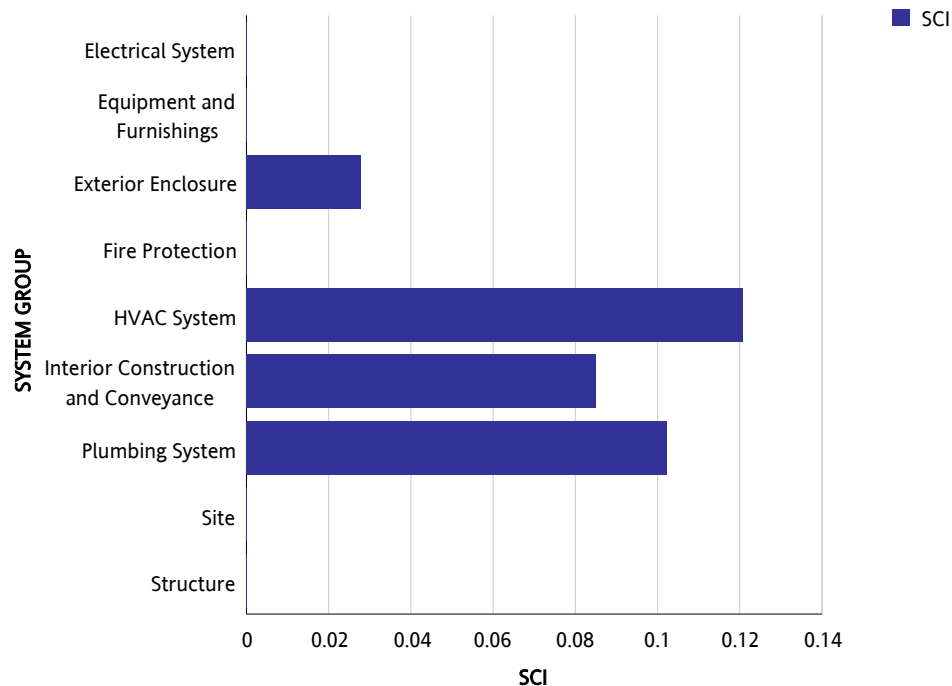
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$0	\$0	\$0	\$0	\$0	\$7,833	\$0	\$0	\$0	\$0	\$7,833
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction and Conveyance	\$0	\$0	\$0	\$0	\$7,593	\$0	\$0	\$0	\$0	\$0	\$0	\$7,593
Plumbing System	\$0	\$0	\$7,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,746
Site	\$0	\$0	\$0	\$0	\$0	\$0	\$68,023	\$0	\$0	\$0	\$0	\$68,023
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$9,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,664
HVAC System	\$0	\$0	\$0	\$0	\$4,575	\$0	\$1,894	\$0	\$0	\$0	\$0	\$6,468
Total	\$0	\$0	\$7,746	\$9,664	\$12,168	\$0	\$77,750	\$0	\$0	\$0	\$0	\$107,328

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Saturna Ecological Education Centre



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$27,680	\$0	0.00
Equipment and Furnishings	\$14,406	\$0	0.00
Exterior Enclosure	\$347,774	\$9,664	0.03
Fire Protection	\$1,125	\$0	0.00
HVAC System	\$37,902	\$4,575	0.12
Interior Construction and Conveyance	\$89,317	\$7,593	0.09
Plumbing System	\$75,790	\$7,746	0.10
Site	\$330,329	\$0	0.00
Structure	\$124,273	\$0	0.00
Overall - Total	\$1,048,595	\$29,578	0.03

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Saturna Ecological Education Centre

System Group and Priority	3- Long Term	Total
Exterior Enclosure	\$9,664	\$9,664
HVAC System	\$4,575	\$4,575
Interior Construction and Conveyance	\$7,593	\$7,593
Plumbing System	\$7,746	\$7,746
Total	\$29,578	\$29,578

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Salt Spring Elementary
Facility Type	Elementary School
Address (mailing)	122 Rainbow Rd
City	Salt Spring Island
Province	British Columbia
Postal Code	V8K 2V5
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.32
No of Assets	2
Total Replacement Value	\$9,861,831



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	12,635	103,731	1,417,723	458,976	396,202	89,658	650,183	1,505,280	1,101,192	1,963,035	161,985	34,463
Cumulative FCI Cost \$ (A)	12,635	116,366	1,534,089	1,993,065	2,389,267	2,478,925	3,129,108	4,634,388	5,735,580	7,698,615	7,860,600	7,895,063
Replacement Value \$ (B)	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831	9,861,831
FCI (A/B)	0	0.01	0.24	0.28	0.34	0.37	0.48	0.7	0.87	1.17	1.2	1.2

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Salt Spring Elementary

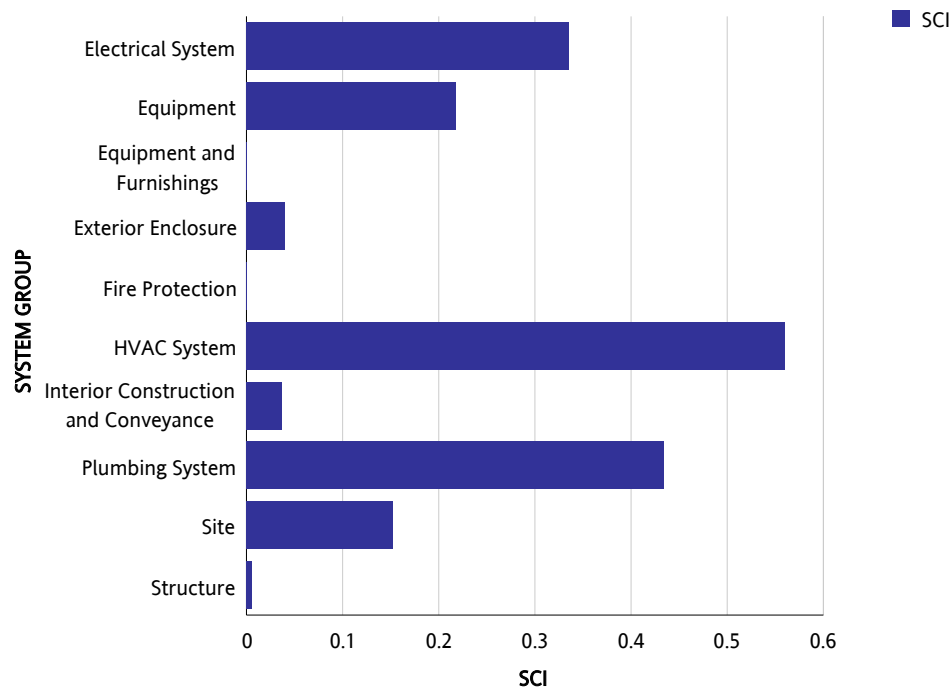
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$85,784	\$370,862	\$212,281	\$0	\$64,950	\$65,252	\$125,558	\$0	\$0	\$0	\$0	\$924,688
Equipment	\$0	\$0	\$0	\$5,072	\$0	\$0	\$0	\$0	\$7,784	\$0	\$0	\$12,856
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction and Conveyance	\$12,345	\$11,586	\$0	\$25,996	\$0	\$101,569	\$211,119	\$852,480	\$934,653	\$0	\$0	\$2,149,748
Plumbing System	\$0	\$236,681	\$26,313	\$0	\$0	\$299,743	\$0	\$0	\$0	\$155,506	\$0	\$718,242
Site	\$0	\$71,454	\$0	\$74,557	\$0	\$119,924	\$68,123	\$110,700	\$347,955	\$920	\$0	\$793,633
Structure	\$0	\$0	\$0	\$0	\$0	\$5,679	\$0	\$0	\$377,756	\$0	\$0	\$383,435
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$302,996	\$132,311	\$126,035	\$0	\$0	\$561,342
Exterior Enclosure	\$0	\$0	\$0	\$128,813	\$0	\$0	\$797,484	\$5,701	\$168,852	\$0	\$0	\$1,100,850
HVAC System	\$0	\$727,140	\$220,382	\$161,764	\$24,708	\$58,017	\$0	\$0	\$0	\$5,559	\$34,463	\$1,232,033
Total	\$98,128	\$1,417,723	\$458,976	\$396,202	\$89,658	\$650,183	\$1,505,280	\$1,101,192	\$1,963,035	\$161,985	\$34,463	\$7,876,827

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Salt Spring Elementary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$2,394,047	\$803,604	0.34
Equipment	\$23,281	\$5,072	0.22
Equipment and Furnishings	\$924,573	\$0	0.00
Exterior Enclosure	\$3,204,322	\$128,813	0.04
Fire Protection	\$521,214	\$0	0.00
HVAC System	\$2,127,268	\$1,192,011	0.56
Interior Construction and Conveyance	\$4,145,301	\$151,496	0.04
Plumbing System	\$1,295,227	\$562,737	0.43
Site	\$1,746,651	\$265,936	0.15
Structure	\$3,341,777	\$18,314	0.01
Overall - Total	\$19,723,661	\$3,127,983	0.16

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Salt Spring Elementary

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$90,258	\$713,346	\$0	\$10,444	\$0	\$814,048
Equipment	\$0	\$0	\$5,072	\$0	\$0	\$0	\$5,072
Exterior Enclosure	\$0	\$1,129	\$128,813	\$18,615	\$0	\$76,207	\$224,764
HVAC System	\$0	\$0	\$1,192,011	\$33,071	\$0	\$0	\$1,225,082
Interior Construction and Conveyance	\$0	\$12,345	\$139,151	\$9,000	\$50,957	\$0	\$211,453
Plumbing System	\$0	\$0	\$562,737	\$2,168	\$0	\$0	\$564,905
Site	\$0	\$0	\$265,936	\$0	\$0	\$0	\$265,936
Structure	\$12,635	\$0	\$5,679	\$0	\$3,975	\$0	\$22,289
System Not Linked	\$0	\$0	\$0	\$0	\$0	\$24,799	\$24,799
Total	\$12,635	\$103,732	\$3,012,745	\$62,854	\$65,376	\$101,006	\$3,358,348

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Salt Spring Island Middle School
Facility Type	Junior Middle School
Address (mailing)	120 Rainbow Rd
City	Salt Spring Island
Province	British Columbia
Postal Code	V8K 2V5
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.34
No of Assets	3
Total Replacement Value	\$14,597,044



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	20,775	156,229	712,894	973,724	1,341,375	642,153	1,129,435	767,542	891,075	2,304,276	445,234	431,672
Cumulative FCI Cost \$ (A)	20,775	177,004	889,898	1,863,622	3,204,997	3,847,150	4,976,585	5,744,127	6,635,202	8,939,478	9,384,712	9,816,384
Replacement Value \$ (B)	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044	14,597,044
FCI (A/B)	0	0.01	0.09	0.16	0.33	0.37	0.51	0.59	0.68	0.92	0.96	0.99

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Salt Spring Island Middle School

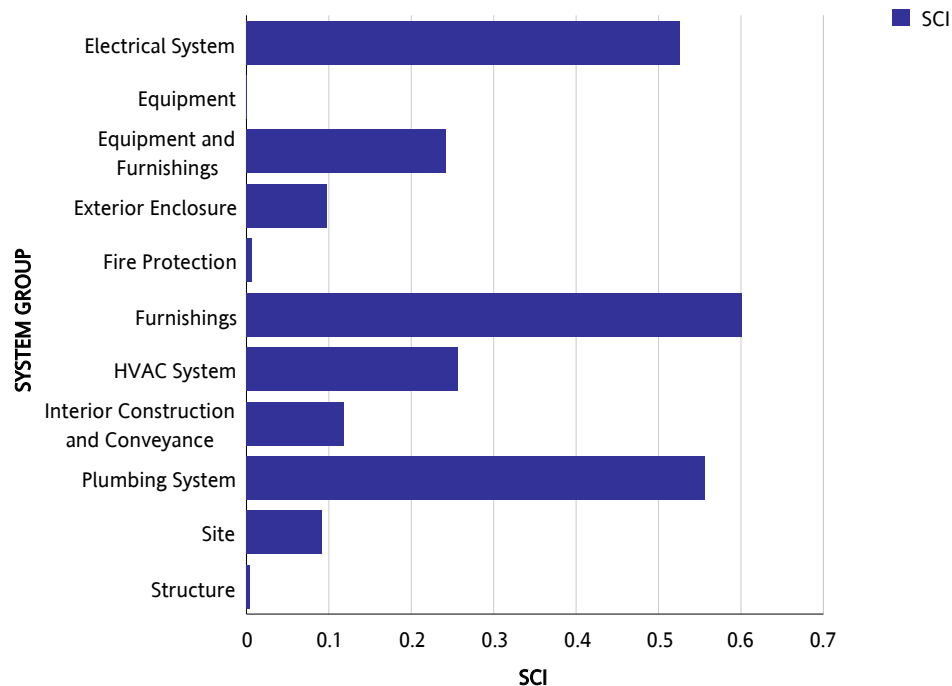
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$53,338	\$196,685	\$540,553	\$94,571	\$491,765	\$0	\$0	\$19,389	\$0	\$0	\$40,140	\$1,436,441
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,133	\$7,784	\$0	\$0	\$16,918
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$5,742	\$0	\$0	\$0	\$0	\$0	\$5,742
Furnishings	\$0	\$0	\$0	\$164,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,415
Interior Construction and Conveyance	\$19,780	\$85,207	\$0	\$408,888	\$0	\$175,618	\$311,352	\$237,879	\$1,219,503	\$82,794	\$52,003	\$2,593,025
Plumbing System	\$78,014	\$250,897	\$54,843	\$139,020	\$8,457	\$381,916	\$0	\$0	\$22,738	\$0	\$0	\$935,885
Site	\$0	\$140,016	\$5,027	\$28,763	\$0	\$161,786	\$356,844	\$286,723	\$454,914	\$0	\$255,908	\$1,689,982
Structure	\$0	\$0	\$0	\$0	\$0	\$5,522	\$25,031	\$60,074	\$7,351	\$0	\$1,477	\$99,454
Equipment and Furnishings	\$0	\$0	\$0	\$150,482	\$0	\$0	\$74,315	\$0	\$90,593	\$0	\$0	\$315,391
Exterior Enclosure	\$0	\$0	\$0	\$187,123	\$2,359	\$198,471	\$0	\$159,436	\$501,393	\$362,440	\$9,426	\$1,420,649
HVAC System	\$1,249	\$40,090	\$373,301	\$163,538	\$139,572	\$200,379	\$0	\$118,441	\$0	\$0	\$72,717	\$1,109,288
Total	\$152,381	\$712,894	\$973,724	\$1,336,801	\$642,153	\$1,129,435	\$767,542	\$891,075	\$2,304,276	\$445,234	\$431,672	\$9,787,188

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Salt Spring Island Middle School



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$2,619,535	\$1,376,913	0.53
Equipment	\$27,068	\$0	0.00
Equipment and Furnishings	\$620,785	\$150,482	0.24
Exterior Enclosure	\$3,981,100	\$387,954	0.10
Fire Protection	\$913,053	\$5,742	0.01
Furnishings	\$273,357	\$164,415	0.60
HVAC System	\$3,571,806	\$918,130	0.26
Interior Construction and Conveyance	\$5,828,519	\$689,494	0.12
Plumbing System	\$1,639,913	\$913,149	0.56
Site	\$3,669,856	\$335,592	0.09
Structure	\$6,049,097	\$23,630	0.00
Overall - Total	\$29,194,088	\$4,965,501	0.17

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Salt Spring Island Middle School

System Group and Priority	1- Immediate	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$53,338	\$1,323,575	\$141,710	\$27,781	\$0	\$1,546,404
Equipment and Furnishings	\$0	\$0	\$150,482	\$0	\$0	\$0	\$150,482
Exterior Enclosure	\$0	\$3,848	\$392,528	\$0	\$0	\$75,477	\$471,853
Fire Protection	\$0	\$0	\$5,742	\$0	\$0	\$0	\$5,742
Furnishings	\$0	\$0	\$164,415	\$0	\$0	\$0	\$164,415
HVAC System	\$0	\$1,249	\$916,881	\$3,018	\$0	\$0	\$921,148
Interior Construction and Conveyance	\$0	\$19,780	\$669,714	\$29,612	\$0	\$44,818	\$763,924
Plumbing System	\$0	\$78,014	\$835,135	\$0	\$0	\$0	\$913,149
Site	\$0	\$0	\$335,592	\$0	\$0	\$0	\$335,592
Structure	\$20,775	\$0	\$5,522	\$0	\$0	\$0	\$26,297
System Not Linked	\$0	\$0	\$0	\$0	\$0	\$5,267	\$5,267
Total	\$20,775	\$156,229	\$4,799,586	\$174,340	\$27,781	\$125,562	\$5,304,273

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	District Board Office
Facility Type	Board Office
Address (mailing)	112 Rainbow Rd
City	Salt Spring Island
Province	British Columbia
Postal Code	V8K 2K3
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.31
No of Assets	2
Total Replacement Value	\$867,295



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	0	19,129	71,910	50,895	120,155	8,463	60,710	8,894	188,334	51,830	17,816
Cumulative FCI Cost \$ (A)	0	0	19,129	91,039	141,934	262,089	270,552	331,262	340,156	528,490	580,320	598,136
Replacement Value \$ (B)	867,295	867,295	867,295	867,295	867,295	867,295	867,295	867,295	867,295	867,295	867,295	867,295
FCI (A/B)	0	0	0.02	0.1	0.16	0.3	0.31	0.38	0.39	0.61	0.67	0.69

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: District Board Office

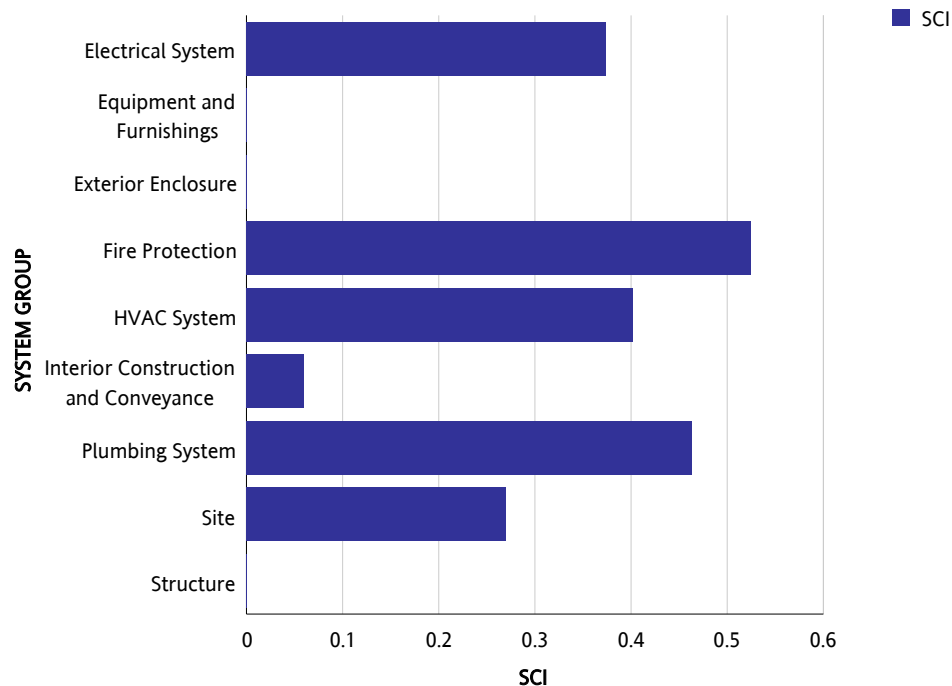
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$2,459	\$5,768	\$40,560	\$8,397	\$4,465	\$0	\$0	\$0	\$21,647	\$0	\$83,296
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$343	\$0	\$0	\$0	\$0	\$0	\$343
Interior Construction and Conveyance	\$0	\$0	\$0	\$0	\$21,565	\$0	\$3,690	\$5,413	\$70,022	\$0	\$17,816	\$118,506
Plumbing System	\$0	\$16,670	\$3,240	\$10,335	\$2,935	\$0	\$0	\$0	\$0	\$0	\$0	\$33,180
Site	\$0	\$0	\$33,509	\$0	\$62,341	\$0	\$0	\$1,969	\$57,458	\$0	\$0	\$155,276
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$674	\$0	\$0	\$0	\$0	\$674
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$27,335	\$0	\$0	\$0	\$0	\$27,335
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$29,010	\$0	\$60,854	\$0	\$0	\$89,864
HVAC System	\$0	\$0	\$29,393	\$0	\$24,917	\$3,655	\$0	\$1,512	\$0	\$30,182	\$0	\$89,660
Total	\$0	\$19,129	\$71,910	\$50,895	\$120,155	\$8,463	\$60,710	\$8,894	\$188,334	\$51,830	\$17,816	\$598,135

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: District Board Office



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$164,971	\$61,649	0.37
Equipment and Furnishings	\$43,737	\$0	0.00
Exterior Enclosure	\$281,426	\$0	0.00
Fire Protection	\$654	\$343	0.52
HVAC System	\$144,146	\$57,965	0.40
Interior Construction and Conveyance	\$361,723	\$21,565	0.06
Plumbing System	\$71,615	\$33,180	0.46
Site	\$355,273	\$95,850	0.27
Structure	\$311,046	\$0	0.00
Overall - Total	\$1,734,591	\$270,552	0.16

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: District Board Office

System Group and Priority	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$61,649	\$0	\$2,287	\$0	\$63,936
Exterior Enclosure	\$0	\$19,674	\$0	\$10,589	\$30,263
Fire Protection	\$343	\$0	\$0	\$0	\$343
HVAC System	\$57,965	\$0	\$0	\$0	\$57,965
Interior Construction and Conveyance	\$21,565	\$0	\$0	\$0	\$21,565
Plumbing System	\$33,180	\$0	\$0	\$0	\$33,180
Site	\$95,850	\$0	\$0	\$0	\$95,850
System Not Linked	\$0	\$0	\$0	\$11,136	\$11,136
Total	\$270,552	\$19,674	\$2,287	\$21,725	\$314,238

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Mahon Hall
Facility Type Other
Address (mailing) 114 Rainbow Rd
City Salt Spring Island
Province British Columbia
Postal Code V8K 2K3
Facility Number
Facility Status Closed
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.45
No of Assets 2
Total Replacement Value \$1,320,879



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	9,002	85,553	173,807	210,926	91,312	24,480	292,202	44,979	49,813	79,270	6,886
Cumulative FCI Cost \$ (A)	0	9,002	94,555	268,362	479,288	570,600	595,080	887,282	932,261	982,074	1,061,344	1,068,230
Replacement Value \$ (B)	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879	1,320,879
FCI (A/B)	0	0	0.11	0.24	0.46	0.61	0.68	1.01	1.06	1.11	1.2	1.21

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Mahon Hall

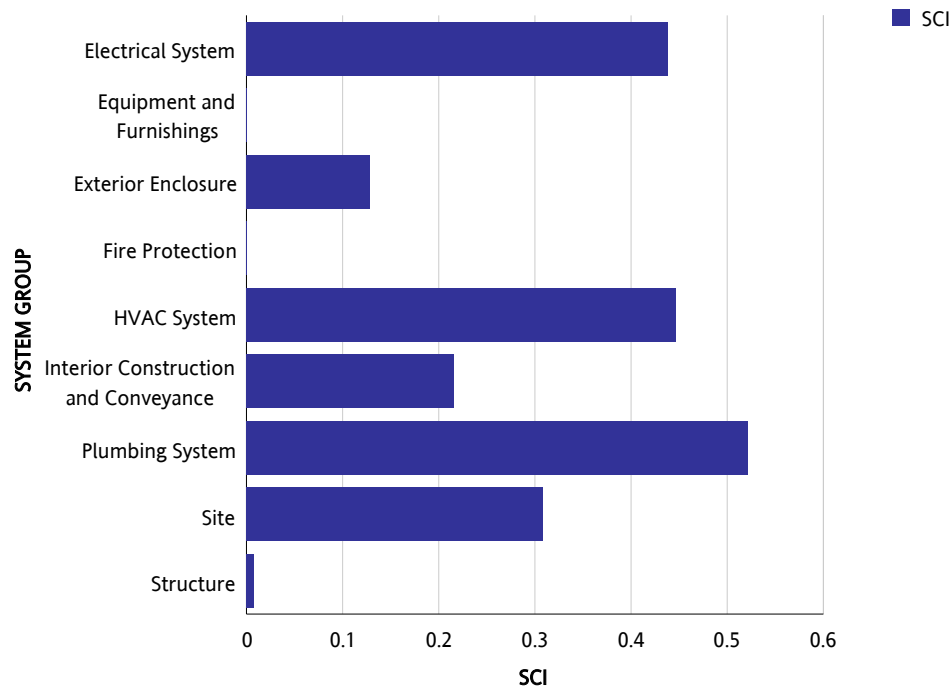
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$4,444	\$11,240	\$106,980	\$17,393	\$70,686	\$0	\$0	\$0	\$0	\$0	\$4,444	\$215,187
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction and Conveyance	\$0	\$2,212	\$0	\$131,992	\$0	\$1,502	\$188,543	\$0	\$12,042	\$0	\$0	\$336,291
Plumbing System	\$0	\$0	\$44,186	\$11,407	\$0	\$1,911	\$0	\$4,365	\$0	\$0	\$0	\$61,869
Site	\$0	\$14,914	\$22,641	\$0	\$20,626	\$10,868	\$28,559	\$0	\$0	\$0	\$0	\$97,608
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$27,257	\$0	\$16,140	\$0	\$0	\$43,397
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,337	\$0	\$0	\$8,337
Exterior Enclosure	\$0	\$57,187	\$0	\$0	\$0	\$0	\$47,843	\$40,614	\$0	\$79,270	\$2,442	\$227,356
HVAC System	\$0	\$0	\$0	\$50,135	\$0	\$10,199	\$0	\$0	\$13,294	\$0	\$0	\$73,628
Total	\$4,444	\$85,553	\$173,807	\$210,926	\$91,312	\$24,480	\$292,202	\$44,979	\$49,813	\$79,270	\$6,886	\$1,063,672

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Mahon Hall



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$480,172	\$210,744	0.44
Equipment and Furnishings	\$13,339	\$0	0.00
Exterior Enclosure	\$446,473	\$57,187	0.13
Fire Protection	\$1,805	\$0	0.00
HVAC System	\$135,178	\$60,334	0.45
Interior Construction and Conveyance	\$628,023	\$135,707	0.22
Plumbing System	\$110,304	\$57,503	0.52
Site	\$224,183	\$69,050	0.31
Structure	\$602,281	\$4,558	0.01
Overall - Total	\$2,641,758	\$595,083	0.23

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Mahon Hall

System Group and Priority	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$4,444	\$206,300	\$357	\$3,467	\$0	\$214,568
Exterior Enclosure	\$0	\$57,187	\$0	\$0	\$15,291	\$72,478
HVAC System	\$0	\$60,334	\$0	\$0	\$0	\$60,334
Interior Construction and Conveyance	\$0	\$135,707	\$0	\$0	\$0	\$135,707
Plumbing System	\$0	\$57,503	\$0	\$0	\$0	\$57,503
Site	\$0	\$69,050	\$0	\$0	\$0	\$69,050
Structure	\$4,558	\$0	\$0	\$0	\$0	\$4,558
System Not Linked	\$0	\$0	\$0	\$0	\$13,631	\$13,631
Total	\$9,002	\$586,081	\$357	\$3,467	\$28,922	\$627,829

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District Gulf Islands
SD No. 64
Facility Name Maintenance Shop
Facility Type Maintenance Facility
Address (mailing) 160 Rainbow Rd
City Salt Spring Island
Province British Columbia
Postal Code V8K 2M3
Facility Number
Facility Status Active
Facility Ownership No Ownership Selected
In Scope for Assessment YES
Facility Assessment Date 07-28-2023
Facility FCI (5yr) 0.24
No of Assets 3
Total Replacement Value \$2,222,915



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	9,783	77,570	18,412	133,965	127,845	180,177	181,608	75,189	379,544	46,100	35,783
Cumulative FCI Cost \$ (A)	0	9,783	87,353	105,765	239,730	367,575	547,752	729,360	804,549	1,184,093	1,230,193	1,265,976
Replacement Value \$ (B)	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915	2,222,915
FCI (A/B)	0	0	0.06	0.07	0.13	0.22	0.37	0.49	0.54	0.8	0.83	0.85

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Maintenance Shop

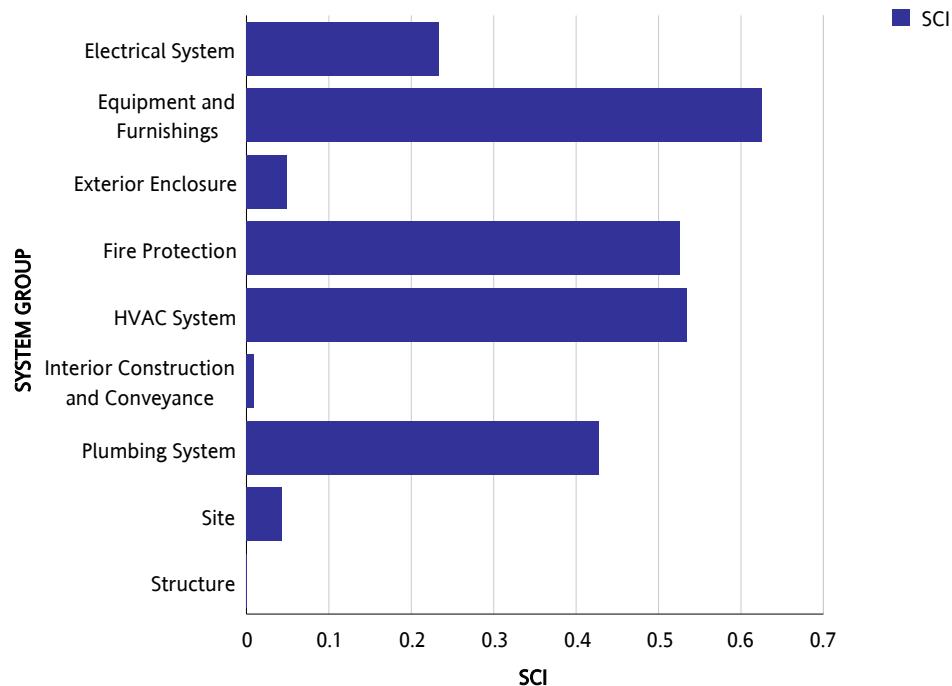
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$11,010	\$18,412	\$0	\$46,707	\$55,427	\$62,248	\$4,057	\$0	\$17,706	\$0	\$215,568
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$1,066	\$0	\$0	\$0	\$0	\$0	\$1,066
Interior Construction and Conveyance	\$0	\$0	\$0	\$3,626	\$0	\$1,480	\$82,721	\$71,132	\$133,471	\$0	\$0	\$292,430
Plumbing System	\$6,021	\$0	\$0	\$27,527	\$34,878	\$0	\$0	\$0	\$0	\$0	\$7,836	\$76,262
Site	\$0	\$0	\$0	\$5,953	\$0	\$22,641	\$27,832	\$0	\$145,415	\$0	\$0	\$201,841
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,937	\$0	\$0	\$6,937
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$73,147	\$0	\$0	\$0	\$0	\$0	\$73,147
Exterior Enclosure	\$0	\$0	\$0	\$25,895	\$0	\$16,904	\$8,807	\$0	\$93,721	\$28,394	\$0	\$173,722
HVAC System	\$0	\$66,561	\$0	\$70,965	\$46,260	\$9,510	\$0	\$0	\$0	\$0	\$27,947	\$221,242
Total	\$6,021	\$77,570	\$18,412	\$133,965	\$127,845	\$180,177	\$181,608	\$75,189	\$379,544	\$46,100	\$35,783	\$1,262,214

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Maintenance Shop



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$562,888	\$131,557	0.23
Equipment and Furnishings	\$117,036	\$73,147	0.62
Exterior Enclosure	\$881,271	\$42,800	0.05
Fire Protection	\$2,031	\$1,067	0.53
HVAC System	\$362,044	\$193,295	0.53
Interior Construction and Conveyance	\$582,449	\$5,106	0.01
Plumbing System	\$160,140	\$68,426	0.43
Site	\$666,812	\$28,594	0.04
Structure	\$1,111,159	\$0	0.00
Overall - Total	\$4,445,829	\$543,992	0.12

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost
Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Maintenance Shop

System Group and Priority	2- Short Term	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$0	\$131,557	\$0	\$2,743	\$27,262	\$161,562
Equipment and Furnishings	\$0	\$73,147	\$0	\$0	\$0	\$73,147
Exterior Enclosure	\$1,062	\$42,800	\$0	\$6,097	\$3,530	\$53,489
Fire Protection	\$0	\$1,067	\$0	\$0	\$0	\$1,067
HVAC System	\$0	\$193,295	\$42,250	\$0	\$0	\$235,545
Interior Construction and Conveyance	\$0	\$5,106	\$0	\$3,338	\$0	\$8,444
Plumbing System	\$6,021	\$62,405	\$0	\$0	\$0	\$68,426
Site	\$0	\$28,594	\$0	\$0	\$0	\$28,594
Structure	\$2,700	\$0	\$0	\$0	\$0	\$2,700
System Not Linked	\$0	\$0	\$0	\$0	\$63,573	\$63,573
Total	\$9,783	\$537,971	\$42,250	\$12,178	\$94,365	\$696,547

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

School District	Gulf Islands
SD No.	64
Facility Name	Phoenix Elementary
Facility Type	Elementary/Secondary
Address (mailing)	163 Drake Rd
City	Salt Spring Island
Province	British Columbia
Postal Code	V8K 2K8
Facility Number	
Facility Status	Active
Facility Ownership	No Ownership Selected
In Scope for Assessment	YES
Facility Assessment Date	07-28-2023
Facility FCI (5yr)	0.18
No of Assets	2
Total Replacement Value	\$818,371



10 YEAR FCI TREND - SCHOOL AVERAGE

Year	Past Due	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
FCI Cost \$	0	0	4,460	4,862	72,326	49,599	18,939	53,517	67,710	98,571	15,756	0
Cumulative FCI Cost \$ (A)	0	0	4,460	9,322	81,648	131,247	150,186	203,703	271,413	369,984	385,740	385,740
Replacement Value \$ (B)	818,371	818,371	818,371	818,371	818,371	818,371	818,371	818,371	818,371	818,371	818,371	818,371
FCI (A/B)	0	0	0.01	0.01	0.1	0.16	0.18	0.25	0.33	0.45	0.47	0.47

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM RENEWAL REQUIREMENT CROSTAB

Facility Name: Phoenix Elementary

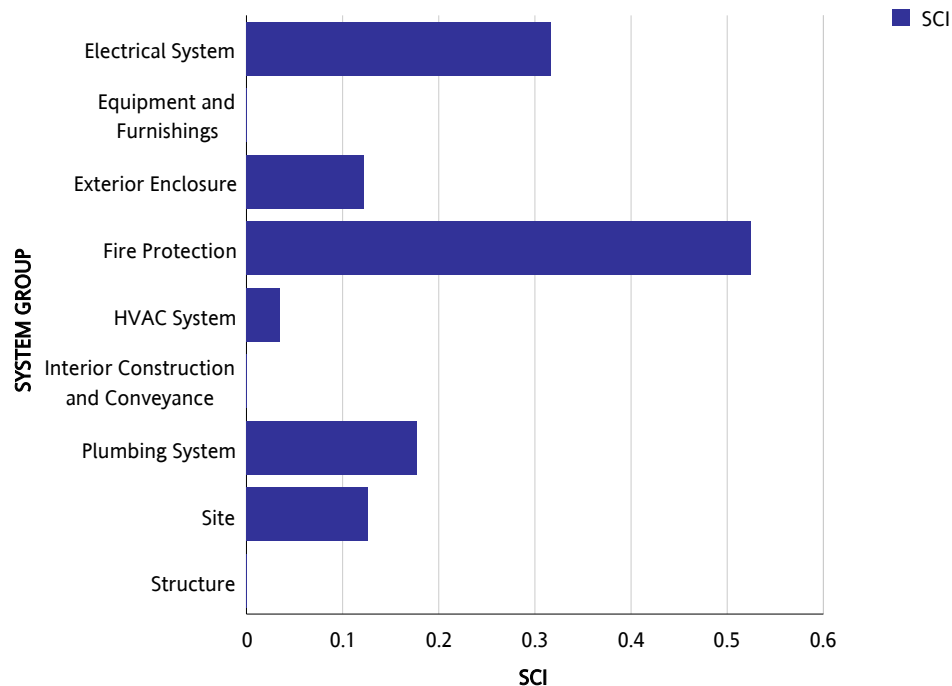
System Group	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Electrical System	\$0	\$4,460	\$0	\$4,133	\$19,878	\$15,137	\$0	\$1,880	\$0	\$0	\$0	\$45,487
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$455
Interior Construction and Conveyance	\$0	\$0	\$0	\$0	\$0	\$0	\$28,953	\$0	\$33,567	\$4,305	\$0	\$66,826
Plumbing System	\$0	\$0	\$4,862	\$15,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,398
Site	\$0	\$0	\$0	\$29,500	\$29,721	\$3,346	\$23,111	\$0	\$37,599	\$0	\$0	\$123,277
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$18,951	\$0	\$0	\$1,452	\$0	\$27,405	\$11,450	\$0	\$59,259
HVAC System	\$0	\$0	\$0	\$4,205	\$0	\$0	\$0	\$65,830	\$0	\$0	\$0	\$70,035
Total	\$0	\$4,460	\$4,862	\$72,326	\$49,599	\$18,939	\$53,517	\$67,710	\$98,571	\$15,756	\$0	\$385,739

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

SYSTEM CONDITION INDEX BY SYSTEM GROUP

Facility Name: Phoenix Elementary



System Group	System Replacement Cost	FCI Requirement Cost	SCI
Electrical System	\$137,908	\$43,609	0.32
Equipment and Furnishings	\$35,147	\$0	0.00
Exterior Enclosure	\$155,102	\$18,951	0.12
Fire Protection	\$867	\$455	0.52
HVAC System	\$119,588	\$4,205	0.04
Interior Construction and Conveyance	\$310,910	\$0	0.00
Plumbing System	\$115,062	\$20,399	0.18
Site	\$494,235	\$62,567	0.13
Structure	\$267,922	\$0	0.00
Overall - Total	\$1,636,742	\$150,186	0.09

LEGEND: SCI - System Condition Index = FCI Requirement Costs/System Replacement Cost

Data is based on current year 2025

SCHOOL FACILITY PROFILE REPORT

64 - Gulf Islands

REQUIREMENT CROSTAB BY SYSTEM GROUP AND PRIORITY

Facility Name: Phoenix Elementary

System Group and Priority	3- Long Term	4- Recommended	5- Does Not Meet Current Codes / Standards	6- Non Structural Seismic Vulnerability	Total
Electrical System	\$43,609	\$0	\$2,696	\$0	\$46,305
Exterior Enclosure	\$18,951	\$18,532	\$0	\$10,392	\$47,875
Fire Protection	\$455	\$0	\$0	\$0	\$455
HVAC System	\$4,205	\$0	\$0	\$0	\$4,205
Interior Construction and Conveyance	\$0	\$2,602	\$3,890	\$0	\$6,492
Plumbing System	\$20,399	\$0	\$0	\$0	\$20,399
Site	\$62,567	\$0	\$0	\$0	\$62,567
System Not Linked	\$0	\$0	\$0	\$4,741	\$4,741
Total	\$150,186	\$21,134	\$6,586	\$15,133	\$193,039

Data is based on current year 2025