



## ELECTORAL AREA DIRECTORS COMMITTEE MEETING A G E N D A

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**Thursday, November 21, 2019**

in the Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC

**Commencing at 10:00 a.m.**

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1. **CALL TO ORDER** - Director Goodings to Chair the Meeting
2. **DIRECTORS NOTICE OF NEW BUSINESS:**
3. **ADOPTION OF AGENDA:**
4. **ADOPTION OF MINUTES:**
  - M-1 Electoral Area Directors Committee Meeting Minutes of October 17, 2019
5. **BUSINESS ARISING FROM THE MINUTES:**
6. **DELEGATIONS:**
  - D-1 (10:30 am) FCAPX Re: Facilities Assessments  
Alexandre Bouchard, P. Eng., Senior Engineer
7. **CORRESPONDENCE:**
  - C-1 October 4, 2019 Letter from Larry Garrett, BC Cattlemen's Association President – Request to Improve High-Speed Internet in Rural Communities
8. **REPORTS:**
  - R-1 October 23, 2019 – Report from Crystal Brown, Electoral Area Manager – 2020 Electoral Area Directors Committee Meeting Schedule
  - R-2 November 12, 2019 – Report from Crystal Brown, Electoral Area Manager – Contract Award for "Connectivity Infrastructure Strategy Request for Proposal No. 24-2019"
  - R-3 November 12, 2019 – Report from Trish Morgan, GM Community Services – Facility Assessment – Kelly Lake Community Centre
  - R-4 November 12, 2019 – Report from Trish Morgan, GM Community Services – Facility Assessment – Osborn Community Hall
  - R-5 November 12, 2019 – Report from Trish Morgan, GM Community Services – Facility Assessment – Tate Creek Community Centre
9. **DISCUSSION ITEMS:**
  - DI-1 Electoral Area Directors Forum – Call for Agenda Topics
  - DI-2 Alberta Synergy Conference Update
  - DI-3 Rural Municipalities of Alberta Conference Update
  - DI-4 Volunteer Recognition
  - DI-5 'Over a Barrel' Documentary Trailer
  - DI-6 Director Referral Process on Land Use Applications
10. **NEW BUSINESS:**
11. **COMMUNICATIONS:**
12. **DIARY:**
  - DIA-1 Electoral Area Directors Committee November Diary
13. **ADJOURNMENT:**



## PEACE RIVER REGIONAL DISTRICT

### ELECTORAL AREA DIRECTORS COMMITTEE MEETING MINUTES

DATE: October 17, 2019

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT: **Directors**

Director Goodings, Meeting Chair  
Director Sperling  
Director Hiebert  
Director Rose

**Staff**

Shawn Dahlen, Chief Administrative Officer  
Tyra Henderson, Corporate Officer  
Lyle Smith, Chief Financial Officer  
Crystal Brown, Electoral Area Manager  
Aden Fulford, GIS Coordinator  
Naomi Donat, Recording Secretary

Call to Order The Chair called the meeting to order at 10:00 a.m.

**DIRECTORS NOTICE OF NEW BUSINESS:**

Director Sperling Kaslo infoNet Society

**ADOPTION OF AGENDA:**

MOVED by Director Hiebert, SECONDED by Director Sperling,  
That the Electoral Area Directors Committee agenda for the October 17, 2019  
meeting, including Director's new business, be adopted as amended:

1. CALL TO ORDER - Director Goodings to Chair the Meeting
2. DIRECTORS NOTICE OF NEW BUSINESS:
3. ADOPTION OF AGENDA:
4. ADOPTION OF MINUTES:
  - M-1 Electoral Area Directors Committee Meeting Minutes of September 12, 2019
5. BUSINESS ARISING FROM THE MINUTES:
6. DELEGATIONS:
  - D-1 (10:30) Telus, Re: Service in the District  
Andre Cote, Field Support Manager and Caghan Bonnough, Regional Marketing Manager  
Roberta Squire, General Manager and Tyler Mooi, Municipal and Government Relations Manager - via video conference
  - D-2 (11:30) PNG, Re: Update on projects  
Brock John, Director, Business Development and Stakeholder Relations – via video conference

- Adoption of Agenda (continued)
7. CORRESPONDENCE:
  8. REPORTS:
    - R-1 October 2, 2019 – Report from Crystal Brown, Electoral Area Manager – Contract Renewal for Grant Writer Services No.26-2018/2019 (Page 9)
  9. DISCUSSION ITEMS:
    - DI-1 Follow-up from UBCM Meetings
    - DI-2 Support BC Farmers online engagement
    - DI-3 eScribe
  10. NEW BUSINESS:
    - NB-1 Kaslo infoNet Society
  11. COMMUNICATIONS:
  12. DIARY:
    - DIA-1 Electoral Area Directors Committee October Diary
  13. ADJOURNMENT:

**ADOPTION OF MINUTES:**

M-1  
EADC Minutes

MOVED by Director Sperling, SECONDED by Director Rose,  
That the Electoral Area Directors Committee Meeting Minutes of September 12, 2019 be adopted.

**CARRIED****BUSINESS ARISING FROM THE MINUTES:**

BA-1 Clayhurst Boat Launch  
Urban Systems will be reporting at the next Regional Community Liaison Committee. Director Rose suggested that this also be discussed with the Williston Advisory Committee.

BA-2 Water Licenses  
Crystal will forward the website with directions to the Electoral Directors on how to find information regarding water licenses that have been issued in the region.

**CORRESPONDENCE:**

None

**REPORTS:**

R-1  
October 2, 2019 – Contract Renewal for Grant Writer Services No.26-2018/2019

MOVED by Director Rose, SECONDED by Director Sperling,  
That the Regional Board provide pre-budget approval to extend the Peace River Regional District Grant Writer Services Contract No. 26-2017/2019 for an additional one year term to December 31, 2020 and include an annual cost of \$79,280 excluding taxes in the Function 140 - Economic Development 2020 Draft Budget funded by Electoral Areas B, C, D and E; further, that the Chair and Chief Administrative Officer be authorized to sign the agreement.

R-1 (continued)

**CARRIED**

MOVED by Director Hiebert, SECONDED by Director Rose,  
That the Regional Board submit an application to the Northern Development Initiative Trust 'Grant Writing Support' program for a grant of up to \$8000 that, if successful, will be used to fund the extension of Contract No. 26-2017/2019 for grant writer services in 2020.

**CARRIED****DELEGATIONS:**

D-1 Telus  
Telus staff heard the concerns of each electoral director. PRRD staff will provide Ms.

Roberta Squires, Tyler Mooi, Caghan Bonnough, and Andre Cote

Squires and Mr. Mooi with account information for the Charlie Lake Fire Department so that they can review the contract and look for potential cost savings. Mr. Mooi agreed to work with Director Goodings and staff to discuss the potential for services for Sheppard's Inn and industry users within the vicinity. Ms. Squires agreed to share information with Crystal on "Internet for Good", "Mobility for Good", and "Babylon by Telus Health" programs. Mr. Mooi suggested that Telus would be grateful for any information that PRRD can provide on the type of services people need and want in the district, to help Telus decide on opportunities for upgrading services.

D-2 PNG  
Brock John

PNG is having difficulties securing consistent supplies of sweet natural gas due to the economic downturn in the industry. Provincial and Federal governments want to move away from natural gas and promote the use of electricity instead. They are asking that those wishing to have natural gas service present their needs to the government. Mr. John will review PNG's extension policy.

Recess  
Reconvene

The meeting recessed for luncheon at 12:15 p.m.  
The meeting reconvened at 1:00 p.m.

#### **DISCUSSION ITEMS:**

DI-1  
Follow up from UBCM

MOVED by Director Rose, SECONDED by Director Sperling,  
That the Electoral Area Directors Committee recommend to the Regional Board that a letter in the form of a complaint be forwarded to the BC Utilities Commission requesting a report on the cause of the power outage across most of northern BC on the evening of September 11, 2019.

**CARRIED**

MOVED by Director Sperling, SECONDED by Director Hiebert,  
That the Electoral Area Directors Committee recommend to the Regional Board that the Regional Board seek legal advice on whether or not the Peace River Regional District can provide up front capital funding costs for the construction of natural gas mainline extension(s), and through a service establishment bylaw, recoup those costs through taxation of the defined benefitting area, without becoming a utility or owning the infrastructure.

**CARRIED**

DI-1  
Follow up from UBCM  
(continued)

MOVED by Director Sperling, SECONDED by Director Rose,  
That the Electoral Area Directors Committee recommend to the Regional Board that the Regional Board enquire with the Surveyor of Taxes as to whether or not the Regional District receives a portion of the taxes collected on natural gas utility service lines.

**CARRIED**

MOVED by Director Rose, SECONDED by Director Sperling,  
That the Electoral Area Directors Committee recommend to the Regional Board that a letter be sent to the Minister of Labour requesting that robust consultation be conducted in the North East regarding the definition of 'light duty' and 'hazardous work' in respect to youth employment regulations.

**CARRIED**



MOVED by Director Rose, SECONDED by Director Hiebert,  
That the Electoral Area Directors Committee recommend to the Regional Board that Coastal GasLink be invited to a future Regional Board meeting to provide an update on their operations in the region.

**CARRIED**

MOVED by Director Rose, SECONDED by Director Sperling,  
That the Electoral Area Directors Committee recommend to the Regional Board that staff post a notice on the PRRD website and Facebook page indicating that the Agricultural Land Commission is seeking nominations for a commissioner from the region.

**CARRIED**

MOVED by Director Sperling, SECONDED by Director Hiebert,  
That the Electoral Area Directors Committee recommend to the Regional Board that a letter be forwarded to Mark Zacharias , Deputy Minister of Environment and Climate Change Strategy, asking for clarification on the definition of a stream under the *Water Sustainability Act*.

**CARRIED**

MOVED by Director Sperling, SECONDED by Director Rose,  
That the Electoral Area Directors Committee recommend to the Regional Board that a letter be forwarded to the Minister of Transportation and Infrastructure requesting clarification as to whether there is Ministry funding allocated to construction or maintenance of oil and gas industry roads in the region.

**CARRIED**

DI-2 Support for BC  
Farmers online  
engagement

MOVED by Director Rose, SECONDED by Director Hiebert,  
That the Electoral Area Directors Committee recommend to the Regional Board that the Regional Board send a letter to the Ministry of Agriculture requesting that the Ministry return to the Peace River Regional District to host a second public engagement session regarding the future of farmland and request that the session be properly advertised to the public to allow them the opportunity to have their say on how best to encourage farming and protect farmland throughout British Columbia.

**CARRIED**

DI-3 eScribe

Tyra explained that this is software to create agendas, conduct meetings, and create minutes. The intention is to slowly roll out the implementation, starting with a small committee.

**NEW BUSINESS:**

NB-1

Kaslo infoNet Society

MOVED by Director Sperling, SECONDED by Director Hiebert,  
That the Electoral Area Manager will contact this society to see what the Electoral Area Directors might be able to learn from their situation.

**COMMUNICATIONS:** None.

**DIARY:**

DIA-1                      MOVED by Director Rose, SECONDED by Director Hiebert,  
That Diary Item 4 A be added to continue development of a template.

**ADJOURNMENT**                      The Chair adjourned the meeting at 2:45 p.m.

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Director Goodings, Meeting Chair

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Naomi Donat, Recording Secretary



## BRITISH COLUMBIA CATTLEMEN'S ASSOCIATION

*Representing the Beef Cattle Industry of British Columbia*

AGRI CENTRE - #4 - 10145 DALLAS DRIVE, KAMLOOPS, B.C. V2C 6T4 PHONE (250) 573-3511 FAX (250) 573-5155

October 4, 2019

ATTN: Mayor / Regional District Chair

Our File: 2019-035  
SENT BY MAIL

### RE: Request to Improve High-Speed Internet in Rural Communities

The BC Cattlemen's Association is a provincial organization comprised of 56 local and regional cattlemen's organizations. We represent almost 1,200 rancher members many of whom operate in rural and remote regions throughout the province.

There have been advancements in technology and society has grown accustomed to having high-speed internet access at their finger tips at all times. Ranchers face a much different reality. Most areas not have high-speed internet, satellite internet is expensive and often the topography in rural areas limits the signal quality. Cell coverage is also intermittent in rural areas.

At the same time, the province is moving toward a paper-less, digital system for authorizations that affect our daily activities for grazing, water licences, woodlots etc. In some cases, the province isn't even creating paper applications, a good example of this is the recent implementation of groundwater licensing requirements. Ranchers cannot be expected to operate in digital world for their daily business, if they are not given the tools to do so.

Rural resident need high-speed internet access.

There are only a few months left in this decade, let's help the agricultural community move out of the 90s and into 2020 with improved access to internet.

The BC Cattlemen's Association asks the regional district to work to improve rural connectivity and immediately apply for a grant from the CRTC Broadband Fund (<https://crtc.gc.ca/eng/internet/internet.htm>).

Best regards,

Larry Garrett,  
BCCA President

cc: Hon. Lana Popham, Minister of Agriculture  
Arjun Singh, Chair UBCM





# REPORT

To: Electoral Area Directors Committee

Date: October 23, 2019

From: Crystal Brown, Electoral Area Manager

**Subject: 2020 Electoral Area Directors Committee Meeting Schedule**

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## RECOMMENDATION:

That the Electoral Area Directors Committee approve the 2020 meeting schedule in accordance with the Committee's Terms of reference as follows:

1. January 16
2. February 20
3. March 19
4. April 16
5. May 21
6. June 18
7. July 16
8. August 20
9. September 17
10. October 15
11. November 19
12. December 17

## BACKGROUND/RATIONALE:

The current Electoral Area Directors Committee Terms of Reference states that the Committee will hold a meeting the third Thursday of each month, or at the call of the Chair. The proposed schedule adheres to the Terms of Reference and is being presented for approval.

## ALTERNATIVE OPTIONS:

1. That the Electoral Area Directors Committee provide alternative meeting dates.
2. That the Electoral Area Directors Committee provide further direction.

## STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

## FINANCIAL CONSIDERATION(S):

None.

## COMMUNICATIONS CONSIDERATION(S):

Meeting notifications will be sent to staff and Directors via Outlook Calendar invitation. Meeting dates will be posted on the PRRD's website calendar for the public.

Staff Initials: *CBrown* Dept. Head:

CAO:

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**OTHER CONSIDERATION(S):**

The Rural Budgets Administration Committee will follow the same meeting schedule as EADC.

**Attachments:**

1. EADC Terms of Reference



## POLICY STATEMENT

### **ELECTORAL AREA DIRECTORS' COMMITTEE**

The Electoral Area Directors' Committee membership shall be elected representatives from Electoral Area 'B', Electoral Area 'C', Electoral Area 'D' and Electoral Area 'E'.

#### **TERMS OF REFERENCE**

1. The Electoral Area Directors' Committee will meet to address issues of a rural nature.
2. Meetings will be open to the public.
3. The Electoral Area Directors' Committee will be chaired by an Electoral Area Director elected by the committee participants.
4. The Electoral Area Directors' Committee will hold meetings the third Thursday of each month or at the call of the Chair.
5. Electoral Area Directors' Committee meetings will be funded through the Legislative - Electoral Area budget under "Electoral Area Business." Only Electoral Area Directors will be compensated for attending meetings.
6. Agenda items for the Electoral Area Director's Committee meetings will include items that are:
  - a) referred to the meeting by resolution of the Regional Board; or
  - b) of a purely rural nature.
7. Items for the regular agenda must be provided to Administration by noon the Friday prior to the scheduled meeting.
8. All recommendations of the Committee shall be determined by majority vote of the Electoral Area Directors.
9. Staff will prepare minutes and forward recommendations to the Regional Board for consideration.
10. Committee recommendations will be ratified by the Regional Board prior to staff action being undertaken, unless previously authorized by a referring Board resolution.



# REPORT

To: Electoral Area Directors Committee

Date: November 12, 2019

From: Crystal Brown, Electoral Area Manager

**Subject: Contract Award for “Connectivity Infrastructure Strategy Request for Proposal No. 24-2019”**

## RECOMMENDATION #1:

That the Electoral Area Directors Committee recommend that the Regional Board award the contract for “Connectivity Infrastructure Strategy Request for Proposal No. 24-2019” to Valo Network Ltd. and Canadian Fiber Optics Corporation at the cost of \$78,650 (excluding taxes); further,

That the Chair and Chief Administrative Officer be authorized to sign the contract on behalf of the Regional District.

## RECOMMENDATION #2:

That the Electoral Area Directors Committee refer funding for the Connectivity Infrastructure Strategy Request for Proposal No. 24-2019 contract award to the Rural Budgets Administrative Committee to determine budget and secure funds for the Peace River Regional District needs assessment and connectivity strategy development project.

## RECOMMENDATION #3:

That the Electoral Area Directors Committee recommend that the Regional Board submit a grant application to the NDIT Connecting British Columbia Program Phase Two-Intake Two- Connectivity Infrastructure Strategy Funding program for the purpose of conducting a connectivity infrastructure strategy.

## BACKGROUND/RATIONALE:

At the August 6, 2019 Electoral Area Directors Committee meeting, the Directors gave direction to staff to issue a Request for Proposal (RFP) seeking proposals from suitably qualified Telecommunications Specialists to conduct a regional connectivity needs assessment and develop a comprehensive connectivity infrastructure strategy for the Peace River Regional District.

The RFP was placed on BC Bid and the Peace River Regional District (PRRD) website for approximately four weeks. The RFP closed Tuesday November 5<sup>th</sup>. The following four proposals were received:

	Great North Engineering Consultants Inc.	RhiCom Networks Inc.	Valo Networks	TANEx Engineering Corporation
TOTAL COST – EXCLUDING TAX	\$35,945	\$84,290	\$78,650	\$54,480

Staff Initials: *CB* Dept. Head:

CAO:

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Valo Network Ltd. and Canadian Fiber Optics Corporation scored the highest in the evaluation based on their combined score for qualifications, methodology, work schedule, and cost. Recognizing they are not the low cost provider, their proposal best addressed the requirements of the RFP. Their team composition, experience with similar rural projects, and methodology set apart their qualification score.

**ALTERNATIVE OPTIONS:**

1. That the Electoral Area Directors Committee provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Advocacy
- ☒ Increased broadband connectivity for rural communities - Situational/Gap Analysis and Investment

**FINANCIAL CONSIDERATION(S):**

If successful, the NDIT grant will cover up to a maximum of 75% of eligible project costs to a maximum of \$15,000. The Peace River Regional District will have to demonstrate in the application that it has the remaining funds to cover the project.

**COMMUNICATIONS CONSIDERATION(S):**

None.

**OTHER CONSIDERATION(S):**

Applications must demonstrate that the project will be completed by March 31, 2020. A high-level project plan, including major milestones is strongly preferred.

Required attachments for the grant include:

- Consultant proposal including quote(s).
- Recently dated Peace River Regional District resolution of support/approval for the proposed project.
- Funding approval letters from other sources.





# REPORT

To: Electoral Area Directors Committee

Date: November 12, 2019

From: Trish Morgan, General Manager of Community Services

Subject: Facility Assessment – Kelly Lake Community Centre

## RECOMMENDATION:

That the Electoral Area Directors Committee recommend that the Regional Board authorize the Electoral Area D Director, Regional District staff and the Regional District grant writers to meet with the Kelly Lake Community Centre Society to further review the “Facility Condition Assessment Report Kelly Lake Community Centre” report and discuss grant options to fund the renovation of the Community Centre.

## BACKGROUND/RATIONALE:

The Kelly Lake Community Centre (KLCC) is operated by the Kelly Lake Community Centre Society and is the only public facility in the Kelly Lake Community. The Community Centre was transferred to the Regional District from the Provincial Government in November 2010. Funds are requisitioned annually for the operation of the Centre, but the facility (built in 1977) is deteriorating and is in need of assessment and potential renovations to continue to be fit for public occupancy. An Operating Agreement is in place for this facility. In anticipation of applying to provincial and federal grant programs, a facility condition assessment (FCA) was completed.

A final design report, outlining the process and data based results, is still forthcoming for this facility. This final design report will make recommendations on how to maximize and/or repurpose existing facility use, provide options (including phasing) for future expansion and use, identify current and existing gaps in the facility, and outline costing for such upgrades at a cost ‘D’ level. This final report has yet to be provided, though design options and summary of costs are included in this report. When the final design report is complete it will be sent to the Kelly Lake Community Centre Society, and the Area ‘D’ Director.

## ALTERNATIVE OPTIONS:

1. That the Electoral Area Directors Committee receive the report “Facility Condition Assessment Report Kelly Lake Community Centre” for information.
2. That the Electoral Area Directors Committee provide further direction.

## STRATEGIC PLAN RELEVANCE:

- ☒ Organizational Effectiveness
  - ☒ Develop a Corporate Asset Management Program

**FINANCIAL CONSIDERATION(S):**

Although the facility is owned by the Regional District, it is operated by the Kelly Lake Community Centre Society. A service area was established in 2006 to support the Centre's operations as well as maintenance and capital requirements.

The cost to repair the facility is \$1.88 million, as reported in the Draft Facility Assessment document, and is summarized below. The full table can be found on page 81 of the attached document.

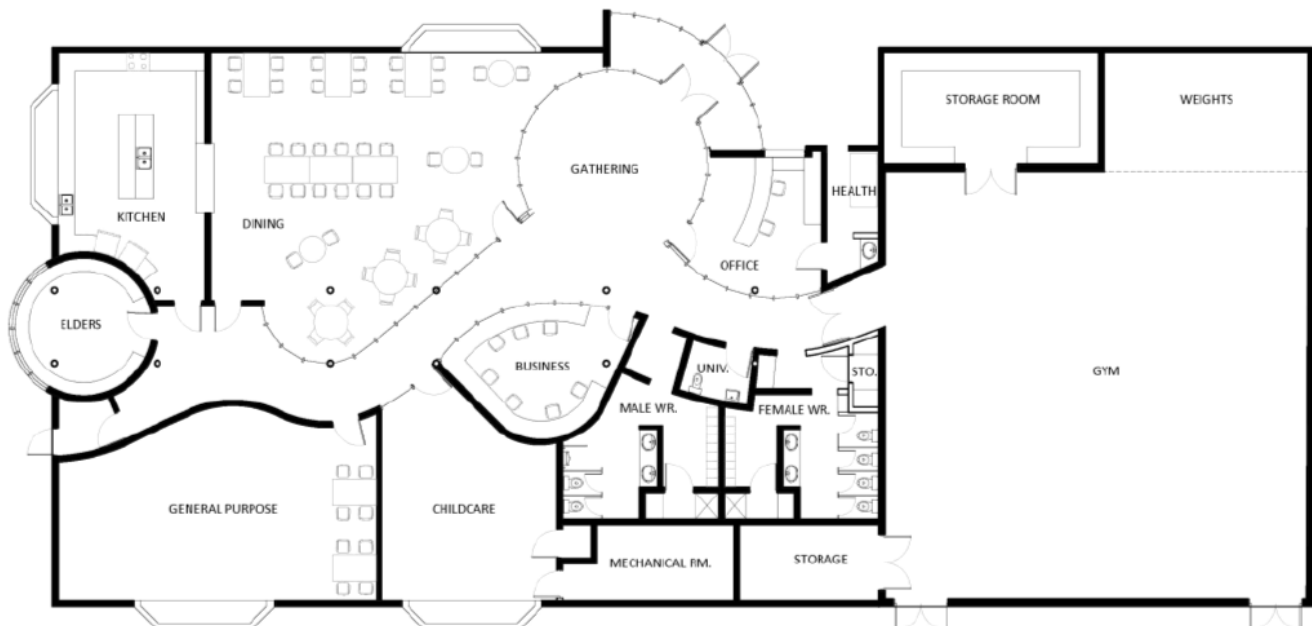
Exterior Coatings	2022	\$44,800.00
Masonry – Block (Engineered Study)	2020	\$10,000.00
Metal Siding	2025	\$41,280.00
Windows - 1988 & older	2022	\$19,600.00
Windows – 2000	2030	\$8,400.00
Solid Doors – Single	2025	\$9,000.00
Solid Doors – Double	2025	\$10,000.00
Conventional - Modified Bitumen	2023	\$179,550.00
Hatches	2023	\$5,000.00
Fixed Partitions (Engineered Study)	2020	\$15,000.00
Fixed Partitions	2020	\$16,625.00
Demountable Partitions	2025	\$63,175.00
Solid Interior Door - Single	2019	\$4,000.00
Solid Interior Door - Single	2025	\$34,000.00
Washroom Partitions	2025	\$10,500.00
Millwork	2025	\$20,000.00
Cabinets - Kitchen	2025	\$16,800.00
Roof Access Ladders	2020	\$20,000.00
Roof Access Ladders	2025	\$10,000.00
Other Stair Construction - Crawl Space Ladders	2027	\$20,000.00
Painted Wall Covering	2025	\$14,400.00
Wall Paper	2025	\$31,500.00
Wood Panel	2025	\$28,080.00
Ceramic Tile	2025	\$39,150.00
Wood Flooring	2021	\$75,140.00
Carpet	2022	\$2,160.00
Vinyl Sheet	2022	\$48,720.00
Painted / Sealed Concrete Floor	2022	\$1,040.00
Other Floor Finishes - Resilient Tile Floor	2030	\$15,000.00
Wood Ceiling	2025	\$8,710.00
Painted Ceiling Structures	2025	\$1,000.00

Suspended Acoustic Ceiling Panels	2025	\$30,560.00
Water Closets	2035	\$6,000.00
Urinals	2020	\$1,000.00
Lavatories	2020	\$7,000.00
Kitchen sink	2025	\$1,000.00
Sinks	2022	\$2,000.00
Showers	2025	\$3,000.00
Domestic Water Pipes and Fittings (Engineered Study)	2019	\$12,000.00
Domestic Water Pipes and Fittings	2022	\$26,600.00
Domestic Water Equipment - Booster Systems	2020	\$10,000.00
Domestic Water Storage Tanks	2030	\$4,500.00
Domestic Water Tank Heaters	2020	\$3,375.00
Domestic Water Tank Heaters	2025	\$6,750.00
Sanitary Waste and Vent Piping (Engineered Study)	2020	\$10,000.00
Sanitary Waste and Vent Piping	2020	\$8,000.00
Sanitary Waste and Vent Piping	2027	\$29,925.00
Rain Water Drainage Piping and Fittings	2027	\$19,950.00
Fuel Fired Forced Air Furnace - New	2025	\$9,600.00
Fuel Fired Forced Air Furnace - Old	2023	\$12,800.00
Air Distribution Systems	2025	\$79,800.00
Exhaust Fans	2025	\$9,000.00
Forced Flow Units	2025	\$3,000.00
Fume Hood Systems (Engineered Study)	2020	\$2,000.00
Fume Hood Systems	2035	\$25,000.00
Low Voltage Electrical Service	2025	\$19,950.00
Electrical Panels	2025	\$16,000.00
Branch Wiring and Devices	2025	\$63,175.00
Interior Lighting	2022	\$56,525.00
Exterior Lighting	2022	\$7,200.00
Exit Lighting	2022	\$1,995.00
Fire Alarm Systems (Engineered Study)	2020	\$2,000.00
Fire Alarm Systems	2022	\$33,250.00
Security and Detection Systems	2025	\$13,300.00
Emergency Lighting Systems	2022	\$3,325.00
Playground Equipment	2020	\$30,000.00
Chain Link Fence Enclosure	2020	\$8,000.00
Arena/Race Track	2020	\$40,000.00

Gravel Paved Surface - Parking Area	2021	\$10,000.00
Concrete Paved Surfaces	2025	\$2,400.00
Concrete Paved Surfaces - Walkways	2025	\$18,000.00
Flagpoles	2022	\$5,000.00
Fencing and Gates - Chain Link Fence	2024	\$162,500.00
Water Supply	2024	\$99,750.00
Sanitary Sewer	2027	\$106,400.00
Fuel Storage Tanks - Aboveground	2020	\$40,000.00
Exterior Pole Light Fixture	2020	\$3,000.00
<b>Total Cost</b>		<b>\$1,887,260</b>

The below Class 'D' estimates are for the design project are focused on the renovation/expansion options; however, some of the costs will overlap with the recommendations from the condition assessment since some systems/equipment will be removed/replaced as part of the renovation. The Engineer suggests that "when considering which approach is best for Kelly Lake, consider both the costs and scope of the expansion/renovation as well as the anticipated renewal costs projected in the FCA since there will certainly be overlap, which could result in the expansion seeming more attractive as it can tackle some of the larger renewals/repairs in a large scale (and ideally more cost effective) manner."

#### Design Option 1 (Renovate within Existing Footprint):

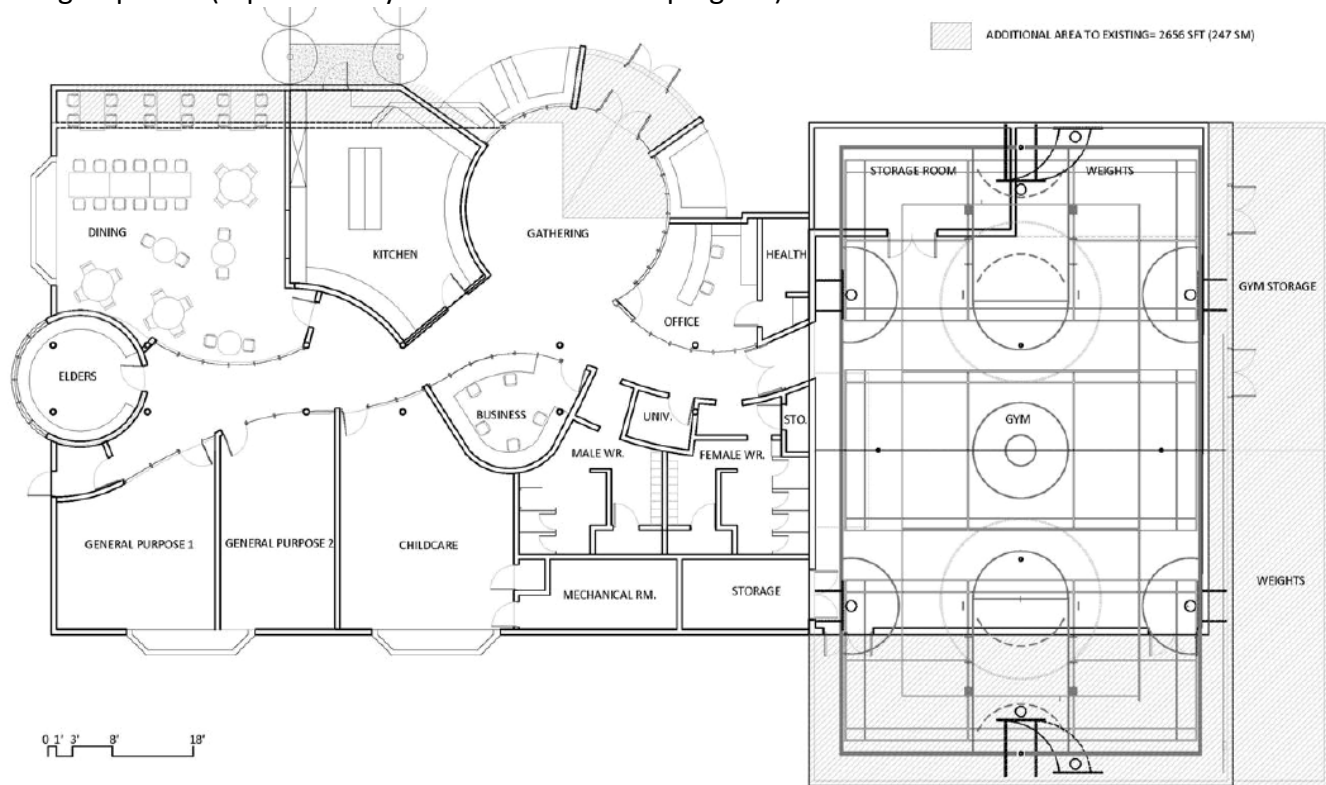


#### Design Option 1: Summary of Class 'D' Estimate

Element	Cost
Substructure (foundations, earthwork)	\$4,412.41
Structure	\$15,087.53
Exterior Cladding	\$653,269.93

Interior Partitions	\$188,933.11
Interior Finishes	\$100,056.96
Fittings and Equipment	\$97,239.46
Electrical	\$131,538.78
Mechanical	\$243,064.08
Overhead and Profit, General Contractor Fee	\$221,995.39
Soft Costs	\$463,567.34
Design Contingency	\$413,899.41
<b>Net Building Cost</b>	<b>\$2,533,064.42</b>

Design Option 2 (Expand facility to accommodate full program):



Design Option 2: Summary of Class 'D' Estimate

Element	Cost
Substructure	\$51,552.69
Structure	\$176,276.07
Exterior Cladding	\$730,648.84
Interior Partitions	\$188,933.11
Interior Finishes	\$117,988.19
Fittings and Equipment	\$127,424.66
Electrical	\$248,112.27
Mechanical	\$486,593.80
Overhead and Profit, General Contractor Fee	\$221,995.39
Soft Costs	\$657,867.01

Design Contingency	\$281,943.00
<b>Net Building Cost</b>	<b>\$3,289,335.05</b>

**COMMUNICATIONS CONSIDERATION(S):**

None.

**OTHER CONSIDERATION(S):**

None.

**Attachments:**

1. Facility Condition Assessment Report: Kelly Lake Community Centre - October 30, 2019
2. Detailed Class 'D' Design Estimates



PEACE RIVER REGIONAL DISTRICT



Submission to

**Peace River Regional District**

**Facility Condition Assessment Report  
Kelly Lake Community Centre**

**Version: Final**

**November 14, 2019**

Prepared by:  
FCAPX Ltd.  
Project No. 19063  
[www.fcapx.com](http://www.fcapx.com)





## Collaborating to Provide Asset Data You Can Trust

### Executive Summary

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FCAPX Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Kelly Lake Community Centre in Kelly Lake, British Columbia. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 20 years.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

### Facility Summary

The Kelly Lake Community Centre is located at 107 Kelly Lake Road in Kelly Lake, British Columbia. According to information provided the building was constructed in approximately 1977 with no known significant renovation programs. It is a single-storey building with an estimated gross floor area of approximately 665 square meters. The building is currently split into two sides. The north section being the gymnasium. The south portion including the office, program rooms, and kitchen.

### System Summaries

#### Structural and Architectural Summary

With the exception of a basic floor plan, no architectural or structural drawings were available for review. The building is a single storey largely constructed of concrete block with a steel structure. The building has two crawlspaces. The exterior cladding includes brick veneer and corrugated metal panels. The roof covering is modified bitumen.

For the most part, the architectural elements are original and some such as the operable windows appear to have reached the end of their useful lives. Damage to finishes was observed in the washrooms.

#### Plumbing and Mechanical Systems Summary

No mechanical drawings were available for review. Domestic heat is provided by a series of fuel (propane) burning forced air furnaces. Propane is stored in four tanks located on site. The heating system has been upgraded from the original system.

Domestic hot water is provided by three conventional fuel burning hot water heaters. It was reported that the hot water supply is inadequate. Water is delivered to the building by truck and stored in a cistern. For the most part, the plumbing system appears to be original.

#### Electrical Systems Summary

No electrical drawings were available for review. A 110/220 volt, single phase electrical service is delivered to the building via an overhead service drop. The main shut off and



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service panel are located in the mezzanine. The main shut off is rated at 400 amps. For the most part the electrical system appears to be original.

### Site Feature Systems Executive Summary

No site drawings were available for review. Site features include a gravel parking area, an abandoned outdoor rink, a concrete patio and playground area.

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## APPENDIX

**Appendix 1 – Facility Condition Assessment Findings**

**Appendix 2 – 20-Year Capital Plan Summary**

**Appendix 3 – Energy Efficiency Review Findings**

**Appendix 4 – Facility-specific Preventative Maintenance Plan**

**Appendix 5 – Photo Log**

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## 1 INTRODUCTION

FCAPX Ltd. (FCAPX) was contracted by the Peace River Regional District to conduct a Facility Condition Assessment (FCA) of the Kelly Lake Community Centre (herein referred to as the “Facility, “Site” or “Property”). We understand the purpose of this report is to assist with the long-term capital planning for the facility. This report summarizes the findings of the FCA for the property.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

### 1.1 FACILITY

Information on the evaluated facility is provided below:

<b>Building Name</b>	<b>Kelly Lake Community Centre</b>
<b>Address</b>	<b>107 Kelly Lake Road, Kelly Lake, BC</b>
<b>Estimated Building Floor Area (sq.m.)</b>	<b>665</b>
<b>Number of Storeys</b>	<b>1 (with crawlspace)</b>
<b>Date of Construction</b>	<b>1977</b>

### 1.2 SITE REVIEW

A site visit was performed on July 12, 2019 by the following FCAPX personnel:

- Alexandre Bouchard, P.Eng.

### 1.3 OWNER SUPPLIED MATERIAL

In this report, reference is made to the “reported” condition of particular systems and/or components. The reported condition pertains to information provided by the building’s operations and maintenance personnel and/or tenants. In some cases, this information was gathered through either an onsite interview process or a formal off-site interview process.

Otherwise, facility condition related documentation was limited to:

- Playground Safety Audit, prepared by Suncorp Valuations, dated Sept. 18, 2018.

## 2 SCOPE OF WORK

The FCA carried out by FCAPX is generally based on the ASTM Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E2018-15) and consisted of the following:

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- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;
- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

The ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not constitute a material physical deficiency of the site.

The review of the Site was based on a visual walk-through review of the visible and accessible components of the property, building and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to determine their condition and to identify physical deficiencies, where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted, and no samples of building materials were collected to substantiate observations made, or for any other reason.

The review of the mechanical systems, electrical systems, and fire & life safety systems at the property included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition, with considerations of the reported performance. No physical tests were conducted on these systems.

A detailed evaluation of the property development's compliance with applicable national and/or provincial Building Codes and/or Fire Codes is not part of the scope of this assessment. It is assumed that the existing buildings and related structures were reviewed and approved by local authorities at the time of construction. However, applicable codes may be referenced by FCAPX, at their discretion, to identify deficiencies and appropriate recommendations.

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Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

Opinions of probable costs for deficiencies that are individually less than the established threshold amount are generally not included in the FCA cost tables. The exception are deficiency costs relating to life, safety or accessibility, these may be included regardless of this cost threshold.

### 2.1 DEVIATIONS FROM THE GUIDE

The major deviations from ASTM E2018-15 for this project that was not included are as follows:

- A review of municipal/public records for zoning;
- A comprehensive building and/or fire & life safety code/regulatory review for compliance. It is assumed that at the time of building construction/commission and/or subsequent renovation(s), a duty of care was undertaken to ensure the building and related structures were constructed in accordance with the current building and fire code, as well as reviewed and approved by the local authorities having jurisdiction;
- An assessment of the property's compliance with barrier-free accessibility requirements; and
- A review of municipal/regional records to determine if the property resides in a designated flood plain.

Furthermore, the FCA did not include a:

- Verification of the number of parking spaces;
- Verification of gross and net usable areas of the site building(s); and
- Review of as-built construction drawings for the building and site.

### 2.2 LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the Peace River Regional District (PRRD). The report may not be relied upon by any other person or entity without the express written consent of FCAPX and the Peace River Regional District.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such

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third parties. FCAPX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for facility condition assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. FCAPX did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, FCAPX has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, FCAPX requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for order of magnitude budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the element/system in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or

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regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

### 3 DEFINITIONS

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The following are definitions to aid in the understanding of the assessment.

#### 3.1 EVALUATION PERIOD

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a twenty (20) year evaluation period.

#### 3.2 OPINIONS OF PROBABLE COSTS

Opinions of probable costs for repair and/or replacement of components and/or additional investigation of the conditions identified in this report are based on the noted method of evaluation. These opinions are not construction costs and are for general budgeting purposes only since they are based on historical costing information and our experience with similar systems in other buildings. A detailed or exhaustive examination of quantities/costs of equipment, materials, or labour required for the remedial work has not been performed. Unless otherwise stated, engineering costs for remedial work have not been included in this report.

Only planned actions with a total cost over \$1,000 have been included in this report. Actions below this cost threshold are assumed to be handled under Operation and Maintenance budgets. Actions relating to life safety may be included in the report, regardless of cost.

#### 3.3 ASSET LIFE EXPECTANCY

The facility systems observed during the assessment were broken down by their major assets and assigned an expected useful life (EUL). This value was used to determine the remaining useful life (RUL) of the asset. The values for EUL are based on information provided in manufacturer's literature, industry standards, our observations of the assets, and our experience with similar materials and systems in similar locales. Based on the asset's overall reported and/or observed physical condition an "Equivalent Age" was determined that represents the point within the asset's lifecycle based on the EUL. This was then used to determine the RUL.

The EUL of assets is a theoretical number, which is an estimate, that is a function of quality of materials used, manufacturing and installation, as well as frequency and intensity of service, the degree of maintenance afforded to the asset, and local weather conditions.



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The realization of an asset's EUL does not necessarily constitutes its replacement. A detailed condition assessment or investigation is recommended as a prudent approach to confirm the component RUL and the need for either a repair (maintenance) or a refurbishment. Risk, including safety or the cost of damage to the facility and its use, was considered in estimating the RUL and the schedule for major repairs or replacements.

### 3.4 RECOMMENDATION TYPE

Recommendation types in this report indicate the action that is to take place based on the review of the component. The recommendation type categories are shown below.

- **Study:** Includes recommendations for further investigation into the condition or options for determining the appropriate repair/replacement action.
- **Major Repair:** Any component or system in which future major repair is anticipated but not replacement of the entire component.
- **Condition-Based Replacement:** Any component or system in which requires replacement in the near term (within the next 5 years) due to its condition.
- **Lifecycle Replacement:** Any component or system in which future replacement (5 years or more) is anticipated.

### 3.5 CONDITION RATINGS AND SITE OBSERVATIONS

ASTM defines “physical deficiencies” as “the presence of conspicuous defects or material deferred maintenance of a subject property’s material systems, components, or equipment as observed during the field observer’s walk-through survey. Included within this definition are material systems, assets, or equipment that is approaching, has reached, or has exceeded its typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, lack of proper maintenance, etc. This specifically excludes deficiencies that may be remediated with routine maintenance or miscellaneous minor repairs and excludes conditions that generally do not constitute a material physical deficiency of the site.

The physical condition of major facility / site systems and assets is dependent on whether a physical deficiency is associated with that asset / system. The physical condition of assets / systems noted in this report have been rated as either “Critical”, “Poor”, “Fair”, “Good”, or “Excellent”. Definitions for these ratings are provided below.

- 1- **GOOD:** No immediate concerns are evident. The components appear to meet all present requirements and to be adequately maintained. Replacement anticipated in 6 years or beyond.
- 2- **FAIR:** The medium level condition rating. Generally, components meet present requirements and have been adequately maintained. Some minor deficiencies may be



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noted. A repair or lifecycle replacement is anticipated within the evaluation period between 3-5 years.

3- POOR: The component is not able to meet current requirements and has significant deficiencies. Generally, components may have failed, may be at or near the end of their service life, or may exhibit evidence of deterioration or insufficient maintenance. Recommendations may include urgent repair, replacement or upgrades within 1-2 years.

4- CRITICAL: Generally, components may have failed resulting in a high risk of injury, health and safety concerns, or critical system failure. Recommendations for urgent repair, replacement or upgrades are anticipated within the year (<12 months).

## 4 FACILITY CONDITION ASSESSMENT

Herein we present the findings of our assessment, based on the Scope of Work outlined in this report. The Facility Condition Assessment & Opinion of Probable Cost is included in Appendix 1. Appendix 2 contains the Capital Planning Table. Appendix 5 provides a Photo Log with some general photos and deficiency photos.

### 4.1 FACILITY CONDITION INDEX

The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 16.9%. Based on the table below, the FCI suggests that the building is in Fair condition overall.

A 5-Year FCI is defined as follows:

$$\text{5-Year FCI} = \frac{\text{Sum of 5-Year Renewal Need for the Building}}{\text{Current Replacement Value of the Building}} \times 100$$

$$\text{5-Year FCI} = \frac{\$725,705}{\$4,295,000} \times 100$$

$$\text{5-Year FCI} = 16.9\%$$

The building Current Replacement Value (CRV) was calculated at a rate of \$6,458/sq.m. (\$600/sq.ft.) as requested by Peace River Regional District. For the subject building the CRV (or Cost of Reproduction New (CRN)) is approximately \$4,295,000.

The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made by the Peace River Regional District. The total 5-Year Renewal Need cost, excluding the renewal costs for the site features (roadways,

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parking lot, walkways, etc.) for the subject building, as outlined in the OPC table (included in Appendix B), is \$725,705.

The overall condition is based on Table 1 below. It should be noted that there is no industry standard for the overall building condition based on a 5-Year FCI. The condition categories are recommendations to be considered by the Peace River Regional District.

<b>Table 1</b>	
<b>5-year Calculated FCI</b>	<b>Condition Category</b>
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

## 5 VISUAL ENERGY EFFICIENCY REVIEW

The findings of the Visual Energy Efficiency Review for this facility are presented in Appendix 3.

In general the Visual Energy Efficiency Review is considered a preliminary visual-based screening audit based on site walk-through and information provided by PRRD and the site operating personnel. As such, the findings should be considered preliminary and budgetary in nature and should be reviewed in greater detail to consider the feasibility, anticipated energy savings, and anticipated payback for each of the energy efficiency opportunity identified.

## 6 PREVENTATIVE MAINTENANCE PLAN

The compiled Preventative Maintenance Plan (PMP) for this facility are presented in Appendix 4.

In general the PMP provides a list of industry standard maintenance tasks for pertinent equipment and systems observed at the time of the facility condition assessment. In addition, the task list also includes recommendations on the amount of time that should be budgeted for each task, and the required skill sets and/or recommendations for the staff who should conduct the tasks.

## 7 CLOSURE

This report has been prepared for the use of the Peace River Regional District as part of the due diligence process regarding the noted property, and no representations are made by FCAPX to any party other than the Peace River Regional District.

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### **APPENDIX 1**

### **Facility Condition Assessment Findings**

## A Substructure

### A10 Foundations

Item	Description
Unifomat Code	A1010 - Standard Foundations
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	224 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$220,416.00

### Description

The foundation is assumed to be poured concrete walls on footings

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - A1010

## B Shell

### B10 Superstructure

Item	Description
Uniformat Code	B1010 - Floor Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$165,837.70

### Description

Floor construction for the gym is wood planks supported by steel structural members below. The remainder of the building is provided a steel floor deck with steel supports. The floor structure throughout the building is supported by poured concrete piers.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B1010



Kelly Lake Community Centre - B1010

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	665 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$138,366.55

### Description

Roof construction appears to be a structural steel with a metal deck.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B1020

Item	Description
Uniformat Code	B1030 - Structure
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	448 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$125,440.00

### Description

The wall structure includes masonry block, appearing to be insulated with vermiculite within the block cavities.

### Condition Narrative

No major deficiencies were observed or reported regarding the block masonry. However, a study to confirm the presence of asbestos containing vermiculite is recommended. The study, HazMat Assessment, should consider the facility entirely at the time of the assignment.

### Photos



Kelly Lake Community Centre - B201021



Kelly Lake Community Centre - B1030 Structure



Kelly Lake Community Centre - B1030 Structure

## Recommendations

Recommendation #1 - Hazardous Materials Assessment	
Type	Engineering Study
Year	2020
Cost	\$10,000.00



## B20 Exterior Enclosure

Item	Description
Uniformat Code	B201010 - Exterior Coatings
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	448 / SM
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$44,800.00

### Description

Exterior coatings include paint on concrete block.

### Condition Narrative

Peeling and weathered paint was observed.

### Photos



Kelly Lake Community Centre - B201010



Kelly Lake Community Centre - B201010

### Recommendations

Recommendation #1 - Exterior Coatings	
Type	Life Cycle Replacement
Year	2022
Cost	\$44,800.00

Item	Description
Uniformat Code	B201021 - Masonry
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	207 / SM
Unit Cost	\$650.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$134,550.00

### Description

Exterior cladding includes brick veneer.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B201021

Item	Description
Uniformat Code	B201024 - Metal Siding
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	258 / SM
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$41,280.00

### Description

Exterior cladding includes metal siding along the upper portions of the exterior walls.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B201024

### Recommendations

Recommendation #1 - Metal Siding	
Type	Life Cycle Replacement
Year	2025
Cost	\$41,280.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	28 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,600.00

### Description

Windows are comprised double pane insulated glass set in metal frames. Approximately 70% are dated 1988 or older.

### Condition Narrative

No major deficiencies were observed or reported. Some separation and deterioration of the spacers between the panes was observed. It was reported that some operable windows are performing as designed.

### Photos



Kelly Lake Community Centre - B202001



Kelly Lake Community Centre - B202001



Kelly Lake Community Centre - B202001

## Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2022
Cost	\$19,600.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	2000
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	12 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,400.00

### Description

Windows are comprised double pane insulated glass set in metal frames. Approximately 30% are dated 2000 or later.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B202001

### Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2030
Cost	\$8,400.00

Item	Description
Uniformat Code	B203002 - Solid Doors - Single
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$9,000.00

### Description

Exterior doors include single-wide metal doors set in metal frames. Some doors include glass insets.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B203002



Kelly Lake Community Centre - B203002

### Recommendations

Recommendation #1 - Solid Doors - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$9,000.00

Item	Description
Uniformat Code	B203003 - Solid Doors - Double
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Exterior doors include solid double-wide assemblies in the gymnasium.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - B203003

### Recommendations

Recommendation #1 - Solid Doors - Double	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,000.00



## B30 Roofing

Item	Description
Unifomat Code	B301022 - Conventional - Modified Bitumen
Installation Year	2008
Condition	2 - Fair
Expected Useful Life	22 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	665 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$179,550.00

### Description

The roof covering is modified bitumen.

### Condition Narrative

Some ridging, surface wear, and cracking was observed. It was reported that some areas on the lower roof have been repaired. Water stains were observed on ceiling tiles suggesting possible previous leaks.

### Photos



Kelly Lake Community Centre - B301022



Kelly Lake Community Centre - B301022



Kelly Lake Community Centre - B301022



Kelly Lake Community Centre - B301022

## Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2023
Cost	\$179,550.00

Item	Description
Uniformat Code	B302022 - Hatches
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

A roof hatch is installed above the gymnasium mezzanine.

### Condition Narrative

The hatch was serviceable at the time of the assessment. However, corrosion was observed on the hinging mechanism.

### Photos



Kelly Lake Community Centre - B302022



Kelly Lake Community Centre - B302022

### Recommendations

Recommendation #1 - Hatches	
Type	Life Cycle Replacement
Year	2023
Cost	\$5,000.00

## C Interiors

### C10 Interior Construction

Item	Description
Unifomat Code	C101001 - Fixed Partitions
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$63,175.00

### Description

Fixed interior partitions appear to be primarily comprised of concrete block walls, with few stud wall assemblies, typically in the washrooms.

### Condition Narrative

No major deficiencies were observed or reported to the wall assemblies. However, unsealed penetrations in fire rated wall assemblies was observed and should be reviewed.

### Photos



Kelly Lake Community Centre - C101001



Kelly Lake Community Centre - C101001



Kelly Lake Community Centre - C101001

## Recommendations

Recommendation #1 - Firestopping Inspection	
Type	Engineering Study
Year	2020
Cost	\$15,000.00

Recommendation #2 - Firestopping Repair Allowance	
Type	Major Repair
Year	2020
Cost	\$16,625.00

Item	Description
Uniformat Code	C101002 - Demountable Partitions
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$63,175.00

### Description

Demountable partitions are installed between classrooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C101002

### Recommendations

Recommendation #1 - Demountable Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$63,175.00

Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	17 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$34,000.00

### Description

Interior doors include solid single-wide assemblies.

### Condition Narrative

No major deficiencies were observed or reported; however, damage to the office door was observed and should be repaired.

### Photos



Kelly Lake Community Centre - C102002



Kelly Lake Community Centre - C102002





Kelly Lake Community Centre - C102002

## Recommendations

Recommendation #1 - Replace damaged doors	
Type	Failure Replacement
Year	2019
Cost	\$4,000.00

Recommendation #2 - Solid Interior Door - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$34,000.00



Item	Description
Uniformat Code	C103001 - Washroom Partitions
Installation Year	1977
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	7 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,500.00

### Description

Washroom partitions are pre-finished metal, wall hung.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C103001



Kelly Lake Community Centre - C103001

### Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,500.00

Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	20 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

### Description

Built in cabinets are installed in the program rooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C103009



Kelly Lake Community Centre - C103009

### Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2025
Cost	\$20,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	14 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$16,800.00

### Description

Kitchen cabinets are wood construction with plastic laminate faces and counter tops.

### Condition Narrative

No major deficiencies were observed or reported. Some misaligned door hinges were noted and should be addressed as part of maintenance activities.

### Photos



Kelly Lake Community Centre - C103010



Kelly Lake Community Centre - C103010



Kelly Lake Community Centre - C103010

## Recommendations

Recommendation #1 - Cabinets - Kitchen	
Type	Life Cycle Replacement
Year	2025
Cost	\$16,800.00

## C20 Stairs

Item	Description
Uniformat Code	C201001 - Interior Stair Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	1 / Per Floor
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Stairs to mezzanine

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C201001

Item	Description
Uniformat Code	C201027 - Roof Access Ladders
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	10 / LM
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

A metal access ladder to the upper roof is installed along the exterior of the building. Additional ladders are located in the gymnasium mezzanine to access the roof level.

### Condition Narrative

No major deficiencies were observed or reported to the ladders. However, access to the mezzanine ladders is challenging and deemed unsafe.

### Photos



Kelly Lake Community Centre - C201027



Kelly Lake Community Centre - C201027

### Recommendations

Recommendation #1 - Improve Access to Roof Hatch	
Type	Major Repair
Year	2020
Cost	\$20,000.00

Recommendation #2 - Roof Access Ladders	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,000.00

Item	Description
Uniformat Code	C201099 - Other Stair Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

### Description

Two crawlspace access hatches are installed, one in the storage room and the other in the gymnasium.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C201099

### Recommendations

Recommendation #1 - Other Stair Construction	
Type	Life Cycle Replacement
Year	2027
Cost	\$20,000.00



## C30 Interior Finishes

Item	Description
Uniformat Code	C301005 - Painted Wall Covering
Installation Year	1977
Condition	1 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	360 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,400.00

### Description

The wall finish in the gym is paint.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C301005

### Recommendations

Recommendation #1 - Painted Wall Covering	
Type	Life Cycle Replacement
Year	2025
Cost	\$14,400.00

Item	Description
Uniformat Code	C301021 - Wall Paper
Installation Year	1977
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	525 / SM
Unit Cost	\$60.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$31,500.00

### Description

Wall finishes include pre-finished wall panels in hallways and other multi-purpose rooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C301021

### Recommendations

Recommendation #1 - Wall Paper	
Type	Life Cycle Replacement
Year	2025
Cost	\$31,500.00

Item	Description
Uniformat Code	C301022 - Wood Panel
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	104 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$28,080.00

### Description

Wall finishes include wood panelling in the gym and mezzanine hall.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C301022



Kelly Lake Community Centre - C301022

### Recommendations

Recommendation #1 - Wood Panel	
Type	Life Cycle Replacement
Year	2025
Cost	\$28,080.00

Item	Description
Uniformat Code	C301023 - Ceramic Tile
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	261 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$39,150.00

### Description

Wall finishes include ceramic tile in the washrooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C301023

### Recommendations

Recommendation #1 - Ceramic Tile	
Type	Life Cycle Replacement
Year	2025
Cost	\$39,150.00

Item	Description
Uniformat Code	C302003 - Wood Flooring
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	221 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.00 / 1.00
Element Renewal Cost	\$75,140.00

### Description

Floor finishes include wood flooring in the gym.

### Condition Narrative

Physical damage, uneven floor surface and general wear was observed.

### Photos



Kelly Lake Community Centre - C302003



Kelly Lake Community Centre - C302003

### Recommendations

Recommendation #1 - Wood Flooring	
Type	Life Cycle Replacement
Year	2021
Cost	\$75,140.00

Item	Description
Uniformat Code	C302005 - Carpet
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	10 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	18 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,160.00

### Description

Floor finishes include carpet in the bay windows.

### Condition Narrative

Localized stains, wrinkles and general wear were observed.

### Photos



Kelly Lake Community Centre - C302005



Kelly Lake Community Centre - C302005



Kelly Lake Community Centre - C302005

## Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2022
Cost	\$2,160.00



Item	Description
Unifomat Code	C302006 - Vinyl Sheet
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	406 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$48,720.00

### Description

Floor finishes include vinyl sheet in most areas.

### Condition Narrative

Localized damage was observed in washrooms, under sinks and around toilets. Material may contain asbestos and should be considered as part of the recommended HazMat assessment.

### Photos



Kelly Lake Community Centre - C302006



Kelly Lake Community Centre - C302006





Kelly Lake Community Centre - C302006

## Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2022
Cost	\$48,720.00

Item	Description
Uniformat Code	C302007 - Painted / Sealed Concrete Floor
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	26 / SM
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,040.00

### Description

Floor finishes include painted concrete, typically in service rooms.

### Condition Narrative

Staining and wear were observed.

### Photos



Kelly Lake Community Centre - C302007

### Recommendations

Recommendation #1 - Painted / Sealed Concrete Floor	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,040.00

Item	Description
Uniformat Code	C302099 - Other Floor Finishes
Installation Year	2010
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Floor finishes include resilient tile flooring in approximately 50% of the kitchen. The age of installation couldn't be confirmed and has been estimated based on site observations.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C302099



Kelly Lake Community Centre - C302099

### Recommendations

Recommendation #1 - Other Floor Finishes	
Type	Life Cycle Replacement
Year	2030
Cost	\$15,000.00

Item	Description
Uniformat Code	C303005 - Wood Ceiling
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	26 / SM
Unit Cost	\$335.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,710.00

### Description

Ceiling finishes include wood in the mezzanine area.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C303005



Kelly Lake Community Centre - C303005

### Recommendations

Recommendation #1 - Wood Ceiling	
Type	Life Cycle Replacement
Year	2025
Cost	\$8,710.00

Item	Description
Uniformat Code	C303006 - Painted Ceiling Structures
Installation Year	1977
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	40 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

### Description

Ceiling finishes include paint on gypsum board ceiling in the washrooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - C303006

### Recommendations

Recommendation #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2025
Cost	\$1,000.00

Item	Description
Unifomat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	1977
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	382 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,560.00

### Description

Ceiling finishes include acoustic tiles throughout the majority of the offices, hallway, and program rooms.

### Condition Narrative

Damage and staining was observed in localized areas, which should be addressed as part of maintenance activities. Otherwise, no major issues noted or reported.

### Photos



Kelly Lake Community Centre - C303007



Kelly Lake Community Centre - C303007

### Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2025
Cost	\$30,560.00

## D Services

### D20 Plumbing

Item	Description
Uniformat Code	D201001 - Water Closets
Installation Year	2000
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

### Description

Plumbing fixtures include conventional floor mounted toilets with attached water tanks.

### Condition Narrative

It was observed that one toilet was out of order at the time of inspection and should be repaired as part of maintenance. Otherwise, no major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D201001



Kelly Lake Community Centre - D201001



Kelly Lake Community Centre - D201001

## Recommendations

Recommendation #1 - Water Closets	
Type	Life Cycle Replacement
Year	2035
Cost	\$6,000.00



Item	Description
Uniformat Code	D201002 - Urinals
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

### Description

Plumbing fixtures include a urinal in the men's washroom.

### Condition Narrative

It was observed that the urinal was out of order at the time of inspection.

### Photos



Kelly Lake Community Centre - D201002

### Recommendations

Recommendation #1 - Urinals	
Type	Life Cycle Replacement
Year	2020
Cost	\$1,000.00

Item	Description
Uniformat Code	D201003 - Lavatories
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	7 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,000.00

### Description

Plumbing fixtures include enamelled sinks installed in plastic laminate counter tops and a wall mounted porcelain sink in the washrooms.

### Condition Narrative

It was observed that the enamelled sinks are chipped and corroded.

### Photos



Kelly Lake Community Centre - D201003



Kelly Lake Community Centre - D201003

### Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2020
Cost	\$7,000.00

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	1977
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

### Description

Plumbing fixtures include a stainless steel sink installed in the kitchen.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D201004

### Recommendations

Recommendation #1 - Sinks	
Type	Life Cycle Replacement
Year	2025
Cost	\$1,000.00

Item	Description
Uniformat Code	D201024 - Custodial Sinks
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

### Description

Plumbing fixtures include a custodial sink.

### Condition Narrative

Some staining and corrosion was observed but is understood to be in serviceable condition.

### Photos



Kelly Lake Community Centre - D201024

### Recommendations

Recommendation #1 - Custodial Sinks	
Type	Life Cycle Replacement
Year	2022
Cost	\$2,000.00

Item	Description
Uniformat Code	D201025 - Showers
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

### Description

Plumbing fixtures include showers in the change rooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D201025



Kelly Lake Community Centre - D201025

### Recommendations

Recommendation #1 - Showers	
Type	Life Cycle Replacement
Year	2025
Cost	\$3,000.00

Item	Description
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$26,600.00

### Description

Water is delivered to the building from a cistern located on site. The building domestic water system includes a main cold water supply line, and domestic hot and cold water copper piping to plumbing fixtures.

### Condition Narrative

Corrosion and evidence of leaking was observed in the crawlspaces, washrooms and other locations. A detailed review of the plumbing is recommended to confirm its remaining useful life.

### Photos



Kelly Lake Community Centre - D202001



Kelly Lake Community Centre - D202001



Kelly Lake Community Centre - D202001



Kelly Lake Community Centre - D202001

## Recommendations

### Recommendation #1 - Inspect plumbing piping

Type	Engineering Study
Year	2019
Cost	\$12,000.00

### Recommendation #2 - Domestic Water Pipes and Fittings

Type	Life Cycle Replacement
Year	2022
Cost	\$26,600.00



Item	Description
Uniformat Code	D202006 - Domestic Water Equipment - Booster Systems
Installation Year	2000
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

The plumbing system includes circulation pumps.

### Condition Narrative

Corrosion and evidence of leakage was observed.

### Photos



Kelly Lake Community Centre - D202006

### Recommendations

Recommendation #1 - Domestic Water Equipment - Booster Systems	
Type	Life Cycle Replacement
Year	2020
Cost	\$10,000.00



Item	Description
Unifomat Code	D202009 - D202009 - Domestic Water Storage Tanks
Installation Year	2000
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	45 / Liter
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,500.00

### Description

The plumbing system includes pressure tanks in the crawlspace.

### Condition Narrative

The associated plumbing for one tank appeared to be under repair at the time of inspection.

### Photos



Kelly Lake Community Centre - D202009

### Recommendations

Recommendation #1 - D202009 - Domestic Water Storage Tanks	
Type	Life Cycle Replacement
Year	2030
Cost	\$4,500.00

Item	Description
Uniformat Code	D202009 - D202009 - Domestic Water Storage Tanks
Installation Year	2012
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	23 Years
Quantity / Unit of Measure	180 / Liter
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$9,000.00

## Description

A water storage tank is located in the south crawlspace.

## Condition Narrative

No major deficiencies were observed or reported.

## Photos



Kelly Lake Community Centre - D202009



Kelly Lake Community Centre - D202009

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	12 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	150 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$3,375.00

### Description

Hot water is supplied in part by a conventional hot water heater in the gymnasium mezzanine area.

### Condition Narrative

Corrosion was observed. Tank is beyond service life and could not be confirmed if it was in service.

### Photos



Kelly Lake Community Centre - D202021

### Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2020
Cost	\$3,375.00

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	2018
Condition	1 - Good
Expected Useful Life	12 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	150 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,750.00

## Description

Hot water is provided in part by a gas-fired hot water heater in the south service room.

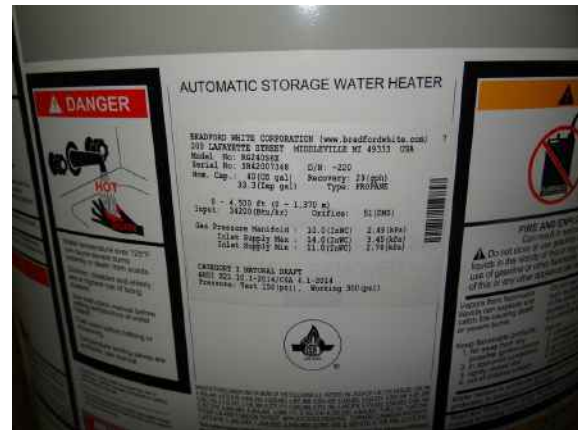
## Condition Narrative

No major deficiencies were observed or reported.

## Photos



Kelly Lake Community Centre - D202021



Kelly Lake Community Centre - D202021

## Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,750.00

Item	Description
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	665 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$29,925.00

### Description

Sanitary waste and vent piping appears to be cast iron and ABS plastic.

### Condition Narrative

Corrosion on metal piping was observed in localized areas. Evidence of sewage odors in the vicinity of the gymnasium washrooms was noted at the time of the site assessment, and should be further investigated.

### Photos



Kelly Lake Community Centre - D203001



Kelly Lake Community Centre - D203001

### Recommendations

Recommendation #1 - Investigate Potential Sanitary Leak	
Type	Engineering Study
Year	2020
Cost	\$10,000.00

Recommendation #2 - Repair Allowance - Sanitary Drainage System	
Type	Major Repair
Year	2020
Cost	\$8,000.00

Recommendation #3 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2027
Cost	\$29,925.00

Item	Description
Uniformat Code	D204001 - Rain Water Drainage Piping and Fittings
Installation Year	1977
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,950.00

### Description

Roof drains are connected to an internal drainage system.

### Condition Narrative

Roof drainage appears to be performing as intended. Missing grills or strainers at roof drains were observed and should be replaced as part of maintenance.

### Photos



Kelly Lake Community Centre - D204001



Kelly Lake Community Centre - D204001

### Recommendations

Recommendation #1 - Rain Water Drainage Piping and Fittings	
Type	Life Cycle Replacement
Year	2027
Cost	\$19,950.00



## D30 HVAC

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2004
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	80 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.00 / 1.00
Element Renewal Cost	\$9,600.00

### Description

Heat is provided by a series of seven forced air furnaces. Units 1 to 3 were installed in 2004.

### Condition Narrative

No major deficiencies were observed or reported. Therefore the lifecycle replacement has been deferred.

### Photos



Kelly Lake Community Centre - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$9,600.00



Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	1988
Condition	2 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	80 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	4.00 / 1.00 / 1.00
Element Renewal Cost	\$12,800.00

### Description

Heat is provided by a series of seven forced fuel burning forced air furnaces. Units 4 to 7 were installed in 1988 or earlier.

### Condition Narrative

No major deficiencies were observed or reported. Therefore the lifecycle replacement has been deferred.

### Photos



Kelly Lake Community Centre - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2023
Cost	\$12,800.00

Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$79,800.00

### Description

Heat is distributed by a system of sheet metal ducts and vents.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D304001

### Recommendations

Recommendation #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$79,800.00

Item	Description
Uniformat Code	D304007 - Exhaust Fans
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$9,000.00

### Description

The ventilation system includes roof top exhaust fans.

### Condition Narrative

No major deficiencies were observed or reported. Some mechanical damage was noted.

### Photos



Kelly Lake Community Centre - D304007

### Recommendations

Recommendation #1 - Exhaust Fans	
Type	Life Cycle Replacement
Year	2025
Cost	\$9,000.00

Item	Description
Uniformat Code	D305006 - Forced Flow Units
Installation Year	1977
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

### Description

Heat is provided to the entry vestibules by forced flow units.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D305006

### Recommendations

Recommendation #1 - Forced Flow Units	
Type	Life Cycle Replacement
Year	2025
Cost	\$3,000.00

Item	Description
Uniformat Code	D309021 - Fume Hood Systems
Installation Year	2010
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$25,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$25,000.00

### Description

Former classroom fume hood system is now decommissioned in place in the exercise room.

### Condition Narrative

The fume hood system is understood to be decommissioned. It is recommended that it be inspected prior to being put into service.

### Photos



Kelly Lake Community Centre - D309021

### Recommendations

Recommendation #1 - Inspect fume hood	
Type	Engineering Study
Year	2020
Cost	\$2,000.00

Recommendation #2 - Fume Hood Systems	
Type	Life Cycle Replacement
Year	2035
Cost	\$25,000.00

## D50 Electrical

Item	Description
Uniformat Code	D501022 - Low Voltage Electrical Service
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,950.00

### Description

A 110/220 volt, single phase electrical service is supplied to the building via an overhead service drop to a main shut off located on the mezzanine. The main shut off is rated at 400 amps.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D501022



Kelly Lake Community Centre - D501022



Kelly Lake Community Centre - D501022

## Recommendations

Recommendation #1 - Low Voltage Electrical Service	
Type	Life Cycle Replacement
Year	2025
Cost	\$19,950.00

Item	Description
Uniformat Code	D501023 - Electrical Panels
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$16,000.00

### Description

The electrical system includes four electrical panels, two in the mechanical room, one in a classroom and one on the mezzanine.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D501023



Kelly Lake Community Centre - D501023

### Recommendations

Recommendation #1 - Electrical Panels	
Type	Life Cycle Replacement
Year	2025
Cost	\$16,000.00



Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$63,175.00

### Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX Cable. Splitters and switches are located on the mezzanine.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D502001



Kelly Lake Community Centre - D502001

### Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2025
Cost	\$63,175.00

Item	Description
Unifomat Code	D502002 - Interior Lighting
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$56,525.00

### Description

Interior lighting includes linear fluorescent fixtures.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D502002

### Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$56,525.00

Item	Description
Uniformat Code	D502021 - Exterior Lighting
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,200.00

### Description

Exterior lighting includes wall mounted fixtures.

### Condition Narrative

Fixtures understood to be functional. Some damage was noted. fixtures are outdated.

### Photos



Kelly Lake Community Centre - D502021



Kelly Lake Community Centre - D502021

### Recommendations

Recommendation #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$7,200.00

Item	Description
Uniformat Code	D502022 - Exit Lighting
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,995.00

### Description

Illuminated exit lighting is installed.

### Condition Narrative

No major deficiencies were observed or reported. However, the fixtures are outdated.

### Photos



Kelly Lake Community Centre - D502022

### Recommendations

Recommendation #1 - Exit Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,995.00

Item	Description
Uniformat Code	D503001 - Fire Alarm Systems
Installation Year	1977
Condition	4 - Critical
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$33,250.00

### Description

A fire alarm system is installed.

### Condition Narrative

It was observed that the fire alarm system has not been inspected since 2013. Annual inspection is recommended. Remaining service life to be confirmed by inspection.

### Photos



Kelly Lake Community Centre - D503001



Kelly Lake Community Centre - D503001



Kelly Lake Community Centre - D503001

## Recommendations

Recommendation #1 - Inspect fire alarm system	
Type	Engineering Study
Year	2020
Cost	\$2,000.00

Recommendation #2 - Fire Alarm Systems	
Type	Life Cycle Replacement
Year	2022
Cost	\$33,250.00

Item	Description
Uniformat Code	D503008 - Security and Detection Systems
Installation Year	2000
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.00 / 1.00
Element Renewal Cost	\$13,300.00

### Description

A security system including surveillance cameras is installed.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - D503008



Kelly Lake Community Centre - D503008



Kelly Lake Community Centre - D503008

## Recommendations

Recommendation #1 - Security and Detection Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$13,300.00



Item	Description
Uniformat Code	D509003 - Emergency Lighting Systems
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,325.00

### Description

Battery-operated emergency lighting is installed.

### Condition Narrative

No major deficiencies were observed or reported but the fixtures are outdated.

### Photos



Kelly Lake Community Centre - D509003

### Recommendations

Recommendation #1 - Emergency Lighting Systems	
Type	Life Cycle Replacement
Year	2022
Cost	\$3,325.00

**F Special Construction and Demolition**  
**F10 Special Construction**

Item	Description
Unifomat Code	F101001 - Playground Equipment
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	3 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

### Description

Site features include playground equipment.

### Condition Narrative

Equipment was observed and reported to be in need of repair or replacement.

### Photos



Kelly Lake Community Centre - F101001



Kelly Lake Community Centre - F101001



Kelly Lake Community Centre - F101001

## Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2020
Cost	\$30,000.00

Item	Description
Uniformat Code	F101004 - Chain Link Fence Enclosure
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / EA
Unit Cost	\$8,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,000.00

### Description

The propane tanks are contained within a fenced enclosure.

### Condition Narrative

No major issues observed or reported.

### Photos



Kelly Lake Community Centre - F101004

### Recommendations

Recommendation #1 - Chain Link Fence Enclosure	
Type	Life Cycle Replacement
Year	2020
Cost	\$8,000.00

Item	Description
Uniformat Code	F101005 - Arena/Race Track
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / EA
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

### Description

Site features include an abandoned outdoor rink.

### Condition Narrative

It was observed that this feature has not been maintained, vegetation is overgrown and the wood fencing is deteriorated.

### Photos



Kelly Lake Community Centre - F101005



Kelly Lake Community Centre - F101005



Kelly Lake Community Centre - F101005

## Recommendations

Recommendation #1 - Arena/Race Track	
Type	Life Cycle Replacement
Year	2020
Cost	\$40,000.00

## G Sitework

### G20 Site Improvements

Item	Description
Unifomat Code	G202024 - Gravel Paved Surface - Parking Area
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	1000 / SM
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Site features include a gravel parking area.

### Condition Narrative

Pot holes and ponding were observed. Releveling and resurfacing is recommended.

### Photos



Kelly Lake Community Centre - G202024



Kelly Lake Community Centre - G202024

### Recommendations

Recommendation #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2021
Cost	\$10,000.00



Item	Description
Uniformat Code	G203022 - Concrete Paved Surfaces
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	16 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,400.00

### Description

Site features include a concrete patio.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - G203022

### Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2025
Cost	\$2,400.00



Item	Description
Uniformat Code	G203022 - Concrete Paved Surfaces
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	120 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,000.00

### Description

Site features include concrete walkways at the perimeter of the building.

### Condition Narrative

No major deficiencies were observed or reported. Some settlement away from the building and some cracking was observed.

### Photos



Kelly Lake Community Centre - G203022



Kelly Lake Community Centre - G203022

### Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2025
Cost	\$18,000.00

Item	Description
Unifomat Code	G204009 - Flagpoles
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

Site features include a metal flag pole.

### Condition Narrative

Corrosion was observed.

### Photos



Kelly Lake Community Centre - G204009



Kelly Lake Community Centre - G204009

### Recommendations

Recommendation #1 - Flagpoles	
Type	Life Cycle Replacement
Year	2022
Cost	\$5,000.00

Item	Description
Uniformat Code	G204021 - Fencing and Gates - Chain Link Fence
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	650 / LM
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$162,500.00

### Description

Site features include perimeter chain link fencing with steel gates.

### Condition Narrative

No major deficiencies were observed or reported. However, localized wearing and poor gate operation was noted and should be repaired as part of maintenance activities.

### Photos



Kelly Lake Community Centre - G204021

### Recommendations

Recommendation #1 - Fencing and Gates - Chain Link Fence	
Type	Life Cycle Replacement
Year	2024
Cost	\$162,500.00

## G30 Site Civil / Mechanical Utilities

Item	Description
Uniformat Code	G3010 - Water Supply
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$99,750.00

### Description

Domestic water is supplied by a cistern located on the property consisting of two tanks installed below grade. Little information was available regarding the condition of the cisterns.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Kelly Lake Community Centre - G3010

### Recommendations

Recommendation #1 - Water Supply	
Type	Life Cycle Replacement
Year	2024
Cost	\$99,750.00

Item	Description
Uniformat Code	G3020 - Sanitary Sewer
Installation Year	1977
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$106,400.00

### Description

It was reported that sewage is discharged to a municipal infrastructure.

### Condition Narrative

No major deficiencies were observed or reported.

### Recommendations

Recommendation #1 - Sanitary Sewer	
Type	Life Cycle Replacement
Year	2027
Cost	\$106,400.00

Item	Description
Uniformat Code	G306021 - Fuel Storage Tanks - Aboveground
Installation Year	1966
Condition	3 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	4 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

### Description

Propane is stored in four tanks within a chain link enclosure.

### Condition Narrative

The tanks are past their typical useful life with corrosion. Tanks should be inspected if intended to remain in service.

### Photos



Kelly Lake Community Centre - G306021

### Recommendations

Recommendation #1 - Fuel Storage Tanks - Aboveground	
Type	Life Cycle Replacement
Year	2020
Cost	\$40,000.00

Item	Description
Uniformat Code	G402013 - Exterior Pole Light Fixture
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

### Description

Site lighting includes pole mounted flood lights at the outdoor rink.

### Condition Narrative

Fixtures do not appear to be in service and evidence of damage.

### Photos



Kelly Lake Community Centre - G402013



Kelly Lake Community Centre - G402013

### Recommendations

Recommendation #1 - Exterior Pole Light Fixture	
Type	Life Cycle Replacement
Year	2020
Cost	\$3,000.00

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### **APPENDIX 2**

## **20-Year Capital Plan Renewal and Repair Summary**



### Kelly Lake Community Centre

## 20-Year Capital Plan Summary

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### APPENDIX 3

### Energy Efficiency Review Findings

## Collaborating to Provide Asset Data You Can Trust

### Visual-only Energy Efficiency Review

The following outlines the Energy Efficiency Opportunities (EEOs) identified at the time of the field review.

It should be noted that the scope of work was limited to a visual review of existing site conditions in conjunction with the Facility Condition Assessment (FCA) site assessment; as such, detailed site investigations, engineering calculations, nor computer modeling were not undertaken as part of the assignment.

The following opportunities should be considered for implementation in conjunction with the findings and recommendations of the FCA. Should any of the EEOs be considered for implementation as a stand-alone project, it is recommended that further study be undertaken to confirm the savings assumptions and overall project feasibility.

### Kelly Lake Community Centre

Energy Efficiency Opportunities - Kelly Lake Community Centre	
B20 – Exterior Enclosure	
B2.1	Insulate along exposed concrete block wall elevations. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
B2.2	Replace window assemblies with thermally broken frames. Thermally broken windows include an insulating gasket within the window frame to mitigate heat loss.
B2.3	Reinstate weather stripping along access doors, operable window panes, and roof hatches. Caulking and weather stripping are two of the easiest and most cost-effective ways to reduce leaks and drafts due to small cracks and gaps around window frames. This will help reduce drafts and maintain comfort conditions. Savings could equate to 1-5% of the buildings energy usage for heating and cooling.

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Energy Efficiency Opportunities - Kelly Lake Community Centre	
<b>B30 – Roofing</b>	
B3.1	Improve rigid roof insulation along with the next roof renewals. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
<b>D20 – Plumbing</b>	
D2.1	Ensure domestic hot water distribution pipes are properly insulated. Uninsulated hot water piping loses energy through heat loss from the piping which results in the hot water system to cycle to maintain water temperature even though there may be no demand. The loss can be around 30 btu/hr/m. Insulating the piping can help reduce this loss however with low usage this can result in a long payback.
D2.2	Installation of strategic on-demand water heaters by fixture or area. The use of instantaneous domestic water heaters is intended to save on the heat loss from piping and storage tanks. In a facility where the demand is low the savings is low and this is an option to consider at the time of capital renewal and would reduce the need for insulating the piping.
<b>D30 – HVAC</b>	
D3.1	Replacement of manual analogue thermostat for digital programmable or Smart thermostats with appropriate scheduling features. Savings is achieved through a reduction in the space temperature maintained by the heating/cooling systems. This has the potential to save 10-20% of heating/cooling energy for the building. The implementation cost can range from \$100-\$200.

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Energy Efficiency Opportunities - Kelly Lake Community Centre	
D30 – HVAC (continued)	
D3.2	Install High Efficiency Furnaces. The furnaces are approaching the end of their expected useful life. At this time high efficiency furnaces should be considered. The heating efficiency gained is expected to result in 5-10% reduction in heating fuel costs. The increased cost would be approximately \$500 per furnace.
D50 – Electrical	
D5.1	Replace current fluorescent and incandescent lighting fixtures with energy efficient LED lamps and fixtures. By switching to either LED screw-in lamps, complete LED fixtures or retrofit kits it will allow you to achieve the maximum of energy efficiency from your lighting systems. The savings is dependent on the length of time the lighting is on for and can result in a payback between 5-15 years. It is important to note that full fixture replacement is recommended for linear fluorescent fixtures to make sure you get the most out of the LED lamps.
D5.2	<p>Replace current incandescent emergency exit signage with energy efficient LED fixtures. The opportunity should be considered in conjunction with replacing existing fixtures to current regulatory requirements (e.g. running man signage).</p> <p>A typical incandescent exit sign consumes 60W versus an LED exit sign that consumes 3-6W. The retrofit cost can be around \$500 and typically has about a 10 year payback.</p>

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Energy Efficiency Opportunities - Kelly Lake Community Centre	
D50 – Electrical (continued)	
D5.3	Replacement of manual low-tension light switches for automated occupancy sensors and/or time-restricted controls. Occupancy sensors typically save 20% of the amount of time lighting is on resulting in energy savings. It is recommended these be installed in areas with intermittent occupancy such as washrooms.

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### **APPENDIX 4**

### **Preventative Maintenance Plan**

## Project No. 19063

Glossary	
Name	Description
LOTO	Lock Out, Tag Out, Try Out (LOTOTO) or lock and tag is a safety procedure used in industry and research settings to ensure that dangerous machines are properly shut off and not able to be started up again prior to the completion of maintenance or repair work.
Building Operator	Building Operator is a trained professional in Building Environmental Systems responsible for "operating" and "maintaining" Building Systems
HVAC Technician	A qualified HVAC technician is a technician who installs, maintains, and repairs heating, ventilation, air conditioning, and refrigeration systems that control the temperature and air quality in buildings. HVAC/R is an alternative abbreviation. ... In some cases, they may specialize in installation, maintenance, or repair
Electrician	Electricians install and maintain all of the electrical and power systems for our homes, businesses, and factories. They install and maintain the wiring and control equipment through which electricity flows
Fire Technician	Fire protection technicians are specialists in the science of fire prevention who help individuals, groups or organizations diagnose the risk of fire and deploy proper safeguards. They're employed by federal, state and local firefighting organizations.
Cleaner	Cleaners work in both a commercial or residential setting. Primary duties include dusting, sweeping, vacuuming and mopping floors, windows, furniture, equipment and appliances.
Door Technician	Overhead door specialists install, repair and maintain residential and commercial mechanical doors. Entrance into this field only requires a high school diploma; however, on-the-job training is necessary to gain knowledge of the machines and tools used in door installation and replacement. Overhead door specialists can demonstrate their expertise through voluntary certification
Consultant	A person who provides expert advice professionally.
Vendor	Third party Contracted Service Provider
Plumber	A person who installs and repairs the pipes and fittings of water supply, sanitation, or heating systems
Estimated Time	It is assumed that this is the total time for all task associated with each task frequency.
Failure Risk	Estimate Risk to Property should system Fail
Frequency	PMP frequency
Material/Consummables	Materials required in order to perform PMP task.

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Peace River Regional District PMP Tasking - Kelly Lake

Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1010 - Structural Interior Walls & Structural Steel Columns	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Deck	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Drain	Roof Drain	semi-annually	4 hours	Building Technician	Minor	Drain Snake, Stiff Brush	N		
B1020 - Roof Drain	Inspect and clean out any debris as needed, check all seals where drain penetrates roof structure, ensure flashing, if any, is in good repair	semi-annually	4 hours	Building Technician	Minor	Drain Snake, Stiff Brush	N		
B1020 - Roof Hatch	Roof Hatch	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Inspect roof seals	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Test and inspect door seals	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Test and inspect door latch	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Lubricate joints and moving parts	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Paint and patch door, as needed.	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Stacks/Vents	Check where the stack/vent connects to roof surface for cracks, as well as checking for cracked sealants and missing rain collars or vent caps.	semi-annually	4 hours	Building Technician	Minor	NA	N		
B1020 - Roof Systems	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Systems	Comprehensive roof inspection should be completed by a qualified roof inspector. Looking for/at:	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Blistering	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Pressure ridges/cracks	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Fish-mouthing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Punctures	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Spongy roof surfaces	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Ponding	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Drains	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Eavestroughs and Downspouts	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Skylights	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Hatches	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Roof walls/Cap Flashings/Base flashings	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Invasive plant growth	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Stacks and Vents	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Chimneys	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Flashing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Masonry	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B2010 - Exterior Walls	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B2020 - Exterior Windows	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
B203001 - Exterior Door Hardware	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203001 - Exterior Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	5-10 minutes	Building Technician	Minor	Lubricant, toolset	N		

Peace River Regional District PMP Tasking - Kelly Lake									
Unifomat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
B203001 - Exterior Doors	Adjust door speed as needed	quarterly	5-10 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Check all hinges for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Clean all hinges and lubricate as required	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Lubricate door closer as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	check latch operation and adjusts as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Inspect frames for proper alignment	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203003 - Overhead Doors	Inspect: All rollers, bearings, cables, chains, shaft, track and hardware. All safety equipment and related controls.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: All spring counterbalance assemblies, level of door, track spacing.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: Counterbalance shaft bearings, rollers, hinges, chain hoists, bearings and disconnect.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Hardware including hinges, couplings, drums, track brackets and hangers	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Inspect: Operator bearings, disconnect linkage and ropes and chain hoist assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: Clutch, brake and limit assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: Bearings, chains, gear reducers, disconnects and pivot points.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Sprockets, brake solenoids, draw-arms and hook-up.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Inspect: Hold down unit, springs, slide bar, rear hinges, lip assembly, hydraulic hoses and connections.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: Deck counterbalances, lip assembly, hold down unit and linkage.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: All pivot points, rear hinges, lip hinge and shaft. Clean dock pit.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Linkage fastener and cable clamps.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
C1010 - Partitions - General	Inspect all moving parts and lubricate as needed	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Tighten all hinges as needed	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Ensure all tracks are aligned and free from debris	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Test operation	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		

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Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Test emergency door release (sliding door)	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean and test automatic sensors (sliding door)	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102003 - Fire Doors	Check all hinges for proper operation	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Clean all hinges and lubricate as required	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Adjust door speed as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Lubricate door closer as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	check latch operation and adjusts as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Inspect frames for proper alignment	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test operation of buttons and sensors	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all warning/caution signs are in place and visible	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test all switches and "on/off" functions - ensure door opens manually when off	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all internal motors, clean, remove dust and debris and lubricate as required	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all electrical connections within motor housing	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all fixtures are secure, tighten as required.	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Lubricate door arm	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Check speed and adjust as required, as per ANSI /BHMA A156.19	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check all wall anchors, tighten as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check door hinges and latches, adjust and lubricate as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Inspect for signs of rust - patch and paint as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103008 Counters - Counters & Cabinets	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Minor	NA	N		
C3010 - Painting to Walls	Inspect Painted surfaces, patch and paint as required to meet building standards.	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Painting to Walls	Inspect ceiling areas for signs of leaks - investigate if found	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Painting to Walls	Patch and paint areas of damage as required to meet building standards	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Wood	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Cleaning Materials, Wax/Polish, Waxing Machine	N		
C3020 - Carpeting	Thoroughly vacuum	weekly	4 hours	Cleaner	Minor	Vacuum	N		
C3020 - Carpeting	Spot clean and low absorption scrubbing	monthly	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N		
C3020 - Carpeting	Deep Hot Water Extraction	semi-annually	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N		
C3020 - Tile Floor Finishes	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N		
C3020 - Vinyl Floor Tiles	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N		
D201001 - Water closets	Inspect for leaks, flush function and cleanliness	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201001 - Water closets	Water lines - Inspect for breaks cracks or leaks	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201001 - Water closets	Vacuum lines - Inspect for improper operations and inspect elbow for Leaking	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201001 - Water closets	Seat - In inspect for breaks cracks or splinters and ensure all hardware is tight	monthly	5-10 minutes	Building Technician	Minor	Toolset	N		
D201002 - Urinals	Inspect for leaks, flush function and cleanliness	monthly	5-10 minutes	Building Technician	Minor	Toolset	N		
D201002 - Urinals	Check Water flow/pressure conditions.	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201002 - Urinals	Inspect cap and part conditions.	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201002 - Urinals	Check operation and settings of automatics flush meters, change batteries as required.	monthly	5-10 minutes	Building Technician	Minor	Toolset	N		
D201004 - Sinks	Inspect for cracks, tap function and cleanliness	monthly	5-10 minutes	Building Technician	Minor	Toolset	N		
D202001 - Domestic Water Distribution Pumps	Visual inspection	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Inspect all mountings, ensure tight and secure	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Visual inspection	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	quarterly	10-20 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Visual inspection	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		

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Unifomat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D202001 - Domestic Water Distribution Pumps	Check for vibrations	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Check the condition of the motor through temperature or vibration analysis to assure long life.	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Change or inspect any filters	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Pipes And Fittings	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
D202021 - Electric Resistant DHW	Check Thermostat Function:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Let water heater completely heat to a designated thermostat setting.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	After thermostat satisfies (that is, when the thermostat actually clicks off), draw water from heater.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Compare water temperature of drawn water to the temperature setting of the thermostat when it satisfies. Normal variation between the two points is approximately + 5°F. Replace if outside this range.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check Pressure relief Valve Function:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Lift test lever on relief valve and let water run through valve for a period of approximately 10 seconds.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Inspect element flange for leakage as follows:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off Power Supply.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Remove element housing cover.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Visually inspect heating element gasket for evidence of leaks.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check for loose electrical connections. Tighten as necessary.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Flush tank as follows:	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off power supply.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close valve on hot water outlet piping.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open valve on drain piping.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Cold water inlet line pressure will be strong enough to flush sediment from the bottom of the tank out through the drain. Let water run for 3-4 minutes.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close drain valve.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open hot water valve.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Turn power supply ON	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test any shut-offs or safety features	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check electrical cords, plugs and connections	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Activate float switches and check pumps for proper operation.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Lubricate pumps as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Inspect packing and tighten as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check pumps for misalignment and bearings for overheating	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Clean out trash from sump bottom.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test and run pump	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Waste	Open the interceptor, and suction off the top layer of grease using a wet-dry vacuum or by scooping manually. Once removed, place in an appropriate storage container for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Remove baffle and scrape fat/oil off the baffle into the same storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out the solids at the bottom of the interceptor and place it in the storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out any water, and discard.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Thoroughly clean all four sides and bottom of interceptor using fresh water, and a scraping tool. Rinse out with clean water and suction one last time. Place all waste in the proper storage receptacle for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that the inlet, outlet and air relief ports are clean and clear and that all internal components are working properly.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		



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D203004 - Sanitary Waste	Properly reinstall all seals, replacing any that are damaged, or cracked. Securely fasten the cover and fill the grease interceptor with clean water to ensure maximum efficiency.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that you or the hauler record all maintenance, cleaning, and inspection of your interceptor.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D204001 - Rain Water Drainage	Check for signs of leaks and or pipe damage	annually	30-60 minutes	Building Technician	Moderate	Toolset, patching tape/materials.	N		
D302003 Furnaces	Check operating pressures	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check operation of condensation system	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Safety test for carbon monoxide (CO)	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check temperatures across air handler	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Inspect for hazardous debris in the chimney flue	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check unit is operating to manufacturer's specifications	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check fan belt and perform required adjustments	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Test unit by putting it through a full operation cycle	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D304001 Air Distribution, Heating	Drain cooling coils; blow down to remove moisture; refill with antifreeze and water solution; drain	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Inspect wiring for deterioration; Tighten electrical connections	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Visually inspect disconnect switches and starters for broken parts, contact arcing or any evidence of overheating	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean air intake and screens	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check dampers and seals for dirt accumulations	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check damper motors and linkage for proper operation	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Replace filters	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check belts for wear; adjust tension or alignment and replace when necessary	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean fan and motor;	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan blades for cracks or excessive wear	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Lubricate fan and motor if required	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check all motors, belts, pulleys, shafts, etc. for alignment	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check direct drive couplings for alignment and tightness of assembly. Check flexible couplings for alignment and wear.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan for vibration or excessive noise.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan RPM against design specifications	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean heating coils and check for leaks	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Use fin comb to straighten coil fins	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Operate unit - Check all controls and freeze protection	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record outside ambient air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record heating coil entering water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record heating coil leaving water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		

Peace River Regional District PMP Tasking - Kelly Lake

Unifomat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304001 Air Distribution, Heating	Record return air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record supply air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check Fan Motor Amps:     Rated _____ Actual _____	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Restore power and proper operating mode as needed	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Flush and clean condensate pans and drains	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Inspect wiring for deterioration; Tighten electrical connections	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Visually inspect disconnect switches and starters for broken parts, contact arcing or any evidence of overheating	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Clean air intake and screens	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check dampers and seals for dirt accumulations	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check damper motors and linkage for proper operation	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Replace filters	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check belts for wear; adjust tension or alignment and replace when necessary	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Clean fan and motor;	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check fan blades for cracks or excessive wear	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check bearing collar set screws on fan shaft for tightness	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Lubricate fan and motor if required	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check all motors, belts, pulleys, shafts, etc. for alignment	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check direct drive couplings for alignment and tightness of assembly. Check flexible couplings for alignment and wear.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check fan for vibration or excessive noise.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check fan RPM against design specifications	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Clean cooling coils and check for leaks	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Use fin comb to straighten coil fins	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Operate unit - Check all controls and freeze protection	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Record outside ambient air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Record cooling coil entering water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Record cooling coil leaving water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Record return air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Record supply air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Check Fan Motor Amps:     Rated _____ Actual _____	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Replace any covers removed and clean area	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution,Cooling	Restore power and proper operating mode as needed	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304002 - Exhaust Systems	Inspected as Part of BCA	annually	8 hours	Consultant	Minor	NA	N		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304002 - Kitchen Hood Exhaust Fan	clean and degrease all hood and filters, as required	daily	30-60 minutes	Cleaner	Minor	Cleaning agent, clean rags	N		
D304002 - Kitchen Hood Exhaust Fan	Clean out grease collection cups	daily	30-60 minutes	Cleaner	Minor	Cleaning agent, clean rags	N		
D304002 - Kitchen Hood Exhaust Fan	Inspect extractor hood for any gas or air leaks	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean out ductwork to remove grease accumulation	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Check fan bearings and lubricate as required	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	check fastener tightness	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	check belt tension, replace/adjust as required	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean fan blades with appropriate grease cleaning solution.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Check Rooftop Containment Systems (RTCS)	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean and or change filters in RTCS	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean Exhaust Stacks	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check fan belt tension. Check for belt wear and alignment. Replace if necessary, to ensure proper operation.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check drive alignment, wear, bearing and coupling seating and operation. Repair and replace as needed.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If field serviceable lubricate bearings.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Measure motor amperage using a C clamp and probe. Increased current flow may indicate that bearings are seizing.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If the exhaust fan is automatically controlled check thermostat operation.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If the exhaust fan is interlocked with the operation of other fan systems check sequence of control.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check cleanliness of the fan. Clean as required.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check switch operation. Repair as required.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check fan belt tension. Check for belt wear and alignment. Replace if necessary, to ensure proper operation.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check drive alignment, wear, bearing and coupling seating and operation. Repair and replace as needed.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304002 - Rooftop exhaust fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If field serviceable lubricate bearings.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Measure motor amperage using a C clamp and probe. Increased current flow may indicate that bearings are seizing.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If the exhaust fan is automatically controlled check thermostat operation.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If the exhaust fan is interlocked with the operation of other fan systems check sequence of control.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D305003 Fan Coil Units	Power off the fan coil unit.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Visually inspect the outside and inside of the unit.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Examine the blower fan for movement, wear and tear and dust. Remove dust and dirt with a vacuum.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Change the air filter.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Lubricate all the moving parts, except the ball bearings.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Replace any dry, cracked or worn belts.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	If the motor is in disrepair, sounds odd, vibrates or is not operational, you may need to call a professional to have it replaced.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Document all the maintenance procedures performed on the appropriate maintenance paperwork	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Perform chemical testing of water. Treat as needed to ensure proper water chemistry for open systems.		30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D501002 - Interior Distribution Transformers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501002 - Interior Distribution Transformers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		



Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501006 - Enclosed Circuit Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D502001 - Branch Wiring	Inspection as part of Building Condition Assessment	5 years	1 day	Consultant	Minor	NA	Y		
D502002 - Exterior Lighting	Check and replace burnt out bulbs	annually	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Exterior Lighting	Check lighting pole foundations for signs of cracks or corrosion	annually	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Interior Lighting Equipment	Check and replace burnt out bulbs	monthly	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D503001 - Fire Alarm Systems	Check Fire Alarm AC power lamp and trouble light	daily	Less than 5 minutes	Building Technician	Major	Toolset, Spare Bulbs	N		
D503001 - Fire Alarm Systems	Check trouble conditions	daily	Less than 5 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Check power supply of interconnected smoke alarms	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test and inspect fire alarm system	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Test voice communications system	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Verify transmission signals to monitoring station	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Test interconnected smoke alarm signals	monthly	30-60 minutes	Building Technician	Major	Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test smoke alarms and CO alarms	monthly	30-60 minutes	Building Technician	Major	Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test fire alarm system	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
D503001 - Fire Alarm Systems	Test voice communications system	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
D503001 - Fire Alarm Systems	Test interconnected smoke alarm signals	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
G3020 - Sanitary Lift Pump	Inspection of submersible pumps	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of impellers	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of Floats	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Clearance of debris and or grease that may hamper operation	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect check valves for proper valve function	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Wet Well cleaning, as applicable.	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check and inspect all electrical connections	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
G3020 - Sanitary Lift Pump	Check and Test all alarms systems and indicator lights	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Grease pumps and drivelines, as applicable.	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Test Hydrostatic Alarm	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect rotating Element	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Measure suctions and discharge head	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect check valves for proper valve function	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check over system operation - check and test all systems	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel tank/day tank	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Check Fuel filters-primary/secondary (change as needed)	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel system components/hoses/piping	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Check Gauges and Safety mechanism	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Test for Condensation/water in fuel	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		

## Collaborating to Provide Asset Data You Can Trust

### APPENDIX 5 Photo Log

## Asset Photos



PRRD - Kelly Lake Community Centre : 1



PRRD - Kelly Lake Community Centre : 2

## Element Photos



A1010 Standard Foundations



B1010 Floor Construction - 1



B1010 Floor Construction - 2



B1020 Roof Construction



B201021 Masonry - Block - 1



B201021 Masonry - Block - 2





B201021 Masonry - Block - 3



B201010 Exterior Coatings - 1



B201010 Exterior Coatings - 2



B201021 Masonry - Brick



B201024 Metal Siding



B202001 Windows - 1988 & older - 1



B202001 Windows - 1988 & older - 2



B202001 Windows - 1988 & older - 3



B202001 Windows - 2000



B203002 Solid Doors - Single - 1



B203002 Solid Doors - Single - 2



B203003 Solid Doors - Double





B301022 Conventional - Modified Bitumen - 1



B301022 Conventional - Modified Bitumen - 2



B301022 Conventional - Modified Bitumen - 3



B301022 Conventional - Modified Bitumen - 4



B302022 Hatches - 1



B302022 Hatches - 2





C101001 Fixed Partitions - 1



C101001 Fixed Partitions - 2



C101001 Fixed Partitions - 3



C101002 Demountable Partitions



C102002 Solid Interior Door - Single - 1



C102002 Solid Interior Door - Single - 2



C102002 Solid Interior Door - Single - 3



C103001 Washroom Partitions - 1



C103001 Washroom Partitions - 2



C103009 Millwork - 1



C103009 Millwork - 2



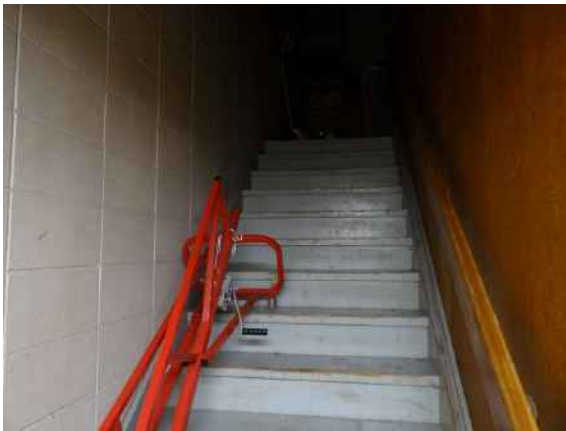
C103010 Cabinets - Kitchen - 1



C103010 Cabinets - Kitchen - 2



C103010 Cabinets - Kitchen - 3



C201001 Interior Stair Construction



C201027 Roof Access Ladders - 1



C201027 Roof Access Ladders - 2



C201099 Other Stair Construction - Crawl Space Ladders





C301005 Painted Wall Covering



C301021 Wall Paper



C301022 Wood Panel - 1



C301022 Wood Panel - 2



C301023 Ceramic Tile



C302003 Wood Flooring - 1



C302003 Wood Flooring - 2



C302005 Carpet - 1



C302005 Carpet - 2



C302005 Carpet - 3



C302006 Vinyl Sheet - 1



C302006 Vinyl Sheet - 2



C302006 Vinyl Sheet - 3



C302007 Painted / Sealed Concrete Floor



C302099 Other Floor Finishes - Resilient Tile Floor - 1



C302099 Other Floor Finishes - Resilient Tile Floor - 2



C303005 Wood Ceiling - 1



C303005 Wood Ceiling - 2





C303006 Painted Ceiling Structures



C303007 Suspended Acoustic Ceiling Panels - 1



C303007 Suspended Acoustic Ceiling Panels - 2



D201001 Water Closets - 1



D201001 Water Closets - 2



D201001 Water Closets - 3





D201002 Urinals



D201003 Lavatories - 1



D201003 Lavatories - 2



D201004 Kitchen sink



D201004 Sinks



D201025 Showers - 1



D201025 Showers - 2



D202001 Domestic Water Pipes and Fittings - 1



D202001 Domestic Water Pipes and Fittings - 2



D202001 Domestic Water Pipes and Fittings - 3



D202001 Domestic Water Pipes and Fittings - 4



D202006 Domestic Water Equipment - Booster Systems



D202009 - Domestic Water Storage Tanks



D202009 - Domestic Water Storage Tanks - 1



D202009 - Domestic Water Storage Tanks - 2



D202021 Domestic Water Tank Heaters



D202021 Domestic Water Tank Heaters - 1



D202021 Domestic Water Tank Heaters - 2





D203001 Sanitary Waste and Vent Piping - 1



D203001 Sanitary Waste and Vent Piping - 2



D204001 Rain Water Drainage Piping and Fittings - 1



D204001 Rain Water Drainage Piping and Fittings - 2



D302008 Fuel Fired Forced Air Furnace - New



D302008 Fuel Fired Forced Air Furnace - Old



D304001 Air Distribution Systems



D304007 Exhaust Fans



D305006 Forced Flow Units



D309021 Fume Hood Systems



D501022 Low Voltage Electrical Service - 1



D501022 Low Voltage Electrical Service - 2



D501022 Low Voltage Electrical Service - 3



D501023 Electrical Panels - 1



D501023 Electrical Panels - 2



D502001 Branch Wiring and Devices - 1



D502001 Branch Wiring and Devices - 2



D502002 Interior Lighting





D502021 Exterior Lighting - 1



D502021 Exterior Lighting - 2



D502022 Exit Lighting



D503001 Fire Alarm Systems - 1



D503001 Fire Alarm Systems - 2



D503001 Fire Alarm Systems - 3





D503008 Security and Detection Systems - 1



D503008 Security and Detection Systems - 2



D503008 Security and Detection Systems - 3



D509003 Emergency Lighting Systems



F101001 Playground Equipment - 1



F101001 Playground Equipment - 2



F101001 Playground Equipment - 3



F101004 Chain Link Fence Enclosure



F101005 Arena/Race Track - 1



F101005 Arena/Race Track - 2



F101005 Arena/Race Track - 3



G202024 Gravel Paved Surface - Parking Area - 1





G202024 Gravel Paved Surface - Parking Area - 2



G203022 Concrete Paved Surfaces



G203022 Concrete Paved Surfaces - Walkways - 1



G203022 Concrete Paved Surfaces - Walkways - 2



G204009 Flagpoles - 1



G204009 Flagpoles - 2



G204021 Fencing and Gates - Chain Link Fence



G3010 Water Supply



G306021 Fuel Storage Tanks - Aboveground



G402013 Exterior Pole Light Fixture - 1



G402013 Exterior Pole Light Fixture - 2



## Class 'D' Estimate for Design Option 1 (Renovate within Existing Footprint):



PEACE RIVER  
REGIONAL DISTRICT

KELLY LAKE COMMUNITY CENTRE - ELEMENTAL COST SUMMARY					OPTION 1			
Element	Ratio to GFA	Elemental Cost Quantity	Unit Rate	Sub Total	Total Cost	Rate per gross m <sup>2</sup> Sub-Total	Total	%
<b>SUBSTRUCTURE</b>					\$4,412.41		\$5.18	0.174%
Normal foundations	0.025	21.11 m <sup>2</sup>	162.12	\$3,422.35		\$4.01		
Earthwork for Building	0.025	21.11 m <sup>3</sup>	46.90	\$990.06		\$1.16		
Special Conditions	0.000					\$0.00		
<b>STRUCTURE</b>					\$15,087.53		\$17.70	0.596%
Slab on Grade	0.025	21.11	68.01	\$1,435.69		\$1.68		
Suspended Floor Construction	0.025	21.11	300.79	\$6,349.68		\$7.45		
Roof Construction	0.025	21.11	345.91	\$7,302.16		\$8.57		
Structural Walls	0.000		290.69			\$0.00		
<b>EXTERIOR CLADDING</b>					\$653,269.93		\$766.33	25.790%
Roof Finish	0.02	21.11 m <sup>2</sup>	231.91	\$4,895.62		\$5.74		
Walls Below Ground Floor	0.04	33 m <sup>2</sup>	125.00	\$4,125.00		\$4.84		
Walls Above Ground Floor	0	0 m <sup>2</sup>	810.32	\$0.00		\$0.00		
Windows	0.14	119 m <sup>2</sup>	4,809.49	\$572,329.31		\$671.38		
Exterior Doors and Screens		4 No	17,980.00	\$71,920.00		\$84.37		
Window Shutters	0.00	0 m <sup>2</sup>		\$0.00		\$0.00		
Sunshades	0.00	0 m <sup>2</sup>		\$0.00		\$0.00		
Balcony and Projections	0.00	0 m <sup>2</sup>	230.79	\$0.00		\$0.00		
<b>INTERIOR PARTITIONS</b>					\$188,933.11		\$221.63	7.459%
Permanent Partitions	0.45	385.6 m <sup>2</sup>	173.79	\$67,013.42		\$78.61		
Interior Windows	0.13	112 m <sup>2</sup>	750.00	\$84,000.00		\$98.54		
Operable Walls - Solid Acoustic		0		\$0.00		\$0.00		
Operable Glazed Walls		0	16,764.29	\$0.00		\$0.00		
Gym Divider Curtain		0		\$0.00		\$0.00		
Interior Doors		17 Lvs	1,410.74	\$23,992.58		\$28.13		
Hardware		17 Lvs	819.83	\$13,937.11		\$16.35		
<b>VERTICAL MOVEMENT</b>					\$0.00		\$0.00	0.000%
Stairs						\$0.00		
Elevator						\$0.00		
Ramps and Steps						\$0.00		
<b>INTERIOR FINISHES</b>					\$100,056.96		\$117.37	3.950%
Floor Finishes	0.61	522 m <sup>2</sup>	80.32	\$41,927.04		\$49.18		
Ceiling Finishes	0.61	522 m <sup>2</sup>	79.57	\$41,535.54		\$48.72		
Wall Finishes	0.61	522 m <sup>2</sup>	31.79	\$16,594.38		\$19.47		
<b>FITTINGS AND EQUIPMENT</b>					\$97,239.46		\$114.07	3.839%
Millwork	0.29	250 m <sup>2</sup>	81.43	\$20,357.50		\$23.88		
Whiteboards/Tackboards	0.61	522 m <sup>2</sup>	7.43	\$3,878.46		\$4.55		
Miscellaneous Specialties	0.61	522 m <sup>2</sup>	0.32	\$167.04		\$0.20		
Miscellaneous Metals	0.61	522 m <sup>2</sup>	9.66	\$5,042.52		\$5.92		
WC Access and Partitions	0.61	522 m <sup>2</sup>	11.77	\$6,143.94		\$7.21		
HC Lift						\$0.00		
Counter Grills						\$0.00		
Walk Off Mats						\$0.00		
Signage				\$1,500.00		\$1.76		
Mirrors				\$950.00		\$1.11		
Rough Carpentry, Caulking, Fire Proofing				\$3,000.00		\$3.52		
Kitchen Equipment (Commercial)				\$45,000.00		\$52.79		
Gym Equipment				\$10,000.00		\$11.73		
Sealants and Firestopping				\$1,200.00		\$1.41		
<b>ELECTRICAL</b>					\$131,538.78		\$154.30	5.193%
Services and Distribution	0.61	522 m <sup>2</sup>	62.00	\$32,364.00		\$37.96		
Lighting	0.61	522 m <sup>2</sup>	98.00	\$51,156.00		\$60.01		
Power	0.61	522 m <sup>2</sup>	38.00	\$19,836.00		\$23.27		
Fire Alarm	0.61	522 m <sup>2</sup>	13.00	\$6,786.00		\$7.96		
Tel/Data	0.61	522 m <sup>2</sup>	20.99	\$10,956.78		\$12.85		
Security	0.61	522 m <sup>2</sup>	13.00	\$6,786.00		\$7.96		
PA and Ancillary Systems	0.61	522 m <sup>2</sup>	7.00	\$3,654.00		\$4.29		
<b>MECHANICAL</b>					\$243,064.08		\$285.13	9.596%
Plumbing and Drainage	0.61	522 m <sup>2</sup>	90.11	\$47,037.42		\$55.18		
Fire Protection	0.61	522 m <sup>2</sup>	32.53	\$16,980.66		\$19.92		
HVAC	0.61	522 m <sup>2</sup>	298.00	\$155,556.00		\$182.48		
Controls	0.61	522 m <sup>2</sup>	45.00	\$23,490.00		\$27.56		
<b>OVERHEAD AND PROFIT, GC FEE</b>					\$221,995.39		275.21	8.764%
<b>SOFT COSTS</b>					\$463,567.34			18.301%
<b>DESIGN CONTINGENCY</b>					\$413,899.41			16.340%
<b>NET BUILDING COST</b>					\$2,533,064.42			100.000%
<b>Gross Floor Area</b>	<b>852.47</b>	<b>DESIGN CONTINGENCY</b>		<b>15%</b>				

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## Class 'D' Estimate for Design Option 2 (Expand Facility to accommodate Full Program)



PEACE RIVER  
REGIONAL DISTRICT

KELLY LAKE COMMUNITY CENTRE - ELEMENTAL COST SUMMARY					OPTION 2		
Element	Ratio to GFA	Elemental Cost		Sub Total	Total Cost	Rate per gross m <sup>2</sup>	
		Quantity	Unit Rate			Sub-Total	%
<b>SUBSTRUCTURE</b>					\$51,552.69	\$49.33	1.567%
Normal foundations	0.236	246.64 m <sup>2</sup>	162.12	\$39,985.28		\$38.26	
Earthwork for Building	0.236	246.64 m <sup>3</sup>	46.90	\$11,567.42		\$11.07	
Special Conditions	0.000					\$0.00	
<b>STRUCTURE</b>					\$176,276.07	\$168.69	5.359%
Slab on Grade	0.236	246.64	68.01	\$16,773.99		\$16.05	
Suspended Floor Construction	0.236	246.64	300.79	\$74,186.85		\$70.99	
Roof Construction	0.236	246.64	345.91	\$85,315.24		\$81.64	
Structural Walls	0.000		290.69			\$0.00	
<b>EXTERIOR CLADDING</b>					\$730,648.84	\$699.19	22.213%
Roof Finish	0.236	246.64 m <sup>2</sup>	231.91	\$57,198.28		\$54.74	
Walls Below Ground Floor		233.61 m <sup>2</sup>	125.00	\$29,201.25		\$27.94	
Walls Above Ground Floor		0 m <sup>2</sup>	810.32	\$0.00		\$0.00	
Windows		119 m <sup>2</sup>	4,809.49	\$572,129.31		\$547.68	
Exterior Doors and Screens		4 No	17,980.00	\$71,920.00		\$68.82	
Window Shutters		0 m <sup>2</sup>		\$0.00		\$0.00	
Sunshades		0 m <sup>2</sup>		\$0.00		\$0.00	
Balcony and Projections		0 m <sup>2</sup>	230.79	\$0.00		\$0.00	
<b>INTERIOR PARTITIONS</b>					\$188,933.11	\$180.80	5.744%
Permanent Partitions		385.6 m <sup>2</sup>	173.79	\$67,013.42		\$64.13	
Interior Windows		112 m <sup>2</sup>	750.00	\$84,000.00		\$80.38	
Operable Walls - Solid Acoustic		0		\$0.00		\$0.00	
Operable Glazed Walls		0	16,764.29	\$0.00		\$0.00	
Gym Divider Curtain		0		\$0.00		\$0.00	
Interior Doors		17 Lvs	1,410.74	\$23,982.58		\$22.95	
Hardware		17 Lvs	819.83	\$13,937.11		\$13.34	
<b>VERTICAL MOVEMENT</b>					\$0.00	\$0.00	0.000%
Stairs						\$0.00	
Elevator						\$0.00	
Ramps and Steps						\$0.00	
<b>INTERIOR FINISHES</b>					\$117,888.19	\$112.91	3.587%
Floor Finishes		799.56 m <sup>2</sup>	80.32	\$64,220.66		\$61.46	
Ceiling Finishes		521.91 m <sup>2</sup>	79.57	\$41,528.38		\$39.74	
Wall Finishes		385.00 m <sup>2</sup>	31.79	\$12,239.15		\$11.71	
<b>FITTINGS AND EQUIPMENT</b>					\$127,424.66	\$121.94	3.874%
Millwork		450.00 m <sup>2</sup>	81.43	\$36,643.50		\$35.07	
Whiteboards/Tackboards		799.56 m <sup>2</sup>	7.43	\$5,940.73		\$5.68	
Miscellaneous Specialties		799.56 m <sup>2</sup>	0.32	\$255.86		\$0.24	
Miscellaneous Metals		799.56 m <sup>2</sup>	9.66	\$7,723.75		\$7.39	
WC Access and Partitions		799.56 m <sup>2</sup>	11.77	\$9,410.82		\$9.01	
HC Lift						\$0.00	
Counter Grills						\$0.00	
Walk Off Mats						\$0.00	
Signage				\$1,500.00		\$1.44	
Mirrors				\$950.00		\$0.91	
Rough Carpentry, Caulking, Fire Proofing				\$3,000.00		\$2.87	
Kitchen Equipment (Commercial)				\$45,000.00		\$43.06	
Gym Equipment				\$15,000.00		\$14.35	
Sealants and Firestopping				\$2,000.00		\$1.91	
<b>ELECTRICAL</b>					\$248,112.27	\$237.43	7.543%
Services and Distribution		799.56 m <sup>2</sup>	62.00	\$49,572.72		\$47.44	
Lighting		1045 m <sup>2</sup>	98.00	\$102,410.00		\$98.00	
Power		1045 m <sup>2</sup>	38.00	\$39,710.00		\$38.00	
Fire Alarm		1045 m <sup>2</sup>	13.00	\$13,585.00		\$13.00	
Tel/Data		1045 m <sup>2</sup>	20.99	\$21,934.55		\$20.99	
Security		1045 m <sup>2</sup>	13.00	\$13,585.00		\$13.00	
PA and Ancillary Systems		1045 m <sup>2</sup>	7.00	\$7,315.00		\$7.00	
<b>MECHANICAL</b>					\$486,593.80	\$465.64	14.793%
Plumbing and Drainage		1045 m <sup>2</sup>	90.11	\$94,164.95		\$90.11	
Fire Protection		1045 m <sup>2</sup>	32.53	\$33,993.85		\$32.53	
HVAC		1045 m <sup>2</sup>	298.00	\$311,410.00		\$298.00	
Controls		1045 m <sup>2</sup>	45.00	\$47,025.00		\$45.00	
<b>OVERHEAD AND PROFIT, GC FEE</b>					\$221,995.39	275.21	6.749%
<b>SOFT COSTS</b>					\$657,867.01		20.000%
<b>DESIGN CONTINGENCY</b>					\$281,943.00		8.571%
<b>NET BUILDING COST</b>					\$3,289,335.05		100.000%
<b>Gross Floor Area (SM)</b>	1045	<b>DESIGN CONTINGENCY</b>		15%			

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# REPORT

To: Electoral Area Directors Committee

Date: November 12, 2019

From: Trish Morgan, General Manager of Community Services

**Subject: Facility Assessment – Osborn Community Hall**

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## RECOMMENDATION:

That the Electoral Area Directors Committee recommend that the Regional Board authorize the Electoral Area B Director and Regional district staff to meet with the Osborn Community Hall Society to further review the “Facility Condition Assessment Report Osborn Hall” and discuss options to remediate the facility or investigate a new facility.

## BACKGROUND/RATIONALE:

Osborn Community Hall is located in an isolated and remote area of the Peace River Regional District on the Siphon Creek Road, and provides important community and cultural services to the local community. The facility was built in the 1980s as the local school. This facility was transferred by the School District to the Regional District in 2009 and operated under agreement with the Osborn Community Hall Society.

The Society has, in the past, received Recreational and Cultural Grants-in-Aid for insurance or capital upgrades to the facility, but receives no other operational funding. The 2014 North Peace Sub-Regional Recreation Facility Inventory and Assessment reports that the Osborn Hall is non-conforming to building code and that systematic envelope and structural failure could occur within 10 years of the report. A playground assessment was completed in 2018, which also suggested that the playground should be replaced in the near future.

As a result of these reports, a facility condition assessment was recently completed that included:

- Physical Condition Audit
  - o Structural Integrity
  - o Electrical
  - o Mechanical
  - o Building Envelope
  - o Energy Efficiency
  - o Exterior Landscape - Options for Repair and Remediation
- Costs for Repair and Remediation
- Capital Plan Recommendations
- Preventative Maintenance Plan

## ALTERNATIVE OPTIONS:

1. That the Electoral Area Directors Committee receive the report “Facility Condition Assessment Report Osborn Hall” dated November 12, 2019, for information.
2. That the Electoral Area Directors Committee provide further direction.

Staff Initials:

Dept. Head:

CAO:

Page 1 of 3



**STRATEGIC PLAN RELEVANCE:**

- ☒ Organizational Effectiveness
  - ☒ Develop a Corporate Asset Management Program

**FINANCIAL CONSIDERATION(S):**

Although the facility is owned by the Regional District, it is operated by the Osborn Community Hall Society. The Society generates their own revenue through fundraising and receives Recreational and Cultural Grants-in-Aid from Electoral Area B for capital projects from time to time and as approved.

The total cost to remediate the Osborn Community Hall is estimated at \$628,745. It may be worthwhile to investigate the option of a new modular facility. The below is a summary of the cost estimates found on page 81 of the attached report.

Element to be Repaired/Replaced	Time Frame to Estimated Replacement	Cost
Structure	2020	\$7,280
Metal Siding (Engineering Study)	2020	\$12,000
Metal Siding	2022	\$24,640
Wood Siding	2020	\$30,800
Windows	2020	\$8,400
Exterior Doors	2020	\$15,000
Gutters and Downspouts	2020	\$2,400
Single Ply Roof Covering	2020	\$35,100
Metal Roofing	2020	\$36,400
Fixed Partitions	2020	\$4,750
Solid Interior Doors	2023	\$12,000
Washroom Partitions	2022	\$4,500
Cabinets	2022	\$15,000
Exterior Stair Construction	2019	\$7,000
Paint Wall Coverings	2022	\$6,680
Wood Panel Repair	2020	\$3,510
Wood Panel Repair	2022	\$70,200
Carpet	2020	\$10,320
Floor	2020	\$10,320
Painted Ceiling Structure (Engineered Study)	2020	\$5,000
Painted Ceiling Structure	2020	\$4,000
Acoustic Ceiling Panels	2035	\$2,400
Water Closets	2025	\$4,000
Lavatories	2025	\$2,000
Sinks	2025	\$2,000
Water Tank Heaters	2020	\$3,375
Water Pump	2039	\$1,500

Sanitary Waste & Vent Pump	2025	\$11,700
Forced Air Furnace (Newer)	2034	\$3,200
Forced Air Furnace (Older)	2027	\$4,000
Air Distribution System (Engineered Study)	2020	\$6,000
Air Distribution System	2021	\$31,200
Exhaust Fan	2022	\$3,150
Fire Extinguisher	2026	\$200
Electrical Panel (Old)	2020	\$4,000
Branch Wiring and Devices	2022	\$24,700
Interior Lighting	2021	\$22,100
Exterior Lighting	2021	\$4,800
Exit Lighting	2020	\$3,900
Playground Equipment	2020	\$3,120
Playground Equipment – New	2030	\$20,000
Chain Link Fence Enclosure	2020	\$10,000
Arena/Race Track	2020	\$8,000
Gravel Paved Surface	2025	\$40,000
Playing Fields	2025	\$25,000
Storage Shed	2030	\$10,000
Sanitary Waste Lagoon	2020	\$12,500
Sanitary Waste Lagoon	2022	\$15,000
Fuel Storage Tanks	2032	\$10,000
Light Poles (20' High)	2022	\$5,600
<b>Total</b>		<b>\$628,745</b>

**COMMUNICATIONS CONSIDERATION(S):**

None.

**OTHER CONSIDERATION(S):**

None.

**Attachments:**

1. Facility Condition Assessment Report: Osborn Hall - October 30, 2019



PEACE RIVER REGIONAL DISTRICT



Submission to

**Peace River Regional District**

**Facility Condition Assessment Report  
Osborn Hall**

**Version: Final**

**November 14, 2019**

Prepared by  
FCAPX Ltd.  
Project No. 19063  
[www.fcapx.com](http://www.fcapx.com)



## Collaborating to Provide Asset Data You Can Trust

### Executive Summary

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FCAPX Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Osborn Hall in Osborn, British Columbia. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 20 years.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

### Facility Summary

The Osborn Hall is located at 17526 Siphon Creek Road in Osborn, British Columbia. According to information provided the building was constructed in approximately 1980 without known significant renovations. It is a single-storey building with an estimated gross floor area of approximately 260 square meters. The building is generally described in three sections, the east portable, west portable, and connecting hallway.

### System Summaries

#### Structural and Architectural Summary

No architectural drawings were available. Osborn Hall is constructed from two manufactured buildings joined together with a wood frame structure. The foundation is concrete piers. Exterior cladding includes wood paneling and metal cladding. The roof coverings include a membrane and metal. Numerous defects were observed in the building enclosure.

#### Plumbing and Mechanical Systems Summary

No mechanical drawings were available. Heat is provided by two gas-fired forced air furnaces. The furnaces are relatively new. The heat distribution ducting is uninsulated and installed under the building in unconditioned space. This may have a negative effect on the overall performance and efficiency of the heating system. Domestic water is supplied to the building from an on-site cistern. The water was reportedly turned off during the winter of 2017 and had not be turned on by the time of this assessment.

#### Electrical Systems Summary

No electrical drawings were available. A 110/200 volt, single phase electrical service is provided to the building by an overhead service drop from a pole mounted transformer. The electrical system includes a relatively new main shut off and breaker panel, with the remainder of the infrastructure being dated. The main shut off is rated at 125 amps.

#### Site Feature Systems Executive Summary

No site drawings were available. Site features include a gravel driveway, a grass sports field, playground equipment and an abandoned arena. It was observed that some of the older playground equipment is in a deteriorated state.

# Collaborating to Provide Asset Data You Can Trust

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## APPENDIX

**Appendix 1 – Facility Condition Assessment Findings**

**Appendix 2 – 20-Year Capital Plan Summary**

**Appendix 3 – Energy Efficiency Review Findings**

**Appendix 4 – Facility-specific Preventative Maintenance Plan**

**Appendix 5 – Photo Log**

# Collaborating to Provide Asset Data You Can Trust

## 1 INTRODUCTION

FCAPX Ltd. (FCAPX) was contracted by the Peace River Regional District to conduct a Facility Condition Assessment (FCA) of the Osborn Hall (herein referred to as the “Facility, “Site” or “Property”). We understand the purpose of this report is to assist with the long-term capital planning for the facility. This report summarizes the findings of the FCA for the property.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

### 1.1 FACILITY

Information on the evaluated facility is provided in Table 1 below:

Table 1	
<b>Building Name</b>	Osborn Hall
<b>Address</b>	17526 Siphon Creek Rd., Osborn, BC
<b>Estimated Building Floor Area (sq.m.)</b>	260
<b>Number of Storeys</b>	1
<b>Date of Construction</b>	1980

### 1.2 SITE REVIEW

A site visit was performed on July 10, 2019 by the following FCAPX personnel:

- Alexandre Bouchard, P.Eng.

### 1.3 OWNER SUPPLIED MATERIAL

In this report, reference is made to the “reported” condition of particular systems and/or components. The reported condition pertains to information provided by the building’s operations and maintenance personnel and/or tenants. In some cases, this information was gathered through either an onsite interview process or a formal off-site interview process.

Otherwise, facility condition related documentation was limited to:

- Playground Safety Audit, prepared by Suncorp Valuations, dated Sept. 17, 2018.



## Collaborating to Provide Asset Data You Can Trust

### 2 SCOPE OF WORK

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The FCA carried out by FCAPX is generally based on the ASTM Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E2018-15) and consisted of the following:

- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;
- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

The ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not constitute a material physical deficiency of the site.

The review of the Site was based on a visual walk-through review of the visible and accessible components of the property, building and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to determine their condition and to identify physical deficiencies, where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted, and no samples of building materials were collected to substantiate observations made, or for any other reason.

The review of the mechanical systems, electrical systems, and fire & life safety systems at the property included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition, with considerations of the reported performance. No physical tests were conducted on these systems.

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A detailed evaluation of the property development's compliance with applicable national and/or provincial Building Codes and/or Fire Codes is not part of the scope of this assessment. It is assumed that the existing buildings and related structures were reviewed and approved by local authorities at the time of construction. However, applicable codes may be referenced by FCAPX, at their discretion, to identify deficiencies and appropriate recommendations.

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

Opinions of probable costs for deficiencies that are individually less than the established threshold amount are generally not included in the FCA cost tables. The exception are deficiency costs relating to life, safety or accessibility, these may be included regardless of this cost threshold.

### 2.1 DEVIATIONS FROM THE GUIDE

The major deviations from ASTM E2018-15 for this project that was not included are as follows:

- A review of municipal/public records for zoning;
- A comprehensive building and/or fire & life safety code/regulatory review for compliance. It is assumed that at the time of building construction/commission and/or subsequent renovation(s), a duty of care was undertaken to ensure the building and related structures were constructed in accordance with the current building and fire code, as well as reviewed and approved by the local authorities having jurisdiction;
- An assessment of the property's compliance with barrier-free accessibility requirements; and
- A review of municipal/regional records to determine if the property resides in a designated flood plain.

Furthermore, the FCA did not include a:

- Verification of the number of parking spaces;
- Verification of gross and net usable areas of the site building(s); and
- Review of as-built construction drawings for the building and site.

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### 2.2 LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the Peace River Regional District (PRRD). The report may not be relied upon by any other person or entity without the express written consent of FCAPX and the Peace River Regional District.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. FCAPX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for facility condition assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. FCAPX did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, FCAPX has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, FCAPX requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for order of magnitude budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the element/system in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender

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documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

### 3 DEFINITIONS

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The following are definitions to aid in the understanding of the assessment.

#### 3.1 EVALUATION PERIOD

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a twenty (20) year evaluation period.

#### 3.2 OPINIONS OF PROBABLE COSTS

Opinions of probable costs for repair and/or replacement of components and/or additional investigation of the conditions identified in this report are based on the noted method of evaluation. These opinions are not construction costs and are for general budgeting purposes only since they are based on historical costing information and our experience with similar systems in other buildings. A detailed or exhaustive examination of quantities/costs of equipment, materials, or labour required for the remedial work has not been performed. Unless otherwise stated, engineering costs for remedial work have not been included in this report.

Only planned actions with a total cost over \$1,000 have been included in this report. Actions below this cost threshold are assumed to be handled under Operation and Maintenance budgets. Actions relating to life safety may be included in the report, regardless of cost.

#### 3.3 ASSET LIFE EXPECTANCY

The facility systems observed during the assessment were broken down by their major assets and assigned an expected useful life (EUL). This value was used to determine the remaining useful life (RUL) of the asset. The values for EUL are based on information provided in manufacturer's literature, industry standards, our observations of the assets, and our experience with similar materials and systems in similar locales. Based on the asset's overall reported and/or observed physical condition an "Equivalent Age" was

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determined that represents the point within the asset's lifecycle based on the EUL. This was then used to determine the RUL.

The EUL of assets is a theoretical number, which is an estimate, that is a function of quality of materials used, manufacturing and installation, as well as frequency and intensity of service, the degree of maintenance afforded to the asset, and local weather conditions.

The realization of an asset's EUL does not necessarily constitutes its replacement. A detailed condition assessment or investigation is recommended as a prudent approach to confirm the component RUL and the need for either a repair (maintenance) or a refurbishment. Risk, including safety or the cost of damage to the facility and its use, was considered in estimating the RUL and the schedule for major repairs or replacements.

### 3.4 RECOMMENDATION TYPE

Recommendation types in this report indicate the action that is to take place based on the review of the component. The recommendation type categories are shown below.

- **Study:** Includes recommendations for further investigation into the condition or options for determining the appropriate repair/replacement action.
- **Major Repair:** Any component or system in which future major repair is anticipated but not replacement of the entire component.
- **Condition-Based Replacement:** Any component or system in which requires replacement in the near term (within the next 5 years) due to its condition.
- **Lifecycle Replacement:** Any component or system in which future replacement (5 years or more) is anticipated.

### 3.5 CONDITION RATINGS AND SITE OBSERVATIONS

ASTM defines "physical deficiencies" as "the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material systems, assets, or equipment that is approaching, has reached, or has exceeded its typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, lack of proper maintenance, etc. This specifically excludes deficiencies that may be remediated with routine maintenance or miscellaneous minor repairs and excludes conditions that generally do not constitute a material physical deficiency of the site.

The physical condition of major facility / site systems and assets is dependent on whether a physical deficiency is associated with that asset / system. The physical condition of assets / systems noted in this report have been rated as either "Critical", "Poor", "Fair", "Good", or "Excellent". Definitions for these ratings are provided below.

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- 1- GOOD: No immediate concerns are evident. The components appear to meet all present requirements and to be adequately maintained. Replacement anticipated in 6 years or beyond.
- 2- FAIR: The medium level condition rating. Generally, components meet present requirements and have been adequately maintained. Some minor deficiencies may be noted. A repair or lifecycle replacement is anticipated within the evaluation period between 3-5 years.
- 3- POOR: The component is not able to meet current requirements and has significant deficiencies. Generally, components may have failed, may be at or near the end of their service life, or may exhibit evidence of deterioration or insufficient maintenance. Recommendations may include urgent repair, replacement or upgrades within 1-2 years.
- 4- CRITICAL: Generally, components may have failed resulting in a high risk of injury, health and safety concerns, or critical system failure. Recommendations for urgent repair, replacement or upgrades are anticipated within the year (<12 months).

## 4 FACILITY CONDITION ASSESSMENT

Herein we present the findings of our assessment, based on the Scope of Work outlined in this report. The Facility Condition Assessment & Opinion of Probable Cost is included in Appendix 1. Appendix 2 contains the Capital Planning Table. Appendix 5 provides a Photo Log with some general photos and deficiency photos.

### 4.1 FACILITY CONDITION INDEX

The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 29.50%. Based on the table below, the FCI suggests that the overall building condition is Poor.

A 5-Year FCI is defined as follows:

$$\text{5-Year FCI} = \frac{\text{Sum of 5-Year Renewal Need for the Building}}{\text{Current Replacement Value of the Building}} \times 100$$

$$\text{5-Year FCI} = \frac{\$494,745}{\$1,679,000} \times 100$$

$$\text{5-Year FCI} = 29.50\%$$

The building Current Replacement Value (CRV) was calculated at a rate of \$6,458/sq.m. (\$600/sq.ft.) as requested by Peace River Regional District. For the subject building the CRV (or Cost of Reproduction New (CRN)) is approximately \$1,679,000.



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The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made by the Peace River Regional District. The total 5-Year Renewal Need cost, excluding the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building, as outlined in the OPC table (included in Appendix B), is \$494,745.

The overall condition is based on Table 2 below. It should be noted that there is no industry standard for the overall building condition based on a 5-Year FCI. The condition categories are recommendations to be considered by the Peace River Regional District.

Table 2	
5-year Calculated FCI	Condition Category
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

## 5 VISUAL ENERGY EFFICIENCY REVIEW

The findings of the Visual Energy Efficiency Review for this facility are presented in Appendix 3.

In general the Visual Energy Efficiency Review is considered a preliminary visual-based screening audit based on site walk-through and information provided by PRRD and the site operating personnel. As such, the findings should be considered preliminary and budgetary in nature and should be reviewed in greater detail to consider the feasibility, anticipated energy savings, and anticipated payback for each of the energy efficiency opportunity identified.

## 6 PREVENTATIVE MAINTENANCE PLAN

The compiled Preventative Maintenance Plan (PMP) for this facility are presented in Appendix 4.

In general the PMP provides a list of industry standard maintenance tasks for pertinent equipment and systems observed at the time of the facility condition assessment. In addition, the task list also includes recommendations on the amount of time that should be budgeted for each task, and the required skill sets and/or recommendations for the staff who should conduct the tasks.

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### 7 CLOSURE

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This report has been prepared for the use of the Peace River Regional District as part of the due diligence process regarding the noted property, and no representations are made by FCAPX to any party other than the Peace River Regional District.

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### **APPENDIX 1**

### **Facility Condition Assessment Findings**

## A Substructure

### A10 Foundations

Item	Description
Unifomat Code	A1020 - Special Foundations
Installation Year	1980
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Quantity / Unit of Measure	20 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$200,000.00

### Description

The structure is supported by concrete piles.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - A1020

**B** Shell  
**B10** Superstructure

Item	Description
Unifomat Code	B1030 - Structure
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$109,200.00

### Description

The structure consists of two manufactured buildings joined by wood frame walls.

### Condition Narrative

Decay and rot to supporting wood members was observed along the exterior of the building.

### Photos



Osborn Hall - B1030



Osborn Hall - B1030



Osborn Hall - B1030

## Recommendations

Recommendation #1 - Targeted Repair - Wood structure	
Type	Major Repair
Year	2020
Cost	\$7,280.00



Item	Description
Uniformat Code	B201024 - Metal Siding
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	154 / SM
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$24,640.00

### Description

Exterior cladding includes metal siding

### Condition Narrative

Mechanical damage and detached siding was observed. Building envelope components generally observed to be deficient. Detailed review is recommended to confirm remaining service life and establish scope of renewal work.

### Photos



Osborn Hall - B201024

### Recommendations

Recommendation #1 - Study - Building Envelope Condition Assessment (BECA)	
Type	Engineering Study
Year	2020
Cost	\$12,000.00

Recommendation #2 - Metal Siding	
Type	Life Cycle Replacement
Year	2022
Cost	\$24,640.00

Item	Description
Uniformat Code	B201026 - Wood Siding
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	154 / SM
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,800.00

### Description

Exterior cladding includes wood siding.

### Condition Narrative

Extensive deterioration was observed throughout the exterior elevations. Deterioration includes physical damage, unsealed penetrations, water ingress, moisture staining, and associated decay.

### Photos



Osborn Hall - B201026



PRRD - Osborn Hall - B201026

### Recommendations

Recommendation #1 - Wood Siding	
Type	Life Cycle Replacement
Year	2020
Cost	\$30,800.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	12 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,400.00

### Description

Windows are a combination of single pane and double pane assemblies generally installed in wood frames.

### Condition Narrative

Some windows appear damaged and inoperable. Broken glass panes were observed.

### Photos



Osborn Hall - B202001



Osborn Hall - B202001

### Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2020
Cost	\$8,400.00

Item	Description
Uniformat Code	B203002 - Solid Doors - Single
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	5 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Exterior doors are typically single-wide wood doors set in wood frames.

### Condition Narrative

Extensive deterioration was observed. Doors do not appear to seal properly. This may result in heat loss and drafts.

### Photos



Osborn Hall - B203002



Osborn Hall - B203002



Osborn Hall - B203002

## Recommendations

Recommendation #1 - Solid Doors - Single	
Type	Life Cycle Replacement
Year	2020
Cost	\$15,000.00



## B30 Roofing

Item	Description
Uniformat Code	B301005 - Gutters and Downspouts
Installation Year	1980
Condition	4 - Critical
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	240 / LM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,400.00

### Description

Gutters appear to be of conventional metal through design.

### Condition Narrative

Significant damage, corrosion, and detached gutters were observed. The gutters are currently considered unserviceable.

### Photos



Osborn Hall - B301005

### Recommendations

Recommendation #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2020
Cost	\$2,400.00

Item	Description
Uniformat Code	B301023 - Conventional - Single Ply Membrane
Installation Year	1980
Condition	4 - Critical
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	130 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$35,100.00

### Description

Roof covering above the hallway is comprised of a single ply EPDM membrane.

### Condition Narrative

Significant physical damage, unsealed penetrations, and deterioration were observed. The roof is not considered to be in serviceable condition.

### Photos



Osborn Hall - B301023



Osborn Hall - B301023



Osborn Hall - B301023

## Recommendations

Recommendation #1 - Conventional - Single Ply Membrane	
Type	Life Cycle Replacement
Year	2020
Cost	\$35,100.00

Item	Description
Uniformat Code	B301028 - Metal Roofing
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	130 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$36,400.00

### Description

Roof covering includes a metal panel assembly along each of the portable structures.

### Condition Narrative

Mechanical damage and unsealed openings in the roof covering were observed.

### Photos



Osborn Hall - B301028



Osborn Hall - B301028



Osborn Hall - B301028

## Recommendations

Recommendation #1 - Metal Roofing	
Type	Life Cycle Replacement
Year	2020
Cost	\$36,400.00

## C Interiors

### C10 Interior Construction

Item	Description
Uniformat Code	C101001 - Fixed Partitions
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$24,700.00

### Description

Fixed partitions are assumed to be wood frame.

### Condition Narrative

Visible water damage was observed on wall surfaces. Wall covering was missing or damaged. Affected areas should be repaired.

### Photos



Osborn Hall - C101001



Osborn Hall - C101001

### Recommendations

Recommendation #1 - Repair Allowance - Interior Partitions	
Type	Major Repair
Year	2020
Cost	\$4,750.00



Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

### Description

Interior doors are typically wood doors hinge-mounted into wood frames.

### Condition Narrative

Mechanical damage and wear were observed.

### Photos



Osborn Hall - C102002



Osborn Hall - C102002

### Recommendations

Recommendation #1 - Solid Interior Door - Single	
Type	Life Cycle Replacement
Year	2023
Cost	\$12,000.00

Item	Description
Uniformat Code	C103001 - Washroom Partitions
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,500.00

### Description

Washroom partitions are painted wood

### Condition Narrative

Mechanical and water damage were observed.

### Photos



Osborn Hall - C103001

### Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2022
Cost	\$4,500.00

Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	30 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Storage cabinets and shelving are installed.

### Condition Narrative

Mechanical damage and wear were observed.

### Photos



Osborn Hall - C103009



Osborn Hall - C103009



Osborn Hall - C103009

## Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2022
Cost	\$15,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2015
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	26 Years
Quantity / Unit of Measure	10 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

### Description

Kitchen cabinets are melamine faced with plastic laminate counter tops.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - C103010

## C20 Stairs

Item	Description
Uniformat Code	C201002 - Exterior Stair Construction
Installation Year	2018
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	39 Years
Quantity / Unit of Measure	12 / Riser
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

### Description

Wood steps are installed at building entrances. Main entrance stairs having been replaced in 2018.

### Condition Narrative

North stairs and ramps were in good condition. Some deterioration was observed along eastern stairs. Installation of a handrails on both sides is recommended. It was observed that some exits do not have steps, which is a safety hazard. Installation of steps is recommended.

### Photos



Osborn Hall - C201002



Osborn Hall - C201002

### Recommendations

Recommendation #1 - Repair Allowance - Exterior Stairs	
Type	Condition-Based
Year	2019
Cost	\$7,000.00



## C30 Interior Finishes

Item	Description
Uniformat Code	C301005 - Painted Wall Covering
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	167 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,680.00

### Description

Wall finishes include paint

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - C301005

### Recommendations

Recommendation #1 - Painted Wall Covering	
Type	Life Cycle Replacement
Year	2022
Cost	\$6,680.00

Item	Description
Uniformat Code	C301022 - Wood Panel
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	260 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$70,200.00

### Description

Interior wall finishes include wood paneling.

### Condition Narrative

Water damage was observed in areas and should be repaired. Overall condition should be considered in conjunction with the Building Envelope Condition Assessment.

### Photos



Osborn Hall - C301022



Osborn Hall - C301022

### Recommendations

Recommendation #1 - Repair Allowance - Wood Panel Finishes	
Type	Major Repair
Year	2020
Cost	\$3,510.00

Recommendation #2 - Wood Panel	
Type	Life Cycle Replacement
Year	2022
Cost	\$70,200.00

Item	Description
Uniformat Code	C302005 - Carpet
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	10 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	86 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,320.00

### Description

Floor finishes include carpet

### Condition Narrative

Wear, staining and buckling were observed

### Photos



Osborn Hall - C302005



Osborn Hall - C302005

### Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2020
Cost	\$10,320.00

Item	Description
Uniformat Code	C302006 - Vinyl Sheet
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	86 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,320.00

### Description

Floor finishes include vinyl sheet

### Condition Narrative

Cracks, delamination and staining were observed.

### Photos



Osborn Hall - C302006



Osborn Hall - C302006

### Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2020
Cost	\$10,320.00

Item	Description
Unifomat Code	C303006 - Painted Ceiling Structures
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	160 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

Ceiling finishes include paint

### Condition Narrative

Water damage / peeling was observed. A Hazardous Materials (HazMat) assessment to determine the presence of lead in the paint, and to make recommendations for abatement if it is found to be present is recommended. The assessment should attempt to identify all hazardous materials present on-site.

### Photos



Osborn Hall - C303006



Osborn Hall - C303006

### Recommendations

Recommendation #1 - Study - HazMat Assessment	
Type	Engineering Study
Year	2020
Cost	\$5,000.00

Recommendation #2 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2020
Cost	\$4,000.00



Item	Description
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	2015
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	30 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,400.00

### Description

Ceiling finishes include acoustic panels in the kitchen.

### Condition Narrative

Water damage was observed in localized areas and should be addressed as part of maintenance.

### Photos



Osborn Hall - C303007

### Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2035
Cost	\$2,400.00

## D Services

### D20 Plumbing

Item	Description
Uniformat Code	D201001 - Water Closets
Installation Year	1980
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

Plumbing fixtures include floor mounted toilets.

### Condition Narrative

No major deficiencies were observed or reported. The toilets were out of service at the time of inspection. The water to the building was turned off.

### Photos



Osborn Hall - D201001



Osborn Hall - D201001

### Recommendations

Recommendation #1 - Water Closets	
Type	Life Cycle Replacement
Year	2025
Cost	\$4,000.00

Item	Description
Uniformat Code	D201003 - Lavatories
Installation Year	1980
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

### Description

Plumbing fixtures include enameled sinks installed in wall mounted vanity cabinets.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D201003

### Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2025
Cost	\$2,000.00

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	1980
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

### Description

Plumbing fixtures include enameled sinks in classrooms and kitchen.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D201004



Osborn Hall - D201004

### Recommendations

Recommendation #1 - Sinks	
Type	Life Cycle Replacement
Year	2025
Cost	\$2,000.00

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	2015
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

### Description

Plumbing fixtures include a stainless steel sink in the kitchen

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D201004

Item	Description
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	2015
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	36 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,400.00

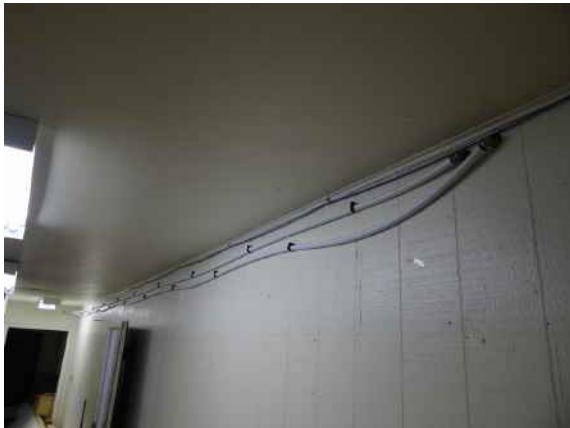
### Description

Supply piping appears to be copper and plastic.

### Condition Narrative

Some supply piping appears to have been recently updated and surface mounted on interior walls.

### Photos



Osborn Hall - D202001



Item	Description
Uniformat Code	D202009 - D202009 - Domestic Water Storage Tanks
Installation Year	2010
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	21 Years
Quantity / Unit of Measure	200 / Liter
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

The plumbing system includes a domestic water storage tank.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D202009

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	1987
Condition	3 - Poor
Expected Useful Life	12 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	150 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$3,375.00

### Description

Hot water is provide by a conventional gas fired hot water heater.

### Condition Narrative

Corrosion was observed, operation of the equipment could not be confirmed.

### Photos



Osborn Hall - D202021

### Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2020
Cost	\$3,375.00

Item	Description
Uniformat Code	D202024 - Domestic Water Pump
Installation Year	2019
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	20 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,500.00

### Description

The plumbing system includes a domestic water pump

### Condition Narrative

No major deficiencies were observed or reported. The water pump was not in service at the time of inspection.

### Photos



Osborn Hall - D202024

### Recommendations

Recommendation #1 - Domestic Water Pump	
Type	Life Cycle Replacement
Year	2039
Cost	\$1,500.00

Item	Description
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1980
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	260 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$11,700.00

### Description

Waste piping is assumed to be ABS and galvanized pipe.

### Condition Narrative

Some drains under the sinks appears to be leaking and should be repaired as part of maintenance.

### Photos



Osborn Hall - D203001



Osborn Hall - D203001

### Recommendations

Recommendation #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2025
Cost	\$11,700.00

## D30 HVAC

Item	Description
Uniformat Code	D301003 - Propane Distribution
Installation Year	2002
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	23 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,200.00

### Description

Propane is supplied to the building via a steel pipe distribution system. The gas originates from an on-site tank.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D301003

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2016
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	15 Years
Quantity / Unit of Measure	80 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,200.00

### Description

Heat is supplied by two fuel burning forced air furnaces. Unit 1 was installed in 2016

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2034
Cost	\$3,200.00

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2009
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	100 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

Heat is provided by two fuel burning forced air furnaces. Unit 2 was installed in 2009.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2027
Cost	\$4,000.00



Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$31,200.00

### Description

Heat is distributed by a system of ducts and vents, most installed under the building.

### Condition Narrative

The ducting installed under the building does not appear to be insulated. This may result in heat loss, condensation and possible water damage. Ducting should be reviewed if intended to remain in service. The overall system condition to be confirmed based on the findings of the study.

### Photos



Osborn Hall - D304001

### Recommendations

Recommendation #1 - Inspect heat distribution system	
Type	Engineering Study
Year	2020
Cost	\$6,000.00

Recommendation #2 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2021
Cost	\$31,200.00

Item	Description
Uniformat Code	D304007 - Exhaust Fans
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	0.35 / 1.00 / 1.00
Element Renewal Cost	\$3,150.00

### Description

Exhaust fans are installed in the washrooms and in an exterior wall

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D304007

### Recommendations

Recommendation #1 - Exhaust Fans	
Type	Life Cycle Replacement
Year	2022
Cost	\$3,150.00

## D40 Fire Protection

Item	Description
Uniformat Code	D409099 - Other Fire Protection Systems
Installation Year	2016
Condition	1 - Good
Expected Useful Life	10 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$200.00

### Description

The fire protection system includes an ABC type fire extinguisher.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D409099

### Recommendations

Recommendation #1 - Other Fire Protection Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$200.00

## D50 Electrical

Item	Description
Uniformat Code	D501022 - Low Voltage Electrical Service
Installation Year	2000
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	21 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,800.00

### Description

A 110/220 volt, single phase electrical service is delivered to the building via an overhead service drop for a pole mounted transformer. The main disconnect switch is understood to have been upgraded circa 2000.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D501022



Osborn Hall - D501022

Item	Description
Uniformat Code	D501023 - Electrical Panels
Installation Year	2000
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	21 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

The main shut off and breaker panel is rated at 125 amps.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - D501023

Item	Description
Uniformat Code	D501023 - Electrical Panels
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

The electrical system includes a sub panel rated at 40 amps.

### Condition Narrative

Electrical systems understood to trip breakers regularly.

### Photos



Osborn Hall - D501023

### Recommendations

Recommendation #1 - Electrical Panels	
Type	Life Cycle Replacement
Year	2020
Cost	\$4,000.00



Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$24,700.00

### Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable.

### Condition Narrative

No major deficiencies were observed or reported; however, wiring is outdated.

### Photos



Osborn Hall - D502001

### Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2022
Cost	\$24,700.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	1987
Condition	3 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$22,100.00

### Description

Interior lighting includes fluorescent tube fixtures and incandescent fixtures.

### Condition Narrative

Water damage and corrosion was observed.

### Photos



Osborn Hall - D502002



Osborn Hall - D502002



Osborn Hall - D502002



Osborn Hall - D502002

## Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2021
Cost	\$22,100.00

Item	Description
Uniformat Code	D502021 - Exterior Lighting
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,800.00

### Description

Exterior lighting includes wall mounted fixtures.

### Condition Narrative

Mechanical damage was noted. Fixtures are outdated.

### Photos



Osborn Hall - D502021

### Recommendations

Recommendation #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2021
Cost	\$4,800.00

Item	Description
Uniformat Code	D502022 - Exit Lighting
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	260 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	4.00 / 1.00 / 1.00
Element Renewal Cost	\$3,120.00

### Description

Exit lighting is installed.

### Condition Narrative

Exit lighting appears inadequate. Exit lighting should be installed at each exit. Fixtures are outdated. Emergency lighting and escape plan not observed.

### Photos



Osborn Hall - D502022

### Recommendations

Recommendation #1 - Install emergency lighting & Fire Escape Plan	
Type	Major Repair
Year	2020
Cost	\$3,900.00

Recommendation #2 - Exit Lighting	
Type	Life Cycle Replacement
Year	2020
Cost	\$3,120.00

**F Special Construction and Demolition**  
**F10 Special Construction**

Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

### Description

Site features include playground equipment

### Condition Narrative

It was observed that some equipment in poor condition. Removal or replacement is recommended.

### Photos



Osborn Hall - F101001



Osborn Hall - F101001



Osborn Hall - F101001

## Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2020
Cost	\$20,000.00



Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	2010
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Site features include playground equipment

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - F101001

### Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2030
Cost	\$10,000.00

Item	Description
Uniformat Code	F101004 - Chain Link Fence Enclosure
Installation Year	1980
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / EA
Unit Cost	\$8,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,000.00

### Description

Propane tanks are located within a chain link enclosure.

### Condition Narrative

Some corrosion was observed

### Photos



Osborn Hall - F101004



Osborn Hall - F101004

### Recommendations

Recommendation #1 - Chain Link Fence Enclosure	
Type	Life Cycle Replacement
Year	2025
Cost	\$8,000.00

Item	Description
Uniformat Code	F101005 - Arena/Race Track
Installation Year	1980
Condition	3 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / EA
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

### Description

Site features include an outdoor rink.

### Condition Narrative

The outdoor rink appears to have been abandoned, It is heavily overgrown. Removal of remaining components is recommended.

### Photos



Osborn Hall - F101005

### Recommendations

Recommendation #1 - Arena/Race Track	
Type	Life Cycle Replacement
Year	2020
Cost	\$40,000.00

## G Sitework

### G20 Site Improvements

Item	Description
Unifomat Code	G201024 - Gravel Paved Surface - Roadway
Installation Year	1980
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	500 / SM
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	0.40 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Site features include a gravel roadway

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Osborn Hall - G201024

### Recommendations

Recommendation #1 - Gravel Paved Surface - Roadway	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,000.00

Item	Description
Uniformat Code	G203027 - Exterior Ramps
Installation Year	2018
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	39 Years
Quantity / Unit of Measure	8 / SM
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,000.00

### Description

A wood access ramp is installed at the main entrance.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - G203027

Item	Description
Unifomat Code	G204007 - Playing Fields
Installation Year	1980
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	500 / SM
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$25,000.00

### Description

Site features include a multi-use sports field.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - G204007

### Recommendations

Recommendation #1 - Playing Fields	
Type	Life Cycle Replacement
Year	2025
Cost	\$25,000.00

Item	Description
Uniformat Code	G204040 - Miscellaneous Structures
Installation Year	2010
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Site structures include a wood frame storage shed.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - G204040

### Recommendations

Recommendation #1 - Miscellaneous Structures	
Type	Life Cycle Replacement
Year	2030
Cost	\$10,000.00



### G30 Site Civil / Mechanical Utilities

Item	Description
Uniformat Code	G3010 - Water Supply
Installation Year	2016
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	200 / SM Building
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

#### Description

Domestic water is supplied to the building from a cistern and underground supply line.

#### Condition Narrative

No major deficiencies were observed or reported.

#### Photos



Osborn Hall - G3010

Item	Description
Uniformat Code	G301001 - Domestic Water Storage Tank - Underground
Installation Year	2016
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

### Description

Domestic water is supplied from an underground cistern located on site.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - G301001

Item	Description
Unifomat Code	G302001 - Sanitary Waste Lagoon
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	500 / SM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Sewage is reportedly discharged to a nearby lagoon.

### Condition Narrative

The lagoon could not be located at the time of the assessment. Further review to locate and delineate lagoon is recommended. No major deficiencies were reported. Overall condition to be confirmed by inspection.

### Recommendations

Recommendation #1 - Locate and install fencing around sanitary waste lagoon	
Type	Major Repair
Year	2020
Cost	\$12,500.00

Recommendation #2 - Sanitary Waste Lagoon	
Type	Life Cycle Replacement
Year	2022
Cost	\$15,000.00

Item	Description
Uniformat Code	G306021 - Fuel Storage Tanks - Aboveground
Installation Year	2002
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	13 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Propane is stored in a tank located on site.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Osborn Hall - G306021

### Recommendations

Recommendation #1 - Fuel Storage Tanks - Aboveground	
Type	Life Cycle Replacement
Year	2032
Cost	\$10,000.00

## G40 Site Electrical Utilities

Item	Description
Unifomat Code	G402011 - Light poles - 20' high
Installation Year	1980
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$2,800.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,600.00

### Description

Site lighting includes utility poles

### Condition Narrative

No major deficiencies were observed or reported. Performance of lights could not be confirmed.

### Photos



Osborn Hall - G402011

### Recommendations

Recommendation #1 - Light poles - 20' high	
Type	Life Cycle Replacement
Year	2022
Cost	\$5,600.00

## **Collaborating to Provide Asset Data You Can Trust**

### **APPENDIX 2**

## **20-Year Capital Plan Renewal and Repair Summary**

Peace River Regional District - Facility Condition Assessment Report

Osborn Hall

20-Year Capital Plan Summary

Element Name	Element Year Installed	Element Condition	Recommendation Type	Recommendation Year	Recommendation Cost	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
B1030 Structure	1980	3 - Poor	Major Repair	2020	\$ 7,280.00	\$ -	\$ 7,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B201024 Metal Siding	1980	3 - Poor	Engineering Study	2020	\$ 12,000.00	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B201024 Metal Siding	1980	3 - Poor	Life Cycle Replacement	2022	\$ 24,640.00	\$ -	\$ -	\$ -	\$ 24,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B201026 Wood Siding	1980	3 - Poor	Life Cycle Replacement	2020	\$ 30,800.00	\$ -	\$ 30,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B202001 Windows	1980	3 - Poor	Life Cycle Replacement	2020	\$ 8,400.00	\$ -	\$ 8,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B203002 Solid Doors - Single	1980	3 - Poor	Life Cycle Replacement	2020	\$ 15,000.00	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B301005 Gutters and Downspouts	1980	4 - Critical	Life Cycle Replacement	2020	\$ 2,400.00	\$ -	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B301023 Conventional - Single Ply Membrane	1980	4 - Critical	Life Cycle Replacement	2020	\$ 35,100.00	\$ -	\$ 35,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B301028 Metal Roofing	1980	3 - Poor	Life Cycle Replacement	2020	\$ 36,400.00	\$ -	\$ 36,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C101001 Fixed Partitions	1980	3 - Poor	Major Repair	2020	\$ 4,750.00	\$ -	\$ 4,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C102002 Solid Interior Door - Single	1980	2 - Fair	Life Cycle Replacement	2023	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C103001 Washroom Partitions	1980	2 - Fair	Life Cycle Replacement	2022	\$ 4,500.00	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C103009 Cabinets - Millwork	1980	2 - Fair	Life Cycle Replacement	2022	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C201002 Exterior Stair Construction	2018	1 - Good	Condition-Based	2019	\$ 7,000.00	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C301005 Painted Wall Covering	1980	2 - Fair	Life Cycle Replacement	2022	\$ 6,680.00	\$ -	\$ -	\$ -	\$ 6,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C301022 Wood Panel	1980	2 - Fair	Major Repair	2020	\$ 3,510.00	\$ -	\$ 3,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C301022 Wood Panel	1980	2 - Fair	Life Cycle Replacement	2022	\$ 70,200.00	\$ -	\$ -	\$ -	\$ 70,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302005 Carpet	1980	3 - Poor	Life Cycle Replacement	2020	\$ 10,320.00	\$ -	\$ 10,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302006 Vinyl Sheet	1980	3 - Poor	Life Cycle Replacement	2020	\$ 10,320.00	\$ -	\$ 10,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C303006 Painted Ceiling Structures	1980	3 - Poor	Engineering Study	2020	\$ 5,000.00	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C303006 Painted Ceiling Structures	1980	3 - Poor	Life Cycle Replacement	2020	\$ 4,000.00	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C303007 Acoustic Ceiling Panels	2015	1 - Good	Life Cycle Replacement	2035	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ -	\$ -	\$ -
D201001 Water Closets	1980	1 - Good	Life Cycle Replacement	2025	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D201003 Lavatories	1980	1 - Good	Life Cycle Replacement	2025	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D201004 Sinks	1980	1 - Good	Life Cycle Replacement	2025	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D202021 Domestic Water Tank Heaters	1987	3 - Poor	Life Cycle Replacement	2020	\$ 3,375.00	\$ -	\$ 3,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D202024 Domestic Water Pump	2019	1 - Good	Life Cycle Replacement	2039	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D203001 Sanitary Waste and Vent Piping	1980	1 - Good	Life Cycle Replacement	2025	\$ 11,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D302008 Fuel Fired Forced Air Furnace - Newer	2016	1 - Good	Life Cycle Replacement	2034	\$ 3,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ -
D302008 Fuel Fired Forced Air Furnace - Older	2009	1 - Good	Life Cycle Replacement	2027	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D304001 Air Distribution Systems	1980	3 - Poor	Engineering Study	2020	\$ 6,000.00	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D304001 Air Distribution Systems	1980	3 - Poor	Life Cycle Replacement	2021	\$ 31,200.00	\$ -	\$ -	\$ 31,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D304007 Exhaust Fans	1980	2 - Fair	Life Cycle Replacement	2022	\$ 3,150.00	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D409099 Fire Extinguisher	2016	1 - Good	Life Cycle Replacement	2026	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D501023 Electrical Panels - Old	1980	3 - Poor	Life Cycle Replacement	2020	\$ 4,000.00	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D502001 Branch Wiring and Devices	1980	2 - Fair	Life Cycle Replacement	2022	\$ 24,700.00	\$ -	\$ -	\$ -	\$ 24,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D502002 Interior Lighting	1987	3 - Poor	Life Cycle Replacement	2021	\$ 22,100.00	\$ -	\$ -	\$ 22,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D502021 Exterior Lighting	1980	3 - Poor	Life Cycle Replacement	2021	\$ 4,800.00	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D502022 Exit Lighting	1980	3 - Poor	Major Repair	2020	\$ 3,900.00	\$ -	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D502022 Exit Lighting	1980	3 - Poor	Life Cycle Replacement	2020	\$ 3,120.00	\$ -	\$ 3,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F101001 Playground Equipment	1980	3 - Poor	Life Cycle Replacement	2020	\$ 20,000.00	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F101001 Playground Equipment - New	2010	1 - Good	Life Cycle Replacement	2030	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F101004 Chain Link Fence Enclosure	1980	1 - Good	Life Cycle Replacement	2025	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F101005 Arena/Race Track	1980	3 - Poor	Life Cycle Replacement	2020	\$ 40,000.00	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G201024 Gravel Paved Surface - Roadway	1980	1 - Good	Life Cycle Replacement	2025	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204007 Playing Fields	1980	1 - Good	Life Cycle Replacement	2025	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204040 Storage Shed	2010	1 - Good	Life Cycle Replacement	2030	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G302001 Sanitary Waste Lagoon	1980	2 - Fair	Major Repair	2020	\$ 12,500.00	\$ -	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G302001 Sanitary Waste Lagoon	1980	2 - Fair	Life Cycle Replacement	2022	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G306021 Fuel Storage Tanks - Aboveground	2002	1 - Good	Life Cycle Replacement	2032	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G402011 Light poles - 20' high	1980	2 - Fair	Life Cycle Replacement	2022	\$ 5,600.00	\$ -	\$ -	\$ -	\$ 5,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Totals		\$ 628,745	\$ 7,000	\$ 278,175	\$ 58,100	\$ 169,470	\$ 12,000	\$ -	\$ 62,700	\$ 200	\$ 4,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 10,000	\$ -	\$ 3,200	\$ 2,400	\$ -	\$ -	\$ -





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### APPENDIX 3

### Energy Efficiency Review Findings

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### Visual-only Energy Efficiency Review

The following outlines the Energy Efficiency Opportunities (EEOs) identified at the time of the field review.

It should be noted that the scope of work was limited to a visual review of existing site conditions in conjunction with the Facility Condition Assessment (FCA) site assessment; as such, detailed site investigations, engineering calculations, nor computer modeling were not undertaken as part of the assignment.

The following opportunities should be considered for implementation in conjunction with the findings and recommendations of the FCA. Should any of the EEOs be considered for implementation as a stand-alone project, it is recommended that further study be undertaken to confirm the savings assumptions and overall project feasibility.

#### Osborn Hall

Energy Efficiency Opportunities – Osborn Hall	
B20 – Exterior Enclosure	
B2.1	Improve exterior wall insulation as part of upcoming repair / renewal programs. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
B2.2	Replace window assemblies with double-pane IGU windows with thermally broken frames. Thermally broken windows include an insulating gasket within the window frame to mitigate heat loss.

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Energy Efficiency Opportunities – Osborn Hall	
<b>B20 – Exterior Enclosure (continued)</b>	
B2.3	Reinstate weather stripping along access doors, operable window panes, and roof hatches. Caulking and weather stripping are two of the easiest and most cost-effective ways to reduce leaks and drafts due to small cracks and gaps around window frames. This will help reduce drafts and maintain comfort conditions. Savings could equate to 1-5% of the buildings energy usage for heating and cooling.
B2.4	Reinstate skirting along building perimeter and consider provision of insulation of the skirting walls as well as the application of a moisture barrier along the exposed soil. Specifically at Osborn Hall there are a number of the services run under the building in the crawlspace. The lack of skirting exposes these to the elements resulting in heat loss. Installing insulation on the skirting walls is one step to reduce the heat loss. This should be done in conjunction with recommendation D3.1.
<b>B30 – Roofing</b>	
B3.1	Improve roof insulation along with the upcoming roof renewals. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.

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Energy Efficiency Opportunities – Osborn Hall	
<b>D20 – Plumbing</b>	
D2.1	Ensure domestic hot water distribution pipes are properly insulated. Uninsulated hot water piping loses energy through heat loss from the piping which results in the hot water system to cycle to maintain water temperature even though there may be no demand. The loss can be around 30 btu/hr/m. Insulating the piping can help reduce this loss however with low usage this can result in a long payback.
D2.2	Installation of strategic on-demand water heaters by fixture or area. The use of instantaneous domestic water heaters is intended to save on the heat loss from piping and storage tanks. In a facility where the demand is low the savings is low and this is an option to consider at the time of capital renewal and would reduce the need for insulating the piping.
<b>D30 – HVAC</b>	
D3.1	Insulate exposed air distribution ducting located beneath the building. As the duct is exposed under the building there will be significant heat loss especially given the current condition of the skirting. This will also lead to comfort issues in the building. Insulating the ducting will help reduce the energy consumed to heat the building. It is estimated this could have a reduction of up to 5% of the heating energy consumption. The payback is not anticipated to be very good (in excess of 20 years) however the comfort gains can be worth the investment.
D3.2	Replacement of manual analogue thermostat for digital programmable or Smart thermostats with appropriate scheduling features. Savings is achieved through a reduction in the space temperature maintained by the heating/cooling systems. This has the potential to save 10-20% of heating/cooling energy for the building. The implementation cost can range from \$100-\$200.

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Energy Efficiency Opportunities – Osborn Hall	
D50 – Electrical	
D5.1	<p>Replace current fluorescent and incandescent lighting fixtures with energy efficient LED lamps and fixtures. By switching to either LED screw-in lamps, complete LED fixtures or retrofit kits it will allow you to achieve the maximum of energy efficiency from your lighting systems. The savings is dependent on the length of time the lighting is on for and can result in a payback between 5-15 years. It is important to note that full fixture replacement is recommended for linear fluorescent fixtures to make sure you get the most out of the LED lamps.</p>
D5.2	<p>Replace current incandescent emergency exit signage with energy efficient LED fixtures. The opportunity should be considered in conjunction with replacing existing fixtures to current regulatory requirements (e.g. running man signage).</p> <p>A typical incandescent exit sign consumes 60W versus an LED exit sign that consumes 3-6W. The retrofit cost can be around \$500 and typically has about a 10 year payback.</p>
D5.3	<p>Replacement of manual low-tension light switches for automated occupancy sensors and/or time-restricted controls. Occupancy sensors typically save 20% of the amount of time lighting is on resulting in energy savings. It is recommended these be installed in areas with intermittent occupancy such as washrooms.</p>

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### **APPENDIX 4**

### **Preventative Maintenance Plan**

Peace River Regional District PMP Tasking - Osburn Hall									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1010 - Structural Interior Walls & Structural Steel Columns	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Deck	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Drain	Roof Drain	semi-annually	4 hours	Building Technician	Minor	Drain Snake, Stiff Brush	N		
B1020 - Roof Drain	Inspect and clean out any debris as needed, check all seals where drain penetrates roof structure, ensure flashing, if any, is in good repair	semi-annually	4 hours	Building Technician	Minor	Drain Snake, Stiff Brush	N		
B1020 - Roof Hatch	Roof Hatch	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Inspect roof seals	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Test and inspect door seals	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Test and inspect door latch	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Lubricate joints and moving parts	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Paint and patch door, as needed.	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Stacks/Vents	Check where the stack/vent connects to roof surface for cracks, as well as checking for cracked sealants and missing rain collars or vent caps.	semi-annually	4 hours	Building Technician	Minor	NA	N		
B1020 - Roof Systems	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Systems	Comprehensive roof inspection should be completed by a qualified roof inspector. Looking for/at:	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Blistering	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Pressure ridges/cracks	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Fish-mouthing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Punctures	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Spongy roof surfaces	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Ponding	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Drains	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Eavestroughs and Downspouts	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Skylights	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Hatches	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Roof walls/Cap Flashings/Base flashings	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Invasive plant growth	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Stacks and Vents	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Chimneys	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Flashing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Masonry	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B2010 - Exterior Walls	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B2020 - Exterior Windows	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
B203001 - Exterior Door Hardware	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203001 - Exterior Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	5-10 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203001 - Exterior Doors	Adjust door speed as needed	quarterly	5-10 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Check all hinges for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Clean all hinges and lubricate as required	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Lubricate door closer as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	check latch operation and adjusts as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Inspect frames for proper alignment	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N		
B203003 - Overhead Doors	Inspect: All rollers, bearings, cables, chains, shaft, track and hardware. All safety equipment and related controls.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: All spring counterbalance assemblies, level of door, track spacing.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: Counterbalance shaft bearings, rollers, hinges, chain hoists, bearings and disconnect.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		



Peace River Regional District PMP Tasking - Osburn Hall									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
B203003 - Overhead Doors	Tighten: Hardware including hinges, couplings, drums, track brackets and hangers	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Inspect: Operator bearings, disconnect linkage and ropes and chain hoist assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: Clutch, brake and limit assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: Bearings, chains, gear reducers, disconnects and pivot points.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Sprockets, brake solenoids, draw-arms and hook-up.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Inspect: Hold down unit, springs, slide bar, rear hinges, lip assembly, hydraulic hoses and connections.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: Deck counterbalances, lip assembly, hold down unit and linkage.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: All pivot points, rear hinges, lip hinge and shaft. Clean dock pit.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Linkage fastener and cable clamps.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
C1010 - Partitions - General	Inspect all moving parts and lubricate as needed	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Tighten all hinges as needed	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Ensure all tracks are aligned and free from debris	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Test operation	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Test emergency door release (sliding door)	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean and test automatic sensors (sliding door)	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102003 - Fire Doors	Check all hinges for proper operation	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Clean all hinges and lubricate as required	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Adjust door speed as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Lubricate door closer as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	check latch operation and adjusts as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Inspect frames for proper alignment	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test operation of buttons and sensors	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all warning/caution signs are in place and visible	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test all switches and "on/off" functions - ensure door opens manually when off	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all internal motors, clean, remove dust and debris and lubricate as required	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all electrical connections within motor housing	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all fixtures are secure, tighten as required.	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Lubricate door arm	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Check speed and adjust as required, as per ANSI /BHMA A156.19	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check all wall anchors, tighten as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check door hinges and latches, adjust and lubricate as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Inspect for signs of rust - patch and paint as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N		
C103008 Counters - Counters & Cabinets	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Minor	NA	N		
C3010 - Painting to Walls	Inspect Painted surfaces, patch and paint as required to meet building standards.	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Painting to Walls	Inspect ceiling areas for signs of leaks - investigate if found	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Painting to Walls	Patch and paint areas of damage as required to meet building standards	semi-annually	4 hours	Cleaner	Minor	NA	N		

Peace River Regional District PMP Tasking - Osburn Hall									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
C3010 - Wood	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Cleaning Materials, Wax/Polish, Waxing Machine	N		
C3020 - Carpeting	Thoroughly vacuum	weekly	4 hours	Cleaner	Minor	Vacuum	N		
C3020 - Carpeting	Spot clean and low absorption scrubbing	monthly	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N		
C3020 - Carpeting	Deep Hot Water Extraction	semi-annually	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N		
C3020 - Tile Floor Finishes	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N		
C3020 - Vinyl Floor Tiles	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N		
D201001 - Water closets	Inspect for leaks, flush function and cleanliness	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201001 - Water closets	Water lines - Inspect for breaks cracks or leaks	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201001 - Water closets	Vacuum lines - Inspect for improper operations and inspect elbow for Leaking	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N		
D201001 - Water closets	Seat - In inspect for breaks cracks or splinters and ensure all hardware is tight	monthly	5-10 minutes	Building Technician	Minor	Toolset	N		
D201004 - Sinks	Inspect for cracks, tap function and cleanliness	monthly	5-10 minutes	Building Technician	Minor	Toolset	N		
D202001 - Domestic Water Distribution Pumps	Visual inspection	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Inspect all mountings, ensure tight and secure	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Visual inspection	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	quarterly	10-20 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Visual inspection	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Check the condition of the motor through temperature or vibration analysis to assure long life.	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Change or inspect any filters	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Pipes And Fittings	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
D202021 - Electric Resistant DHW	Check Thermostat Function:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Let water heater completely heat to a designated thermostat setting.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	After thermostat satisfies (that is, when the thermostat actually clicks off), draw water from heater.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Compare water temperature of drawn water to the temperature setting of the thermostat when it satisfies. Normal variation between the two points is approximately + 5°F. Replace if outside this range.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check Pressure relief Valve Function:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Lift test lever on relief valve and let water run through valve for a period of approximately 10 seconds.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Inspect element flange for leakage as follows:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off Power Supply.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Remove element housing cover.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Visually inspect heating element gasket for evidence of leaks.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check for loose electrical connections. Tighten as necessary.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Flush tank as follows:	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off power supply.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close valve on hot water outlet piping.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open valve on drain piping.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Cold water inlet line pressure will be strong enough to flush sediment from the bottom of the tank out through the drain. Let water run for 3-4 minutes.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close drain valve.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open hot water valve.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Turn power supply ON	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test any shut-offs or safety features	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check electrical cords, plugs and connections	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Activate float switches and check pumps for proper operation.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Lubricate pumps as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Inspect packing and tighten as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check pumps for misalignment and bearings for overheating	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Clean out trash from sump bottom.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test and run pump	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		

Peace River Regional District PMP Tasking - Osburn Hall									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D203004 - Sanitary Waste	Open the interceptor, and suction off the top layer of grease using a wet-dry vacuum or by scooping manually. Once removed, place in an appropriate storage container for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Remove baffle and scrape fat/oil off the baffle into the same storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out the solids at the bottom of the interceptor and place it in the storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out any water, and discard.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Thoroughly clean all four sides and bottom of interceptor using fresh water, and a scraping tool. Rinse out with clean water and suction one last time. Place all waste in the proper storage receptacle for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that the inlet, outlet and air relief ports are clean and clear and that all internal components are working properly.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Properly reinstall all seals, replacing any that are damaged, or cracked. Securely fasten the cover and fill the grease interceptor with clean water to ensure maximum efficiency.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that you or the hauler record all maintenance, cleaning, and inspection of your interceptor.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D204001 - Rain Water Drainage	Check for signs of leaks and or pipe damage	annually	30-60 minutes	Building Technician	Moderate	Toolset, patching tape/materials.	N		
D302003 Furnaces	Check operating pressures	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check operation of condensation system	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Safety test for carbon monoxide (CO)	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check temperatures across air handler	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Inspect for hazardous debris in the chimney flue	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check unit is operating to manufacturer's specifications	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check fan belt and perform required adjustments	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Test unit by putting it through a full operation cycle	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D501006 - Enclosed Circuit Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D502002 - Exterior Lighting	Check and replace burnt out bulbs	annually	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Exterior Lighting	Check lighting pole foundations for signs of cracks or corrosion	annually	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Interior Lighting Equipment	Check and replace burnt out bulbs	monthly	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		

## Collaborating to Provide Asset Data You Can Trust

### APPENDIX 5

#### Photo Log

## Asset Photos



PRRD - Osborn Hall



## Element Photos



A1020 Special Foundations



B1030 Structure - 1



B1030 Structure - 2



B1030 Structure - 3



B201024 Metal Siding



B201026 Wood Siding - 1



B201026 Wood Siding - 2



B202001 Windows - 1



B202001 Windows - 2



B203002 Solid Doors - Single - 1



B203002 Solid Doors - Single - 2



B203002 Solid Doors - Single - 3





B301005 Gutters and Downspouts



B301023 Conventional - Single Ply Membrane - 1



B301023 Conventional - Single Ply Membrane - 2



B301023 Conventional - Single Ply Membrane - 3



B301028 Metal Roofing - 1



B301028 Metal Roofing - 2



B301028 Metal Roofing - 3



C101001 Fixed Partitions - 1



C101001 Fixed Partitions - 2



C102002 Solid Interior Door - Single - 1



C102002 Solid Interior Door - Single - 2



C103001 Washroom Partitions



C103009 Cabinets - Millwork - 1



C103009 Cabinets - Millwork - 2



C103009 Cabinets - Millwork - 3



C103010 Kitchen Cabinets



C201002 Exterior Stair Construction - 1



C201002 Exterior Stair Construction - 2





C301005 Painted Wall Covering



C301022 Wood Panel - 1



C301022 Wood Panel - 2



C302005 Carpet - 1



C302005 Carpet - 2



C302006 Vinyl Sheet - 1



C302006 Vinyl Sheet - 2



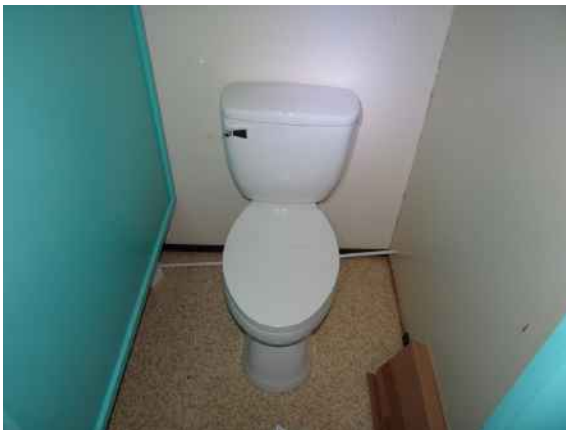
C303006 Painted Ceiling Structures - 1



C303006 Painted Ceiling Structures - 2



C303007 Acoustic Ceiling Panels



D201001 Water Closets - 1



D201001 Water Closets - 2



D201003 Lavatories



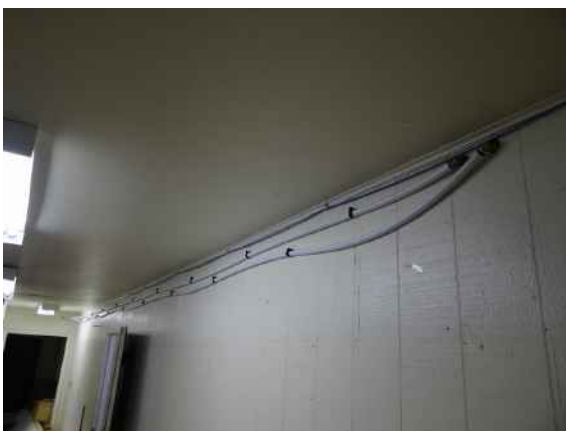
D201004 Sinks - 1



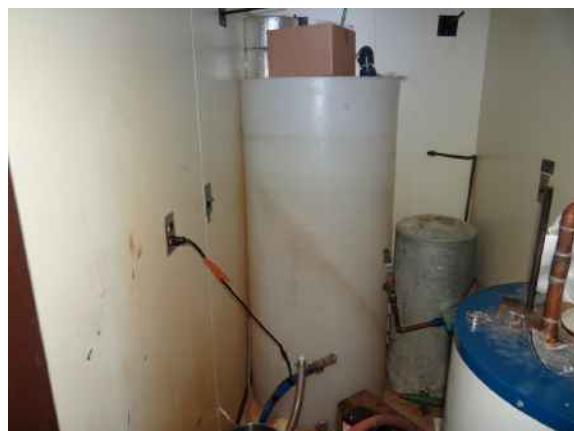
D201004 Sinks - 2



D202004 Kitchen sink



D202001 Domestic Water Pipes and Fittings



D202009 D202009 - Domestic Water Storage Tanks





D202021 Domestic Water Tank Heaters



D202024 Domestic Water Pump



D203001 Sanitary Waste and Vent Piping - 1



D203001 Sanitary Waste and Vent Piping - 2



D301003 Propane Distribution



D302008 Fuel Fired Forced Air Furnace - Newer





D302008 Fuel Fired Forced Air Furnace - Older



D304001 Air Distribution Systems



D304007 Exhaust Fans



D409099 Fire Extinguisher



D501022 Low Voltage Electrical Service - 1



D501022 Low Voltage Electrical Service - 2



D501023 Electrical Panels - New



D501023 Electrical Panels - Old



D502001 Branch Wiring and Devices



D502002 Interior Lighting - 1



D502002 Interior Lighting - 2



D502002 Interior Lighting - 3



D502002 Interior Lighting - 4



D502021 Exterior Lighting



D502022 Exit Lighting



F101001 Playground Equipment - 1



F101001 Playground Equipment - 2



F101001 Playground Equipment - 3





F101001 Playground Equipment - New



F101004 Chain Link Fence Enclosure - 1



F101004 Chain Link Fence Enclosure - 2



F101005 Arena/Race Track



G201024 Gravel Paved Surface - Roadway



G203027 Exterior Ramps



G204007 Playing Fields



G204040 Storage Shed



G3010 Water Supply



G301001 Domestic Water Storage Tank - Underground



G306021 Fuel Storage Tanks - Aboveground



G402011 Light poles - 20' high





# REPORT

To: Electoral Area Directors Committee

Date: November 12, 2019

From: Trish Morgan, General Manager of Community Services

**Subject: Facility Assessment – Tate Creek Community Centre**

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## RECOMMENDATION:

That the Electoral Area Directors Committee recommend that the Regional Board authorize the Electoral Area D Director, Regional District staff and the Regional District grant writers to meet with the Tomslake Recreation Commission to further review the “Facility Condition Assessment Report Tate Creek Community Centre” report and discuss grant options to fund the maintenance items identified in the report.

## BACKGROUND/RATIONALE:

The Tate Creek Community Centre was acquired by the Tomslake Recreation Commission in 2017. A referendum was held in the same year to establish a service area bylaw for operational funding of the centre. The Regional District put into place a funding agreement which outlines the conditions under which the District will release funds to the Commission. The facility is a decommissioned school built in 1975, with additional classrooms added in 1981, and a gym and kitchen (the hall) added in 2006.

A condition assessment was recently completed that included:

- Physical Condition Audit
  - o Structural Integrity
  - o Electrical
  - o Mechanical
  - o Building Envelope
  - o Energy Efficiency
  - o Exterior Landscape - Options for Repair and Remediation
- Costs for Repair and Remediation
- Capital Plan Recommendations
- Preventative Maintenance Plan

## ALTERNATIVE OPTIONS:

1. That the Electoral Area Directors Committee receive the report “Facility Condition Assessment Report Tate Creek Community Centre”, dated November 12, 2019, for information.
2. That the Electoral Area Directors Committee provide further direction.

## STRATEGIC PLAN RELEVANCE:

- ☒ Organizational Effectiveness
  - ☒ Develop a Corporate Asset Management Program

Staff Initials:

Dept. Head:

CAO:

Page 1 of 5

**FINANCIAL CONSIDERATION(S):**

Although the facility is owned and operated by the Tomslake Recreation Commission, a service area was established in 2017 to support its operations as well as maintenance and capital requirements.

The total cost to remediate the Tate Creek Community Centre is estimated at \$3.2 million over the next 17 years. \$200,000 is allocated to remediation of the outdoor rink, while \$400,000 is allocated to the remediation of the playing fields – both of these items are not integral to the operation of the building.

Slab on Grade (Engineering Study)	2020	\$10,000
Slab on Grade	2020	\$15,692.60
Metal Siding	2025	\$48,000
Wood Siding	2022	\$28,200
Cement Fiberboard Panels	2035	\$23,970
Windows (1970s & 1980s)	2022	\$29,400
Windows (2005)	2035	\$14,000
Solid Doors (Single)	2020	\$3,000
Solid Doors (Single)	2022	\$12,000
Solid Doors (Double)	2022	\$20,000
Glazed Doors (Double)	2030	\$10,000
Roll-Up Concession Door	2031	\$10,000
Gutters and Downspouts	2036	\$1,500
Conventional – Modified Bitumen Roof – Classrooms	2020	\$140,940
Conventional – Modified Bitumen Roof- Gym	2022	\$108,270
Hatches	2025	\$5,000
Glazed Partitions	2031	\$5,000
Demountable Partitions	2025	\$49,590
Retractable Partitions	2020	\$15,000
Solid Interior Doors - Single	2025	\$50,000
Solid Interior Doors – Double	2025	\$10,500
Washroom Partitions	2025	\$18,000
Built-in Cabinets and Millwork	2024	\$11,000
Millwork – Trophy Case	2035	\$4,000
Cabinets – Kitchen	2036	\$24,000
Roof Access Ladders	2025	\$6,000
Painted Wall Covering	2023	\$50,200
Fabric Wall Covering	2024	\$54,000
Ceramic – Classrooms	2025	\$18,720
Ceramic – Kitchen	2036	\$10,400
Wood Flooring	2023	\$90,666.10
Carpet – Meeting Rom	2025	\$3,600
Vinyl Sheet Floor (2005)	2025	\$39,840



Vinyl Sheet Floor (2013)	2028	\$61,800
Painted Ceiling Structures	2028	\$10,500
Suspended Acoustic Ceiling Panels (2006)	2026	\$26,560
Suspended Acoustic Ceiling Panels (1975)	2024	\$41,760
Sinks	2025	\$6,000
Sinks	2020	\$5,000
Custodial Sink	2025	\$2,000
Domestic Water Pipes and Fittings (1970s) – Engineered Study	2020	\$8,000
Domestic Water Pipes and Fittings (1970s)	2021	\$61,380
Domestic Water Equipment (Booster Systems)	2026	\$20,000
Domestic Water Tank Heaters	2022	\$19,102.50
Sanitary Waste and Vent Pumping (1970s)	2024	\$46,035
Rain Water Drainage Piping and Fittings (1970s)	2025	\$30,690
Natural Gas Supply	2020	\$5,000
Fuel Fired Forced Air Furnace (1980s)	2025	\$4,800
Fuel Fired Forced Air Furnace (2005)	2025	\$10,640
Fuel Fired Forced Air Furnace (2010)	2028	\$3,000
Self-Contained Cooling Units	2020	\$3,000
Air Distribution Systems (1970s)	2025	\$122,760
Exhaust Fans	2031	\$18,000
Kitchen Exhaust Systems	2030	\$30,000
Kitchen Suppression Systems (Engineered Study)	2020	\$2,000
Kitchen Suppression Systems	2026	\$15,000
Fire Extinguishers (Engineered Study)	2019	\$1,000
Fire Extinguishers	2020	\$2,000
Electrical Distribution	2024	\$27,000
Low Voltage Electrical Service	2019	\$10,500
Electrical Panels	2025	\$28,000
Branch Wiring and Devices (1970s)	2024	\$59,090

Branch Wiring and Devices (1981)	2025	\$38,095
Interior Lighting (1970s)	2024	\$52,870
Interior Lighting (1981)	2022	\$34,085
Interior Lighting (2005)	2036	\$19,720
Exterior Lighting	2026	\$12,000
Exit Lighting (1970s)	2022	\$1,566
Fire Alarm Systems	2019	\$62,750
Emergency Lighting Systems	2026	\$6,275
Playground Equipment (1989)	2022	\$30,000
Playground Equipment (2011)	2031	\$40,000
Chain Link Fence Enclosure	2022	\$16,000
Arena/Race Track	2020	\$200,000
Gravel/Paved Surface – Roadway	2031	\$50,000
Gravel/Paved Surface – Parking Area	2031	\$14,500
Concrete Paved Surfaces	2021	\$30,000
Precast Paved Surfaces	2019	\$1,500
Exterior Stairs (Site)	2019	\$8,000
Playing Fields	2025	\$400,000
Flagpoles	2025	\$5,000
Fencing and Gates – Chainlink Fence	2026	\$75,000
Retaining Walls – Cast in Place	2021	\$75,000
Misc. Structures - Rink Building	2031	\$80,000
Misc. Structures – Storage Barn	2021	\$60,000
Domestic Water Storage Tank – Underground	2036	\$80,000
Sanitary Sewer (Engineered Study)	2020	\$8,000
Sanitary Sewer	2025	\$200,800
Sanitary Waste Lagoon	2025	\$39,000
Other Fuel Distribution – Propane Distribution	2020	\$20,000
Light Poles – 20' High	2020	\$3,500
Light Poles – 20' High	2023	\$12,600
<b>Total</b>		<b>\$3,297,367</b>

**COMMUNICATIONS CONSIDERATION(S):**

None.

**OTHER CONSIDERATION(S):**

None.

## Attachments:

1. Facility Condition Assessment Report: Tate Creek Community Centre - October 30, 2019



PEACE RIVER REGIONAL DISTRICT



Submission to

**Peace River Regional District**

**Facility Condition Assessment Report  
Tate Creek Community Centre**

**Version: Final**

**November 14, 2019**

Prepared by  
FCAPX Ltd.  
Project No. 19063  
[www.fcapx.com](http://www.fcapx.com)

**F·CAP·X**

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### Executive Summary

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FCAPX Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Tate Creek Community Centre in Tomslake, British Columbia. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 20 years.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

### Facility Summary

The Tate Creek Community Centre is located at 15439 Old Edmonton Highway in Tomslake, British Columbia. According to information provided the building was constructed in approximately 1975, with additions in 1981 and 2006. Interior renovations are understood to have been completed in 2013. It is a single-storey building with an estimated gross floor area of approximately 1,255 square meters.

### System Summaries

#### Structural and Architectural Summary

The building was built in three stages. Stage 1 - 1975 - The original classroom structure is concrete walls on concrete piles with a crawlspace. The exterior cladding is metal and wood siding. The low slope roof covering is modified bitumen. Interior finishes include vinyl sheet and ceramic tile flooring.

Stage 2 - 1981 - Includes an extension to the original gym. This gym structure is concrete block walls on concrete piles with a crawlspace. The low slope roof covering is modified bitumen. Interior finishes include hardwood flooring.

Stage 3 - 2006 - This addition includes the kitchen / hall. The kitchen / hall is wood frame construction on concrete piles with a crawlspace. The exterior cladding is cementitious panels. The roof covering is standing seam metal. Interior finishes include vinyl sheet flooring. No fire escape plans were observed.

#### Plumbing and Mechanical Systems Summary

Natural gas is supplied to the building via the meter located on an exterior wall. Heat is provided by a series of gas-fired forced air furnaces. Water is supplied from cisterns located on site. Sanitary waste is discharged to a lagoon located on site. Hot water is provided by two gas-fired tank-type water heaters. At the time of assessment it was observed that the water supply system was turned off for the northern portion of the building.

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### Electrical Systems Summary

A 110/240 volt, single phase electrical system is delivered to the building via an overhead service drop. The main shut off is rated at 400 amps. The fire alarm system was not operational at the time of assessment.

### Site Feature Systems Executive Summary

Site features and structures include a gravel roadway, a gravel parking area, a sports field, exterior ice rink, playground equipment, storage building and an ice rink maintenance garage.



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## APPENDIX

**Appendix 1 – Facility Condition Assessment Findings**

**Appendix 2 – 20-Year Capital Plan Summary**

**Appendix 3 – Energy Efficiency Review Findings**

**Appendix 4 – Facility-specific Preventative Maintenance Plan**

**Appendix 5 – Photo Log**

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## 1 INTRODUCTION

FCAPX Ltd. (FCAPX) was contracted by the Peace River Regional District to conduct a Facility Condition Assessment (FCA) of the Tate Creek Community Centre (herein referred to as the “Facility, “Site” or “Property”). We understand the purpose of this report is to assist with the long-term capital planning for the facility. This report summarizes the findings of the FCA for the property.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

### 1.1 FACILITY

Information on the evaluated facility is provided in Table 1 below:

Table 1	
<b>Building Name</b>	Tate Creek Community Centre
<b>Address</b>	15439 Old Edmonton Hwy, Tomslake, BC
<b>Estimated Building Floor Area (sq.m.)</b>	1,255
<b>Number of Storeys</b>	1 (with crawlspace)
<b>Date of Construction</b>	1975

### 1.2 SITE REVIEW

A site visit was performed on July 9, 2019 by the following FCAPX personnel:

- Alexandre Bouchard, P.Eng.

### 1.3 OWNER SUPPLIED MATERIAL

In this report, reference is made to the “reported” condition of particular systems and/or components. The reported condition pertains to information provided by the building’s operations and maintenance personnel and/or tenants. In some cases, this information was gathered through either an onsite interview process or a formal off-site interview process.

Otherwise, facility condition related documentation was limited to:

- Playground Safety Audit, prepared by Suncorp Valuations, dated Sept 18, 2018.

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### 2 SCOPE OF WORK

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The FCA carried out by FCAPX is generally based on the ASTM Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E2018-15) and consisted of the following:

- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;
- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

The ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not constitute a material physical deficiency of the site.

The review of the Site was based on a visual walk-through review of the visible and accessible components of the property, building and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to determine their condition and to identify physical deficiencies, where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted, and no samples of building materials were collected to substantiate observations made, or for any other reason.

The review of the mechanical systems, electrical systems, and fire & life safety systems at the property included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition, with considerations of the reported performance. No physical tests were conducted on these systems.

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A detailed evaluation of the property development's compliance with applicable national and/or provincial Building Codes and/or Fire Codes is not part of the scope of this assessment. It is assumed that the existing buildings and related structures were reviewed and approved by local authorities at the time of construction. However, applicable codes may be referenced by FCAPX, at their discretion, to identify deficiencies and appropriate recommendations.

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

Opinions of probable costs for deficiencies that are individually less than the established threshold amount are generally not included in the FCA cost tables. The exception are deficiency costs relating to life, safety or accessibility, these may be included regardless of this cost threshold.

### 2.1 DEVIATIONS FROM THE GUIDE

The major deviations from ASTM E2018-15 for this project that was not included are as follows:

- A review of municipal/public records for zoning;
- A comprehensive building and/or fire & life safety code/regulatory review for compliance. It is assumed that at the time of building construction/commission and/or subsequent renovation(s), a duty of care was undertaken to ensure the building and related structures were constructed in accordance with the current building and fire code, as well as reviewed and approved by the local authorities having jurisdiction;
- An assessment of the property's compliance with barrier-free accessibility requirements; and
- A review of municipal/regional records to determine if the property resides in a designated flood plain.

Furthermore, the FCA did not include a:

- Verification of the number of parking spaces;
- Verification of gross and net usable areas of the site building(s); and
- Review of as-built construction drawings for the building and site.

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### 2.2 LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the Peace River Regional District (PRRD). The report may not be relied upon by any other person or entity without the express written consent of FCAPX and the Peace River Regional District.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. FCAPX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for facility condition assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. FCAPX did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, FCAPX has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, FCAPX requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for order of magnitude budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the element/system in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender

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documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

### 3 DEFINITIONS

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The following are definitions to aid in the understanding of the assessment.

#### 3.1 EVALUATION PERIOD

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a twenty (20) year evaluation period.

#### 3.2 OPINIONS OF PROBABLE COSTS

Opinions of probable costs for repair and/or replacement of components and/or additional investigation of the conditions identified in this report are based on the noted method of evaluation. These opinions are not construction costs and are for general budgeting purposes only since they are based on historical costing information and our experience with similar systems in other buildings. A detailed or exhaustive examination of quantities/costs of equipment, materials, or labour required for the remedial work has not been performed. Unless otherwise stated, engineering costs for remedial work have not been included in this report.

Only planned actions with a total cost over \$1,000 have been included in this report. Actions below this cost threshold are assumed to be handled under Operation and Maintenance budgets. Actions relating to life safety may be included in the report, regardless of cost.

#### 3.3 ASSET LIFE EXPECTANCY

The facility systems observed during the assessment were broken down by their major assets and assigned an expected useful life (EUL). This value was used to determine the remaining useful life (RUL) of the asset. The values for EUL are based on information provided in manufacturer's literature, industry standards, our observations of the assets, and our experience with similar materials and systems in similar locales. Based on the asset's overall reported and/or observed physical condition an "Equivalent Age" was



## Collaborating to Provide Asset Data You Can Trust

determined that represents the point within the asset's lifecycle based on the EUL. This was then used to determine the RUL.

The EUL of assets is a theoretical number, which is an estimate, that is a function of quality of materials used, manufacturing and installation, as well as frequency and intensity of service, the degree of maintenance afforded to the asset, and local weather conditions.

The realization of an asset's EUL does not necessarily constitutes its replacement. A detailed condition assessment or investigation is recommended as a prudent approach to confirm the component RUL and the need for either a repair (maintenance) or a refurbishment. Risk, including safety or the cost of damage to the facility and its use, was considered in estimating the RUL and the schedule for major repairs or replacements.

### 3.4 RECOMMENDATION TYPE

Recommendation types in this report indicate the action that is to take place based on the review of the component. The recommendation type categories are shown below.

- **Study:** Includes recommendations for further investigation into the condition or options for determining the appropriate repair/replacement action.
- **Major Repair:** Any component or system in which future major repair is anticipated but not replacement of the entire component.
- **Condition-Based Replacement:** Any component or system in which requires replacement in the near term (within the next 5 years) due to its condition.
- **Lifecycle Replacement:** Any component or system in which future replacement (5 years or more) is anticipated.

### 3.5 CONDITION RATINGS AND SITE OBSERVATIONS

ASTM defines "physical deficiencies" as "the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material systems, assets, or equipment that is approaching, has reached, or has exceeded its typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, lack of proper maintenance, etc. This specifically excludes deficiencies that may be remediated with routine maintenance or miscellaneous minor repairs and excludes conditions that generally do not constitute a material physical deficiency of the site.

The physical condition of major facility / site systems and assets is dependent on whether a physical deficiency is associated with that asset / system. The physical condition of assets / systems noted in this report have been rated as either "Critical", "Poor", "Fair", "Good", or "Excellent". Definitions for these ratings are provided below.

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- 1- GOOD: No immediate concerns are evident. The components appear to meet all present requirements and to be adequately maintained. Replacement anticipated in 6 years or beyond.
- 2- FAIR: The medium level condition rating. Generally, components meet present requirements and have been adequately maintained. Some minor deficiencies may be noted. A repair or lifecycle replacement is anticipated within the evaluation period between 3-5 years.
- 3- POOR: The component is not able to meet current requirements and has significant deficiencies. Generally, components may have failed, may be at or near the end of their service life, or may exhibit evidence of deterioration or insufficient maintenance. Recommendations may include urgent repair, replacement or upgrades within 1-2 years.
- 4- CRITICAL: Generally, components may have failed resulting in a high risk of injury, health and safety concerns, or critical system failure. Recommendations for urgent repair, replacement or upgrades are anticipated within the year (<12 months).

## 4 FACILITY CONDITION ASSESSMENT

Herein we present the findings of our assessment, based on the Scope of Work outlined in this report. The Facility Condition Assessment & Opinion of Probable Cost is included in Appendix 1. Appendix 2 contains the Capital Planning Table. Appendix 5 provides a Photo Log with some general photos and deficiency photos.

### 4.1 FACILITY CONDITION INDEX

The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 14.20%. Based on the table below, the FCI suggests that the overall building condition is Fair.

A 5-Year FCI is defined as follows:

$$\text{5-Year FCI} = \frac{\text{Sum of 5-Year Renewal Need for the Building}}{\text{Current Replacement Value of the Building}} \times 100$$

$$\text{5-Year FCI} = \frac{\$1,154,352}{\$8,105,000} \times 100$$

$$\text{5-Year FCI} = 14.20\%$$

The building Current Replacement Value (CRV) was calculated at a rate of \$6,458/sq.m (\$600/sq.ft.) as requested by Peace River Regional District. For the subject building the CRV (or Cost of Reproduction New (CRN)) is \$8,105,000.

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The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made by the Peace River Regional District. The total 5-Year Renewal Need cost, excluding the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building, as outlined in the OPC table (included in Appendix B), is \$1,154,352.

The overall condition is based on the table below. It should be noted that there is no industry standard for the overall building condition based on a 5-Year FCI. The condition categories are recommendations to be considered by the Peace River Regional District.

Table 2	
5-year Calculated FCI	Condition Category
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

## 5 VISUAL ENERGY EFFICIENCY REVIEW

The findings of the Visual Energy Efficiency Review for this facility are presented in Appendix 3.

In general, the Visual Energy Efficiency Review is considered a preliminary visual-based screening audit based on site walk-through and information provided by PRRD and the site operating personnel. As such, the findings should be considered preliminary and budgetary in nature and should be reviewed in greater detail to consider the feasibility, anticipated energy savings, and anticipated payback for each of the energy efficiency opportunity identified.

## 6 PREVENTATIVE MAINTENANCE PLAN

The compiled Preventative Maintenance Plan (PMP) for this facility are presented in Appendix 4.

In general the PMP provides a list of industry standard maintenance tasks for pertinent equipment and systems observed at the time of the facility condition assessment. In addition, the task list also includes recommendations on the amount of time that should be budgeted for each task, and the required skill sets and/or recommendations for the staff who should conduct the tasks.

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### 7 CLOSURE

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This report has been prepared for the use of the Peace River Regional District as part of the due diligence process regarding the noted property, and no representations are made by FCAPX to any party other than the Peace River Regional District.

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### **APPENDIX 1**

### **Facility Condition Assessment Findings**

## A Substructure

### A10 Foundations

Item	Description
Unifomat Code	A1020 - Special Foundations
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	35 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$350,000.00

### Description

The foundation includes concrete piles.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - A1020



Item	Description
Uniformat Code	A1030 - Slab on Grade
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Footprint
Unit Cost	\$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$23,681.56

### Description

The crawlspace under the kitchen / hall addition has a concrete slab on grade.

### Condition Narrative

The crawlspace under the kitchen addition has a concrete slab on grade. Excess moisture as observed in the crawlspace. Source and significance of moisture should be investigated as repaired, if needed.

### Photos



Tate Creek Community Centre - A1030



Tate Creek Community Centre - A1030

### Recommendations

Recommendation #1 - Inspect excess moisture in crawlspace	
Type	Engineering Study
Year	2020
Cost	\$10,000.00

Recommendation #2 - Repair Allowance - Kitchen Addition Crawlspace	
Type	Major Repair
Year	2020
Cost	\$15,692.60

**B**     Shell  
**B10** Superstructure

Item	Description
Unifomat Code	B1010 - Floor Construction
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$82,794.16

### Description

The floor construction for the kitchen / hall addition includes steel beams, engineered wood joists and wood sheathing.

### Condition Narrative

No major deficiencies were observed or reported. Excess moisture and possible related material damage was observed from the crawlspace and should be considered in conjunction with the recommended investigation.

### Photos



Tate Creek Community Centre - B1010



Tate Creek Community Centre - B1010



Tate Creek Community Centre - B1010

Item	Description
Uniformat Code	B1010 - Floor Construction
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$130,176.36

### Description

Floor construction for the original building is metal joists and a corrugated steel pan.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B1010

Item	Description
Unifomat Code	B1010 - Floor Construction
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$100,001.38

### Description

B1010 The floor construction for the gym is structural steel trusses and with wood joists.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - B1010



PRRD - Tate Creek Community Centre - B1010

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$69,079.24

### Description

The roof structure over the kitchen / hall addition is understood to be a wood-framed sloped roof.

### Condition Narrative

No major deficiencies were observed or reported. It should be noted that the roof framing could not be directly reviewed due to concealment by interior finishes.



Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	522 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$108,612.54

### Description

The roof structure for the original part of the building is metal trusses with a corrugated metal deck.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B1020

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	401 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$83,436.07

### Description

The roof construction for the gym is steel trusses with a corrugated metal deck.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - B1020



PRRD - Tate Creek Community Centre - B1020

Item	Description
Uniformat Code	B1030 - Structure
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$92,960.00

### Description

The wall structure for the kitchen / hall addition is understood to be wood frame.

### Condition Narrative

No major deficiencies were observed or reported.

Item	Description
Uniformat Code	B1030 - Structure
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$146,160.00

### Description

The wall structure for the original part of the building is assumed to be load-bearing masonry with steel columns.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B1030

Item	Description
Unifomat Code	B1030 - Structure
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$112,280.00

### Description

The wall structure for the gym is concrete block.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - B1030



PRRD - Tate Creek Community Centre - B1030

Item	Description
Uniformat Code	B201024 - Metal Siding
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	300 / SM
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$48,000.00

### Description

Exterior cladding on the original part of the building includes metal siding.

### Condition Narrative

Localized damage and unsealed joints were observed and should be addressed as part of maintenance activities.

### Photos



Tate Creek Community Centre - B201024



PRRD - Tate Creek Community Centre - B201024





PRRD - Tate Creek Community Centre - B201024

## Recommendations

Recommendation #1 - Metal Siding	
Type	Life Cycle Replacement
Year	2025
Cost	\$48,000.00

Item	Description
Unifomat Code	B201026 - Wood Siding
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	141 / SM
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$28,200.00

### Description

Exterior cladding on the original part of the building includes wood siding.

### Condition Narrative

Deterioration and general weathering was observed.

### Photos



Tate Creek Community Centre - B201026



Tate Creek Community Centre - B201026



PRRD - Tate Creek Community Centre - B201026



PRRD - Tate Creek Community Centre - B201026

## Recommendations

Recommendation #1 - Wood Siding	
Type	Life Cycle Replacement
Year	2022
Cost	\$28,200.00

Item	Description
Uniformat Code	B201030 - Cement Fiberboard
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	141 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$23,970.00

### Description

Exterior cladding includes cementitious wood panels on the kitchen / hall addition.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B201030

### Recommendations

Recommendation #1 - Cement Fiberboard	
Type	Life Cycle Replacement
Year	2035
Cost	\$23,970.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	42 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$29,400.00

### Description

Windows in the original part of the building are aluminum frame, single and double insulated.

### Condition Narrative

Deteriorated seals, mechanisms and caulking were observed.

### Photos



Tate Creek Community Centre - B202001



Tate Creek Community Centre - B202001



Tate Creek Community Centre - B202001

## Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2022
Cost	\$29,400.00



Item	Description
Uniformat Code	B202001 - Windows
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	20 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,000.00

### Description

Windows in the kitchen / hall addition are aluminum frame double insulated.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B202001

### Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2035
Cost	\$14,000.00

Item	Description
Uniformat Code	B203002 - Solid Doors - Single
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

### Description

Exterior doors include solid, single, some with glazing in the upper half.

### Condition Narrative

Door generally appeared weathered with faded finishes. One door had damaged glass and should be repaired/replaced.

### Photos



Tate Creek Community Centre - B203002



Tate Creek Community Centre - B203002



Tate Creek Community Centre - B203002

## Recommendations

Recommendation #1 - Repair Allowance - Damaged Door	
Type	Lifecycle Repair
Year	2020
Cost	\$3,000.00

Recommendation #2 - Solid Doors - Single	
Type	Life Cycle Replacement
Year	2022
Cost	\$12,000.00

Item	Description
Uniformat Code	B203003 - Solid Doors - Double
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

### Description

Main entrances generally include double-wide doors, some with glass insets.

### Condition Narrative

Doors generally appeared weathered with faded finishes.

### Photos



Tate Creek Community Centre - B203003



PRRD - Tate Creek Community Centre - B203003

### Recommendations

Recommendation #1 - Solid Doors - Double	
Type	Life Cycle Replacement
Year	2022
Cost	\$20,000.00

Item	Description
Uniformat Code	B203006 - Glazed Doors - Double
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

Double glazed doors are installed in the kitchen / hall addition.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B203006

### Recommendations

Recommendation #1 - Glazed Doors - Double	
Type	Life Cycle Replacement
Year	2030
Cost	\$10,000.00

Item	Description
Uniformat Code	B203008 - Overhead Doors
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

A roll up door is installed at the concession counter.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B203008

### Recommendations

Recommendation #1 - Overhead Doors	
Type	Life Cycle Replacement
Year	2031
Cost	\$10,000.00



## B30 Roofing

Item	Description
Unifomat Code	B301005 - Gutters and Downspouts
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	50 / LM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.00 / 1.00
Element Renewal Cost	\$1,500.00

### Description

Gutters and downspouts are installed along the kitchen / hall part of the building.

### Condition Narrative

No major deficiencies were observed or reported. Some mechanical damage was observed and should be repaired as part of maintenance.

### Photos



Tate Creek Community Centre - B301005



Tate Creek Community Centre - B301005

### Recommendations

Recommendation #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2036
Cost	\$1,500.00

Item	Description
Unifomat Code	B301022 - Conventional - Modified Bitumen
Installation Year	1981
Condition	3 - Poor
Expected Useful Life	22 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	522 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$140,940.00

### Description

The roof covering over the classroom area is modified bitumen.

### Condition Narrative

Defects such as blistering and open seams were observed.

### Photos



Tate Creek Community Centre - B301022



PRRD - Tate Creek Community Centre - B301022

### Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2020
Cost	\$140,940.00

Item	Description
Uniformat Code	B301022 - Conventional - Modified Bitumen
Installation Year	2006
Condition	2 - Fair
Expected Useful Life	22 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	401 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$108,270.00

### Description

The roof covering over the gym is modified bitumen. The western portion of the gymnasium appears to have had a membrane overlay.

### Condition Narrative

Loss of granular material was observed. Ridging commonly observed. Ponding water observed in the northwest corner.

### Photos



Tate Creek Community Centre - B301022



PRRD - Tate Creek Community Centre - B301022

### Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2022
Cost	\$108,270.00

Item	Description
Uniformat Code	B301028 - Metal Roofing
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	404 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$113,120.00

### Description

The roof covering over the kitchen / hall is standing seam metal.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B301028

Item	Description
Uniformat Code	B302022 - Hatches
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

A roof hatch is accessible from the north service room.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - B302022

### Recommendations

Recommendation #1 - Hatches	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,000.00

**C Interiors**  
**C10 Interior Construction**

Item	Description
Uniformat Code	C101001 - Fixed Partitions
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$119,225.00

### Description

Fixed partitions are assumed to be concrete block and wood frame.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - C101001



PRRD - Tate Creek Community Centre - C101001

Item	Description
Unifomat Code	C101002 - Demountable Partitions
Installation Year	1975
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$49,590.00

### Description

Partitions include pre-finished demountable panel wall assemblies in the northern portion of the building.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C101002



PRRD - Tate Creek Community Centre - C101002

### Recommendations

Recommendation #1 - Demountable Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$49,590.00



Item	Description
Unifomat Code	C101003 - Retractable Partitions
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Partitions include folding retractable partitions in classrooms.

### Condition Narrative

Damage and wear was observed. Partition was not serviceable.

### Photos



Tate Creek Community Centre - C101003



Tate Creek Community Centre - C101003

### Recommendations

Recommendation #1 - Retractable Partitions	
Type	Life Cycle Replacement
Year	2020
Cost	\$15,000.00

Item	Description
Uniformat Code	C101006 - Glazed Partitions and Storefronts
Installation Year	1981
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	10 / SM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

Demountable partitions include glazed sections as seen in the former office area.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C101006

### Recommendations

Recommendation #1 - Glazed Partitions and Storefronts	
Type	Life Cycle Replacement
Year	2031
Cost	\$5,000.00

Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	25 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$50,000.00

### Description

Interior doors are generally comprised of wood doors hinge-mounted into metal frames.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C102002

### Recommendations

Recommendation #1 - Solid Interior Door - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$50,000.00

Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

### Description

Interior doors generally include wood doors hinge-mounted into wood frames.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C102002

Item	Description
Uniformat Code	C102003 - Solid Interior Door - Double
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,500.00

### Description

Interior doors in the gymnasium are typically double-wide assemblies.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - C102003

### Recommendations

Recommendation #1 - Solid Interior Door - Double	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,500.00

Item	Description
Uniformat Code	C103001 - Washroom Partitions
Installation Year	1981
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	12 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,000.00

### Description

Washroom partitions are metal, wall hung, located in multi-occupant washrooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C103001

### Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$18,000.00

Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	22 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$11,000.00

### Description

Cabinets are installed in the former administrative area from the original part of the building.

### Condition Narrative

No major deficiencies were observed or reported. Millwork appears outdated.

### Photos



Tate Creek Community Centre - C103009



Tate Creek Community Centre - C103009

### Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2024
Cost	\$11,000.00



Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	8 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

Millwork includes a trophy case in the front entry.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C103009

### Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2035
Cost	\$4,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	20 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$24,000.00

### Description

Kitchen cabinets are plastic laminate faced with plastic laminate counter tops.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C103010



PRRD - Tate Creek Community Centre - C103010

### Recommendations

Recommendation #1 - Cabinets - Kitchen	
Type	Life Cycle Replacement
Year	2036
Cost	\$24,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2013
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	24 Years
Quantity / Unit of Measure	6 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,200.00

### Description

Cabinets in the north staff area wood laminate cabinets with plastic laminate counter tops.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C103010

## C20 Stairs

Item	Description
Uniformat Code	C201001 - Interior Stair Construction
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	1 / Per Floor
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

Wood stairs are installed from the gym to the mezzanine.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C201001

Item	Description
Uniformat Code	C201027 - Roof Access Ladders
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	6 / LM
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

### Description

A drop-down ladder is installed for roof access.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C201027

### Recommendations

Recommendation #1 - Roof Access Ladders	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,000.00

### C30 Interior Finishes

Item	Description
Uniformat Code	C301005 - Painted Wall Covering
Installation Year	2013
Condition	2 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$50,200.00

### Description

Wall finishes include paint along gypsum board walls and concrete block wall assemblies.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - C301005



PRRD - Tate Creek Community Centre - C301005

### Recommendations

Recommendation #1 - Painted Wall Covering	
Type	Life Cycle Replacement
Year	2023
Cost	\$50,200.00

Item	Description
Uniformat Code	C301007 - Acoustic Panels
Installation Year	2019
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	25 Years
Quantity / Unit of Measure	480 / SM
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	0.25 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

### Description

Wall finishes include custom built carpet & wood acoustic wall cover in the gym.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C301007



Item	Description
Uniformat Code	C301021 - Wall Paper
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	900 / SM
Unit Cost	\$60.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$54,000.00

### Description

Demountable partition panels are provided a fabric covering.

### Condition Narrative

No major deficiencies were observed or reported. The panels appear to be outdated.

### Photos



Tate Creek Community Centre - C301021

### Recommendations

Recommendation #1 - Wall Paper	
Type	Life Cycle Replacement
Year	2024
Cost	\$54,000.00

Item	Description
Uniformat Code	C302001 - Ceramic
Installation Year	1975
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	144 / SM
Unit Cost	\$130.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,720.00

### Description

Floor finishes include ceramic tile in the classrooms and older washrooms

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C302001



Tate Creek Community Centre - C302001

### Recommendations

Recommendation #1 - Ceramic	
Type	Life Cycle Replacement
Year	2025
Cost	\$18,720.00

Item	Description
Uniformat Code	C302001 - Ceramic
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	80 / SM
Unit Cost	\$130.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,400.00

### Description

Floor finishes include ceramic tile in the kitchen.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C302001

### Recommendations

Recommendation #1 - Ceramic	
Type	Life Cycle Replacement
Year	2036
Cost	\$10,400.00

Item	Description
Unifomat Code	C302003 - Wood Flooring
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	401 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	1.33 / 1.00 / 1.00
Element Renewal Cost	\$90,666.10

### Description

Floor coverings include wood in the gym.

### Condition Narrative

Numerous defects including buckling, shrinkage and wear were observed.

### Photos



Tate Creek Community Centre - C302003



Tate Creek Community Centre - C302003



Tate Creek Community Centre - C302003

## Recommendations

Recommendation #1 - Wood Flooring	
Type	Life Cycle Replacement
Year	2023
Cost	\$90,666.10

Item	Description
Uniformat Code	C302005 - Carpet
Installation Year	2013
Condition	1 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	30 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,600.00

### Description

Carpet is provided in the kitchen addition meeting room.

### Condition Narrative

No major issues observed or reported.

### Photos



PRRD - Tate Creek Community Centre - C302005



PRRD - Tate Creek Community Centre - C302005

### Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2025
Cost	\$3,600.00

Item	Description
Unifomat Code	C302006 - Vinyl Sheet
Installation Year	2006
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	332 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$39,840.00

### Description

Floor coverings include vinyl sheet in the kitchen / hall addition.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C302006

### Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2025
Cost	\$39,840.00



Item	Description
Uniformat Code	C302006 - Vinyl Sheet
Installation Year	2013
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	9 Years
Quantity / Unit of Measure	515 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$61,800.00

### Description

Floor finishes include vinyl sheet in the classrooms, offices and hallways in the northern portion of the building.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C302006



Tate Creek Community Centre - C302006

### Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2028
Cost	\$61,800.00

Item	Description
Uniformat Code	C303006 - Painted Ceiling Structures
Installation Year	2013
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	9 Years
Quantity / Unit of Measure	420 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,500.00

### Description

Ceiling finishes include paint on exposed roof structure in the gym and service rooms.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C303006



PRRD - Tate Creek Community Centre - C303006

### Recommendations

Recommendation #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2028
Cost	\$10,500.00

Item	Description
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	332 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$26,560.00

### Description

Ceiling finishes include acoustic ceiling panels throughout the kitchen addition.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - C303007

### Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2026
Cost	\$26,560.00

Item	Description
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	522 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$41,760.00

### Description

Ceiling finishes include acoustic ceiling panels in the original 1975 part of the building

### Condition Narrative

Staining was observed on some ceiling panels and should be replaced as part of maintenance.

### Photos



Tate Creek Community Centre - C303007



Tate Creek Community Centre - C303007

### Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2024
Cost	\$41,760.00

## D Services

### D20 Plumbing

Item	Description
Uniformat Code	D201001 - Water Closets
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	14 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,000.00

### Description

Plumbing fixtures include floor mounted toilets with attached water tanks.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D201001

Item	Description
Unifomat Code	D201002 - Urinals
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

### Description

Plumbing fixtures include urinals.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D201002

Item	Description
Uniformat Code	D201003 - Lavatories
Installation Year	1975
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

### Description

Plumbing fixtures include stainless steel sinks installed in the original washrooms.

### Condition Narrative

The sinks were not functional at the time of assessment due to failed water connections. Sinks are understood to be serviceable.

### Photos



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004

### Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,000.00



Item	Description
Uniformat Code	D201003 - Lavatories
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	7 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,000.00

### Description

Stainless steel sinks are installed in the washrooms

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D201003

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

### Description

Stainless steel sinks are installed in the kitchen, one single, two double, and one triple.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	5 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

Plumbing fixtures include stainless steel sinks installed in the classrooms.

### Condition Narrative

Reportedly water connections failed. Units not anticipated to be reinstated.

### Photos



Tate Creek Community Centre - D201004



PRRD - Tate Creek Community Centre - D201004

### Recommendations

Recommendation #1 - Sinks	
Type	Life Cycle Replacement
Year	2020
Cost	\$5,000.00

Item	Description
Unifomat Code	D201024 - Custodial Sinks
Installation Year	1975
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

### Description

Plumbing fixtures include a custodial sink in the north service room.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D201024

### Recommendations

Recommendation #1 - Custodial Sinks	
Type	Life Cycle Replacement
Year	2025
Cost	\$2,000.00

Item	Description
Unifomat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	1023 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$61,380.00

### Description

The building domestic water system includes a main cold water supply line, and domestic hot and cold water copper and plastic piping to plumbing fixtures.

### Condition Narrative

The original plumbing system was turned off at the time due to multiple leaks and failures when last pressurized, typically at fixtures and pipes are reportedly OK. Detailed review is recommended to confirm remaining service life.

### Photos



PRRD - Tate Creek Community Centre - D202001



PRRD - Tate Creek Community Centre - D202001

### Recommendations

Recommendation #1 - Investigate condition of plumbing	
Type	Engineering Study
Year	2020
Cost	\$8,000.00

Recommendation #2 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2021
Cost	\$61,380.00

Item	Description
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$9,280.00

### Description

The building domestic water system includes a main cold water supply line, and domestic hot and cold water copper and plastic piping to plumbing fixtures.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D202001



Item	Description
Unifomat Code	D202006 - Domestic Water Equipment - Booster Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

### Description

The plumbing system includes distribution pumps in the kitchen / hall addition. Original plumbing had booster pumps that were decommissioned. The original plumbing is now fed from the addition supply & booster pumps.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D202006

### Recommendations

Recommendation #1 - Domestic Water Equipment - Booster Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$20,000.00

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	2006
Condition	2 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	283 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$19,102.50

### Description

Hot water is provided by two gas fired tank heaters.

### Condition Narrative

No major deficiencies were observed or reported. Equipment has surpassed its typical useful life.

### Photos



Tate Creek Community Centre - D202021



Tate Creek Community Centre - D202021

### Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2022
Cost	\$19,102.50

Item	Description
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	50 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	1023 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$46,035.00

### Description

Waste piping in the original part of the building includes ABS plastic and cast iron.

### Condition Narrative

Some corrosion was observed, system understood to be serviceable. System should be considered during plumbing review.

### Photos



Tate Creek Community Centre - D203001



PRRD - Tate Creek Community Centre - D203001

### Recommendations

Recommendation #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2024
Cost	\$46,035.00

Item	Description
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	2006
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	232 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,440.00

### Description

Waste piping in the newer kitchen / hall addition appears to be ABS plastic.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D203001

Item	Description
Uniformat Code	D204001 - Rain Water Drainage Piping and Fittings
Installation Year	1975
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1023 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,690.00

### Description

Roof drains are installed in the low slope roofs and connected to a cement pipe drainage system.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D204001



PRRD - Tate Creek Community Centre - D204001

### Recommendations

Recommendation #1 - Rain Water Drainage Piping and Fittings	
Type	Life Cycle Replacement
Year	2025
Cost	\$30,690.00

## D30 HVAC

Item	Description
Uniformat Code	D301002 - Natural Gas Supply
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$25,100.00

### Description

Natural gas is supplied to the building via an outside meter.

### Condition Narrative

Corrosion was observed on the gas piping in the kitchen crawlspace. Should be reviewed and repaired.

### Photos



Tate Creek Community Centre - D301002



Tate Creek Community Centre - D301002

### Recommendations

Recommendation #1 - Repair Allowance - Natural Gas Distribution	
Type	Lifecycle Repair
Year	2020
Cost	\$5,000.00



Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2006
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	120 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,800.00

### Description

Heat is provided by fuel burning forced air furnaces. Furnace No. 10 was installed in 2006.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D302008



Tate Creek Community Centre - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$4,800.00



Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2006
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	266 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,640.00

### Description

Heat in the kitchen addition is provided by fuel burning forced air furnaces. The Engineered Air was installed in 2006.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D302008



PRRD - Tate Creek Community Centre - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,640.00

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2010
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	9 Years
Quantity / Unit of Measure	75 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	8.00 / 1.00 / 1.00
Element Renewal Cost	\$24,000.00

### Description

Heat in the gymnasium and classrooms is provided by fuel burning forced air furnaces.

### Condition Narrative

No major deficiencies were observed or reported. It should be noted that the units have been installed upside down to accommodate existing ducting layout.

### Photos



Tate Creek Community Centre - D302008



Tate Creek Community Centre - D302008

### Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2028
Cost	\$3,000.00

Item	Description
Uniformat Code	D303022 - Self Contained Cooling Units
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Ton
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

### Description

Cooling equipment includes a roof top condensing unit, which is understood to connect to a coil in the furnace servicing the former administrative office.

### Condition Narrative

It was reported that this unit is no longer serviceable and will is not anticipated be replaced.

### Photos



Tate Creek Community Centre - D303022

### Recommendations

Recommendation #1 - Repair Allowance - Decommissioning Equipment	
Type	Major Repair
Year	2020
Cost	\$3,000.00

Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1023 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$122,760.00

### Description

Heat is distributed by a system of ducts and vents.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D304001

### Recommendations

Recommendation #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$122,760.00

Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	26 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$27,840.00

### Description

Heat is distributed by a system of ducts and vents.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



PRRD - Tate Creek Community Centre - D304001



PRRD - Tate Creek Community Centre - D304001

Item	Description
Uniformat Code	D304007 - Exhaust Fans
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,000.00

### Description

Exhaust fans are installed on the roof

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D304007

### Recommendations

Recommendation #1 - Exhaust Fans	
Type	Life Cycle Replacement
Year	2031
Cost	\$18,000.00

Item	Description
Uniformat Code	D304026 - Kitchen Exhaust Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$30,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

### Description

An commercial grade exhaust fan is installed in the kitchen.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D304026



Tate Creek Community Centre - D304026

### Recommendations

Recommendation #1 - Kitchen Exhaust Systems	
Type	Life Cycle Replacement
Year	2030
Cost	\$30,000.00



## D40 Fire Protection

Item	Description
Uniformat Code	D409021 - Kitchen Suppression Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

### Description

A fire suppression system is installed within the commercial range hood in the kitchen.

### Condition Narrative

It was observed that the system has not been inspected since 2018.

### Photos



Tate Creek Community Centre - D409021



Tate Creek Community Centre - D409021

### Recommendations

Recommendation #1 - Inspect kitchen fire suppression system	
Type	Engineering Study
Year	2020
Cost	\$2,000.00

Recommendation #2 - Kitchen Suppression Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$15,000.00

Item	Description
Uniformat Code	D409099 - Other Fire Protection Systems
Installation Year	2006
Condition	4 - Critical
Expected Useful Life	10 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	10 / Each
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

## Description

Fire protection systems include ABC type fire extinguishers. A type K fire extinguisher is recommended for the kitchen.

## Condition Narrative

It was observed that the fire extinguishers have not been inspected since 2018. Annual inspection is recommended. Remaining service life to be confirmed by inspection.

## Photos



Tate Creek Community Centre - D409099

## Recommendations

Recommendation #1 - Annual Inspection - Fire Extinguishers	
Type	Engineering Study
Year	2019
Cost	\$1,000.00

Recommendation #2 - Other Fire Protection Systems	
Type	Life Cycle Replacement
Year	2020
Cost	\$2,000.00

## D50 Electrical

Item	Description
Unifomat Code	D501022 - Low Voltage Electrical Service
Installation Year	2018
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	39 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$37,650.00

### Description

A 110/240 volt, single phase electrical service is supplied to the building via an overhead service drop. The main shut off is rated at 400 amps. The service connection is understood to have been upgraded

### Condition Narrative

No major deficiencies were observed or reported. An old service mast on the gym roof was observed to be corroded and damaged. A repair to address the deficiencies is recommended.

### Photos



Tate Creek Community Centre - D501022



Tate Creek Community Centre - D501022



Tate Creek Community Centre - D501022

## Recommendations

Recommendation #1 - Repair or replace old service mast	
Type	Failure Replacement
Year	2019
Cost	\$10,500.00

Item	Description
Unifomat Code	D501022 - Low Voltage Electrical Service
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	900 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$27,000.00

### Description

Electrical distribution is provided by a distribution panel redirecting the service throughout the building each with a dedicated breaker switch. The panel is located in the north service room.

### Condition Narrative

No major issues were observed or reported; however, the equipment has surpassed its typical useful life.

### Photos



PRRD - Tate Creek Community Centre - D501022

### Recommendations

Recommendation #1 - Low Voltage Electrical Service	
Type	Life Cycle Replacement
Year	2024
Cost	\$27,000.00



Item	Description
Uniformat Code	D501023 - Electrical Panels
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	7 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$28,000.00

### Description

The electrical system includes seven conventional breaker panels varying in age located throughout the building.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D501023

### Recommendations

Recommendation #1 - Electrical Panels	
Type	Life Cycle Replacement
Year	2025
Cost	\$28,000.00

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	622 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$59,090.00

### Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable.

### Condition Narrative

No major deficiencies were observed or reported. Wiring has surpassed its typical useful life.

### Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2024
Cost	\$59,090.00

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$22,040.00

### Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable

### Condition Narrative

No major deficiencies were observed or reported.

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$38,095.00

### Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable.

### Condition Narrative

No major deficiencies were observed or reported.

### Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2025
Cost	\$38,095.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	622 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$52,870.00

### Description

Interior lighting includes T12 fluorescent fixtures.

### Condition Narrative

Lighting is functional but past its typical useful life with poor energy performance.

### Photos



Tate Creek Community Centre - D502002

### Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2024
Cost	\$52,870.00

Item	Description
Unifomat Code	D502002 - Interior Lighting
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,720.00

### Description

Interior lighting includes T8 linear fluorescent fixtures.

### Condition Narrative

No major deficiencies were observed or reported. An upgrade to LED is recommended.

### Photos



Tate Creek Community Centre - D502002

### Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2036
Cost	\$19,720.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$34,085.00

### Description

Interior lighting includes T12 linear fluorescent fixtures in the gym.

### Condition Narrative

Fixtures are functional but obsolete with poor overall energy efficiency.

### Photos



Tate Creek Community Centre - D502002

### Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$34,085.00



Item	Description
Uniformat Code	D502021 - Exterior Lighting
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	10 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

### Description

Exterior lighting includes wall mounted wallpacks and soffit-mounted fixtures.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D502021

### Recommendations

Recommendation #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2026
Cost	\$12,000.00

Item	Description
Uniformat Code	D502022 - Exit Lighting
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,566.00

### Description

Illuminated exit lighting is installed.

### Condition Narrative

Fixtures are functional but outdated. Fixtures do not display current "running man" standard signage.

### Photos



Tate Creek Community Centre - D502022

### Recommendations

Recommendation #1 - Exit Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,566.00

Item	Description
Uniformat Code	D502022 - Exit Lighting
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	21 Years
Quantity / Unit of Measure	332 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$996.00

### Description

Illuminated exit lighting is installed

### Condition Narrative

Fixtures do not display current "running man" standard signage.

### Photos



PRRD - Tate Creek Community Centre - D502022

Item	Description
Uniformat Code	D503001 - Fire Alarm Systems
Installation Year	1975
Condition	4 - Critical
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$62,750.00

### Description

A fire alarm system components are present but the system was understood to be partially dismantled by the former owner.

### Condition Narrative

It was reported that the fire alarm system has been decommissioned in place. Replacement is recommended in the short term.

### Photos



Tate Creek Community Centre - D503001

### Recommendations

Recommendation #1 - Fire Alarm Systems	
Type	Life Cycle Replacement
Year	2019
Cost	\$62,750.00

Item	Description
Uniformat Code	D509003 - Emergency Lighting Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,275.00

### Description

Emergency lighting is provided by individual battery operated fixtures with remote lighting heads.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - D509003



Tate Creek Community Centre - D509003

### Recommendations

Recommendation #1 - Emergency Lighting Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$6,275.00

## F Special Construction and Demolition

### F10 Special Construction

Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	1989
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

### Description

Wood and steel frame structures and games east of building.

### Condition Narrative

Wear and corrosion were observed.

### Photos



Tate Creek Community Centre - F101001



Tate Creek Community Centre - F101001

### Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2022
Cost	\$30,000.00

Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	2011
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

### Description

North playground and accessories.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - F101001



PRRD - Tate Creek Community Centre - F101001

### Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2031
Cost	\$40,000.00



Item	Description
Uniformat Code	F101004 - Chain Link Fence Enclosure
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	2 / EA
Unit Cost	\$8,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$16,000.00

### Description

Former propane tank enclosure and current garbage enclosure.

### Condition Narrative

Settlement and localized damage was observed.

### Photos



Tate Creek Community Centre - F101004



PRRD - Tate Creek Community Centre - F101004

### Recommendations

Recommendation #1 - Chain Link Fence Enclosure	
Type	Life Cycle Replacement
Year	2022
Cost	\$16,000.00

Item	Description
Uniformat Code	F101005 - Arena/Race Track
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / EA
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	5.00 / 1.00 / 1.00
Element Renewal Cost	\$200,000.00

### Description

Site features include an outdoor rink.

### Condition Narrative

Significant deterioration of the wood guard / wall was observed.

### Photos



Tate Creek Community Centre - F101005



Tate Creek Community Centre - F101005

### Recommendations

Recommendation #1 - Arena/Race Track	
Type	Life Cycle Replacement
Year	2020
Cost	\$200,000.00

## G Sitework

### G20 Site Improvements

Item	Description
Unifomat Code	G201024 - Gravel Paved Surface - Roadway
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1000 / SM
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$50,000.00

### Description

Site features include a gravel paved roadway.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G201024

### Recommendations

Recommendation #1 - Gravel Paved Surface - Roadway	
Type	Life Cycle Replacement
Year	2031
Cost	\$50,000.00

Item	Description
Uniformat Code	G202024 - Gravel Paved Surface - Parking Area
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	725 / SM
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,500.00

### Description

Parking area south of building

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G202024



PRRD - Tate Creek Community Centre - G202024

### Recommendations

Recommendation #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2031
Cost	\$14,500.00

Item	Description
Uniformat Code	G203022 - Concrete Paved Surfaces
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	200 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

### Description

Concrete walkways are installed at the front of the building.

### Condition Narrative

Settlement and cracked concrete was commonly observed.

### Photos



Tate Creek Community Centre - G203022

### Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2021
Cost	\$30,000.00

Item	Description
Uniformat Code	G203023 - Precast Paved Surfaces
Installation Year	1975
Condition	4 - Critical
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	10 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$2,250.00

### Description

A pre-cast walkway is installed adjacent to the east entrance.

### Condition Narrative

Settled creating tripping hazards was observed.

### Photos



Tate Creek Community Centre - G203023



PRRD - Tate Creek Community Centre - G203023

### Recommendations

Recommendation #1 - Precast Paved Surfaces	
Type	Life Cycle Replacement
Year	2019
Cost	\$1,500.00



Item	Description
Uniformat Code	G203025 - Exterior Stairs (Site)
Installation Year	1975
Condition	4 - Critical
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	8 / Riser
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,000.00

### Description

Concrete stairs are installed at the east entrance.

### Condition Narrative

Cracking and displacement resulting in tripping hazards was observed and should be repaired in the short term to mitigate potential safety concerns.

### Photos



Tate Creek Community Centre - G203025



Tate Creek Community Centre - G203025

### Recommendations

Recommendation #1 - Exterior Stairs (Site)	
Type	Life Cycle Replacement
Year	2019
Cost	\$8,000.00



Item	Description
Unifomat Code	G204007 - Playing Fields
Installation Year	1975
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	8000 / SM
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$400,000.00

### Description

Site features include a multi-use sports field.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G204007

### Recommendations

Recommendation #1 - Playing Fields	
Type	Life Cycle Replacement
Year	2025
Cost	\$400,000.00

Item	Description
Uniformat Code	G204009 - Flagpoles
Installation Year	1975
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

### Description

Site features include flagpoles.

### Condition Narrative

No major deficiencies were observed or reported. Surficial corrosion was observed and should be addressed as part of maintenance.

### Photos



Tate Creek Community Centre - G204009

### Recommendations

Recommendation #1 - Flagpoles	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,000.00

Item	Description
Uniformat Code	G204021 - Fencing and Gates - Chain Link Fence
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	300 / LM
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$75,000.00

### Description

A chain link fence is installed around the perimeter of the lagoon and rink ponds.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G204021



PRRD - Tate Creek Community Centre - G204021

### Recommendations

Recommendation #1 - Fencing and Gates - Chain Link Fence	
Type	Life Cycle Replacement
Year	2026
Cost	\$75,000.00

Item	Description
Uniformat Code	G204031 - Retaining Walls - Cast-in-place
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	50 / SM
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$75,000.00

### Description

Site features include concrete retaining walls to the east of the building.

### Condition Narrative

Cracks, displacement, and deterioration were observed.

### Photos



Tate Creek Community Centre - G204031



Tate Creek Community Centre - G204031



Tate Creek Community Centre - G204031

## Recommendations

Recommendation #1 - Retaining Walls - Cast-in-place	
Type	Life Cycle Replacement
Year	2021
Cost	\$75,000.00

Item	Description
Uniformat Code	G204040 - Miscellaneous Structures
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.00 / 1.00
Element Renewal Cost	\$60,000.00

### Description

Site structures include a storage building.

### Condition Narrative

Numerous defects were observed in all building systems. The building is considered to be in poor condition overall and not reliable for long-term use.

### Photos



Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040





PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040

## Recommendations

Recommendation #1 - Miscellaneous Structures	
Type	Life Cycle Replacement
Year	2021
Cost	\$60,000.00



Item	Description
Uniformat Code	G204040 - Miscellaneous Structures
Installation Year	2011
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	8.00 / 1.00 / 1.00
Element Renewal Cost	\$80,000.00

### Description

Site structures include a rink maintenance building, generally built of wood-framing, metal panel roof and metal cladding. The building includes a storage area / workshop, and a change room.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040

## Recommendations

Recommendation #1 - Miscellaneous Structures	
Type	Life Cycle Replacement
Year	2031
Cost	\$80,000.00

### G30 Site Civil / Mechanical Utilities

Item	Description
Uniformat Code	G3010 - Water Supply
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	200 / SM Building
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

#### Description

The building domestic water system includes a main cold water supply line from the on site underground cistern to the building.

#### Condition Narrative

No major deficiencies were observed or reported.

Item	Description
Uniformat Code	G301001 - Domestic Water Storage Tank - Underground
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$80,000.00

### Description

Water is supplied by two cistern tanks located on site.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G301001

### Recommendations

Recommendation #1 - Domestic Water Storage Tank - Underground	
Type	Life Cycle Replacement
Year	2036
Cost	\$80,000.00

Item	Description
Uniformat Code	G3020 - Sanitary Sewer
Installation Year	1975
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	0.40 / 1.00 / 1.00
Element Renewal Cost	\$80,320.00

### Description

A sanitary sewer connects from the building to a lagoon.

### Condition Narrative

No major deficiencies were observed or reported. Due to the system's age and limited information available, video scope investigation should be considered.

### Recommendations

Recommendation #1 - Investigation - Sanitary Sewer Drainage	
Type	Engineering Study
Year	2020
Cost	\$8,000.00

Recommendation #2 - Sanitary Sewer	
Type	Life Cycle Replacement
Year	2025
Cost	\$200,800.00

Item	Description
Uniformat Code	G302001 - Sanitary Waste Lagoon
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	650 / SM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.00 / 1.00
Element Renewal Cost	\$39,000.00

### Description

Sanitary waste is discharged to a lagoon on site, northwest of the building.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



Tate Creek Community Centre - G302001

### Recommendations

Recommendation #1 - Sanitary Waste Lagoon	
Type	Life Cycle Replacement
Year	2025
Cost	\$39,000.00

Item	Description
Unifomat Code	G306099 - Other Fuel Distribution
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

### Description

There is an underground propane distribution system between the building and former tanks. It is assumed to be decommissioned but still in place. Removal is recommended.

### Condition Narrative

The propane distribution system is no longer in use. Removal is recommended.

### Photos



PRRD - Tate Creek Community Centre - G306099



PRRD - Tate Creek Community Centre - G306099

### Recommendations

Recommendation #1 - Repair Allowance - System Removal	
Type	Condition-Based
Year	2020
Cost	\$20,000.00



## G40 Site Electrical Utilities

Item	Description
Unifomat Code	G402011 - Light poles - 20' high
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$2,800.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$12,600.00

### Description

Site lighting includes 20 foot utility poles near the ice rink.

### Condition Narrative

No major deficiencies were observed or reported, with the exception of 1 pole that was observed to be leaning and should be repaired.

### Photos



Tate Creek Community Centre - G402011



PRRD - Tate Creek Community Centre - G402011

### Recommendations

Recommendation #1 - Repair Allowance - Leaning Standard	
Type	Lifecycle Repair
Year	2020
Cost	\$3,500.00

Recommendation #2 - Light poles - 20' high	
Type	Life Cycle Replacement
Year	2023
Cost	\$12,600.00

## **Collaborating to Provide Asset Data You Can Trust**

### **APPENDIX 2**

### **20-Year Capital Plan Renewal and Repair Summary**

Tate Creek Community Centre

20-Year Capital Plan Summary

Element Name	Element Year Installed	Element Condition	Recommendation Type	Recommendation Year	Recommendation Cost	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
A1030 Slab on Grade	2006	1 - Good	Engineering Study	2020	\$ 10,000.00	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A1030 Slab on Grade	2006	1 - Good	Major Repair	2020	\$ 15,692.60	\$ -	\$ 15,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B201024 Metal Siding	1975	1 - Good	Life Cycle Replacement	2025	\$ 48,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B201026 Wood Siding	1975	2 - Fair	Life Cycle Replacement	2022	\$ 28,200.00	\$ -	\$ -	\$ -	\$ 28,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B201030 Cement Fiberboard Panels	2006	1 - Good	Life Cycle Replacement	2035	\$ 23,970.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,970	\$ -	\$ -	\$ -
B202001 Windows - 1970s & 1980s	1981	2 - Fair	Life Cycle Replacement	2022	\$ 29,400.00	\$ -	\$ -	\$ -	\$ 29,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B202001 Windows - 2005	2006	1 - Good	Life Cycle Replacement	2035	\$ 14,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ -	\$ -
B203002 Solid Doors - Single	1975	2 - Fair	Lifecycle Repair	2020	\$ 3,000.00	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B203002 Solid Doors - Single	1975	2 - Fair	Life Cycle Replacement	2022	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B203003 Solid Doors - Double	1975	2 - Fair	Life Cycle Replacement	2022	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B203006 Glazed Doors - Double	2006	1 - Good	Life Cycle Replacement	2030	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B203008 Roll up concession door	2006	1 - Good	Life Cycle Replacement	2031	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B301005 Gutters and Downspouts	2006	1 - Good	Life Cycle Replacement	2036	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -
B301022 Conventional - Modified Bitumen - Classrooms	1981	3 - Poor	Life Cycle Replacement	2020	\$ 140,940.00	\$ -	\$ 140,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B301022 Conventional - Modified Bitumen - Gym	2006	2 - Fair	Life Cycle Replacement	2022	\$ 108,270.00	\$ -	\$ -	\$ -	\$ 108,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B302022 Hatches	1981	1 - Good	Life Cycle Replacement	2025	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C1010006 Glazed partitions	1981	1 - Good	Life Cycle Replacement	2031	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C101002 Demountable Partitions	1975	1 - Good	Life Cycle Replacement	2025	\$ 49,590.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C101003 Retractable Partitions	1975	3 - Poor	Life Cycle Replacement	2020	\$ 15,000.00	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C102002 Solid interior doors - single	1975	1 - Good	Life Cycle Replacement	2025	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C102003 Solid interior door - double	1981	1 - Good	Life Cycle Replacement	2025	\$ 10,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C1030001 Washroom Partitions	1981	1 - Good	Life Cycle Replacement	2025	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C103009 Built in cabinets and millwork	1975	2 - Fair	Life Cycle Replacement	2024	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C103009 Millwork - trophy case	2006	1 - Good	Life Cycle Replacement	2035	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,000	\$ -	\$ -	\$ -
C103010 Cabinets - Kitchen	2006	1 - Good	Life Cycle Replacement	2036	\$ 24,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ -	\$ -
C201027 Roof Access Ladders	1981	1 - Good	Life Cycle Replacement	2025	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C301005 Painted Wall Covering	2013	2 - Fair	Life Cycle Replacement	2023	\$ 50,200.00	\$ -	\$ -	\$ -	\$ -	50,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C301021 Fabric wall covering	1981	2 - Fair	Life Cycle Replacement	2024	\$ 54,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	54,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302001 Ceramic - Classrooms	1975	1 - Good	Life Cycle Replacement	2025	\$ 18,720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302001 Ceramic - Kitchen	2006	1 - Good	Life Cycle Replacement	2036	\$ 10,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400	\$ -	\$ -	\$ -
C302003 Wood Flooring	1981	2 - Fair	Life Cycle Replacement	2023	\$ 90,666.10	\$ -	\$ -	\$ -	\$ -	90,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302005 Carpet - Meeting Room	2013	1 - Good	Life Cycle Replacement	2025	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302006 Vinyl Sheet - 2005	2006	1 - Good	Life Cycle Replacement	2025	\$ 39,840.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C302006 Vinyl Sheet - 2013	2013	1 - Good	Life Cycle Replacement	2028	\$ 61,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C303006 Painted Ceiling Structures	2013	1 - Good	Life Cycle Replacement	2028	\$ 10,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C303007 Suspended Acoustic Ceiling Panels	2006	1 - Good	Life Cycle Replacement	2026	\$ 26,560.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C303007 Suspended Acoustic ceiling panels	1975	2 - Fair	Life Cycle Replacement	2024	\$ 41,760.00	\$ -	\$ -	\$ -	\$ -	\$ -	41,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D201004 Sinks	1975	1 - Good	Life Cycle Replacement	2025	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D201004 Sinks	1975	3 - Poor	Life Cycle Replacement	2020	\$ 5,000.00	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D201024 Custodial Sink	1975	1 - Good	Life Cycle Replacement	2025	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D202001 Domestic Water Pipes and Fittings - 1970s	1975	3 - Poor	Engineering Study	2020	\$ 8,000.00	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D202001 Domestic Water Pipes and Fittings - 1970s	1975	3 - Poor	Life Cycle Replacement	2021	\$ 61,380.00	\$ -	\$ -	61,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D202006 Domestic Water Equipment - Booster Systems	2006	1 - Good	Life Cycle Replacement	2026	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D202021 Domestic Water Tank Heaters	2006	2 - Fair	Life Cycle Replacement	2022	\$ 19,102.50	\$ -	\$ -	\$ -	19,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D203001 Sanitary Waste and Vent Piping - 1970s	1975	2 - Fair	Life Cycle Replacement	2024	\$ 46,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	46,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D204001 Rain Water Drainage Piping and Fittings - 1970s	1975	1 - Good	Life Cycle Replacement	2025	\$ 30,690.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D301002 Natural Gas Supply	2006	1 - Good	Lifecycle Repair	2020	\$ 5,000.00	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D302008 Fuel Fired Forced Air Furnace - 1980	2006	1 - Good	Life Cycle Replacement	2025	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D302008 Fuel Fired Forced Air Furnace - 2005	2006	1 - Good	Life Cycle Replacement	2025	\$ 10,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D302008 Fuel Fired Forced Air Furnace - 2010	2010	1 - Good	Life Cycle Replacement	2028	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D303022 Self Contained Cooling Units	1975	3 - Poor	Major Repair	2020	\$ 3,000.00	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D304001 Air Distribution Systems - 1970s	1975	1 - Good	Life Cycle Replacement	2025	\$ 122,760.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D304007 Exhaust Fans	2006	1 - Good	Life Cycle Replacement	2031	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D304026 Kitchen Exhaust Systems	2006	1 - Good	Life Cycle Replacement	2030	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D409021 Kitchen Suppression Systems	2006	1 - Good	Engineering Study	2020	\$ 2,000.00	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D409021 Kitchen Suppression Systems	2006	1 - Good	Life Cycle Replacement	2026	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D409099 Fire extinguishers	2006	4 - Critical	Engineering Study	2019	\$ 1,000.00	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D409099 Fire extinguishers	2006	4 - Critical	Life Cycle Replacement	2020	\$ 2,000.00	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D501022 - Electrical Distribution	1975	2 - Fair	Life Cycle Replacement	2024	\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	27,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D501022 Low Voltage Electrical Service	2018	1 - Good	Failure Replacement	2019	\$ 10,500.00	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D501023 Electrical Panels	1981	1 - Good	Life Cycle Replacement	2025	\$ 28,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D502001 Branch Wiring and Devices - 1970s	1975	2 - Fair	Life Cycle Replacement	2024	\$ 59,090.00	\$ -	\$ -	\$ -	\$ -	\$ -															

Tate Creek Community Centre

20-Year Capital Plan Summary

Element Name	Element Year Installed	Element Condition	Recommendation Type	Recommendation Year	Recommendation Cost	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
G201024 Gravel Paved Surface - Roadway	2006	1 - Good	Life Cycle Replacement	2031	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G202024 Gravel Paved Surface - Parking Area	2006	1 - Good	Life Cycle Replacement	2031	\$ 14,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203022 Concrete Paved Surfaces	1975	3 - Poor	Life Cycle Replacement	2021	\$ 30,000.00	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203023 Precast Paved Surfaces	1975	4 - Critical	Life Cycle Replacement	2019	\$ 1,500.00	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203025 Exterior Stairs (Site)	1975	4 - Critical	Life Cycle Replacement	2019	\$ 8,000.00	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204007 Playing Fields	1975	1 - Good	Life Cycle Replacement	2025	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204009 Flagpoles	1975	1 - Good	Life Cycle Replacement	2025	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204021 Fencing and Gates - Chain Link Fence	2006	1 - Good	Life Cycle Replacement	2026	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204031 Retaining Walls - Cast-in-place	1975	3 - Poor	Life Cycle Replacement	2021	\$ 75,000.00	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204040 Miscellaneous Structures - Rink Bldg	2011	1 - Good	Life Cycle Replacement	2031	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204040 Miscellaneous Structures - Storage Barn	1975	3 - Poor	Life Cycle Replacement	2021	\$ 60,000.00	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G301001 Domestic Water Storage Tank - Underground	2006	1 - Good	Life Cycle Replacement	2036	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
G3020 Sanitary Sewer	1975	1 - Good	Engineering Study	2020	\$ 8,000.00	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G3020 Sanitary Sewer	1975	1 - Good	Life Cycle Replacement	2025	\$ 200,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G302001 Sanitary Waste Lagoon	1975	1 - Good	Life Cycle Replacement	2025	\$ 39,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G306099 Other Fuel Distribution - Propane Distribution	1975	3 - Poor	Condition-Based	2020	\$ 20,000.00	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G402011 Light poles - 20' high	1975	2 - Fair	Lifecycle Repair	2020	\$ 3,500.00	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G402011 Light poles - 20' high	1975	2 - Fair	Life Cycle Replacement	2023	\$ 12,600.00	\$ -	\$ -	\$ -	\$ -	\$ 12,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals					\$ 3,297,367	\$ 83,750	\$ 441,133	\$ 226,380	\$ 298,624	\$ 153,466	\$ 291,755	\$ 1,137,035	\$ 154,835	\$ -	\$ 75,300	\$ -	\$ 40,000	\$ 217,500	\$ -	\$ -	\$ -	\$ 41,970	\$ 135,620	\$ -	\$ -

## Collaborating to Provide Asset Data You Can Trust

### APPENDIX 3

### Energy Efficiency Review Findings

## Collaborating to Provide Asset Data You Can Trust

### Visual-only Energy Efficiency Review

The following outlines the Energy Efficiency Opportunities (EEOs) identified at the time of the field review.

It should be noted that the scope of work was limited to a visual review of existing site conditions in conjunction with the Facility Condition Assessment (FCA) site assessment; as such, detailed site investigations, engineering calculations, nor computer modeling were not undertaken as part of the assignment.

The following opportunities should be considered for implementation in conjunction with the findings and recommendations of the FCA. Should any of the EEOs be considered for implementation as a stand-alone project, it is recommended that further study be undertaken to confirm the savings assumptions and overall project feasibility.

### Tate Creek Community Centre

Energy Efficiency Opportunities – Tate Creek Community Centre	
B20 – Exterior Enclosure	
B2.1	Insulate along exposed concrete block wall elevations. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
B2.2	Replace window assemblies with thermally broken frames. Thermally broken windows include an insulating gasket within the window frame to mitigate heat loss.
B2.3	Reinstate weather stripping along access doors, operable window panes, and roof hatches. Caulking and weather stripping are two of the easiest and most cost-effective ways to reduce leaks and drafts due to small cracks and gaps around window frames. This will help reduce drafts and maintain comfort conditions. Savings could equate to 1-5% of the buildings energy usage for heating and cooling.



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Energy Efficiency Opportunities – Tate Creek Community Centre	
<b>B30 – Roofing</b>	
B3.1	Improve rigid roof insulation along with the upcoming roof renewals. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
<b>D20 – Plumbing</b>	
D2.1	Ensure domestic hot water distribution pipes are properly insulated. Uninsulated hot water piping loses energy through heat loss from the piping which results in the hot water system to cycle to maintain water temperature even though there may be no demand. The loss can be around 30 btu/hr/m. Insulating the piping can help reduce this loss however with low usage this can result in a long payback.
D2.2	Installation of strategic on-demand water heaters by fixture or area. The use of instantaneous domestic water heaters is intended to save on the heat loss from piping and storage tanks. In a facility where the demand is low the savings is low and this is an option to consider at the time of capital renewal and would reduce the need for insulating the piping.
<b>D30 – HVAC</b>	
D3.1	Replacement of manual analogue thermostat for digital programmable or Smart thermostats with appropriate scheduling features. Savings is achieved through a reduction in the space temperature maintained by the heating/cooling systems. This has the potential to save 10-20% of heating/cooling energy for the building. The implementation cost can range from \$100-\$200.

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Energy Efficiency Opportunities – Tate Creek Community Centre	
D50 – Electrical	
D5.1	<p>Replace current fluorescent and incandescent lighting fixtures with energy efficient LED lamps and fixtures. By switching to either LED screw-in lamps, complete LED fixtures or retrofit kits it will allow you to achieve the maximum of energy efficiency from your lighting systems. The savings is dependent on the length of time the lighting is on for and can result in a payback between 5-15 years. It is important to note that full fixture replacement is recommended for linear fluorescent fixtures to make sure you get the most out of the LED lamps.</p>
D5.2	<p>Replace current incandescent emergency exit signage with energy efficient LED fixtures. The opportunity should be considered in conjunction with replacing existing fixtures to current regulatory requirements (e.g. running man signage).</p> <p>A typical incandescent exit sign consumes 60W versus an LED exit sign that consumes 3-6W. The retrofit cost can be around \$500 and typically has about a 10 year payback.</p>
D5.3	<p>Replacement of manual low-tension light switches for automated occupancy sensors and/or time-restricted controls. Occupancy sensors typically save 20% of the amount of time lighting is on resulting in energy savings. It is recommended these be installed in areas with intermittent occupancy such as washrooms.</p>

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### APPENDIX 4 Preventative Maintenance Plan

Peace River Regional District PMP Tasking - Tate Creek CC									
Unifomat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1010 - Structural Interior Walls & Structural Steel Columns	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Deck	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Drain	Roof Drain	semi-annually	4 hours	Building Operator	Minor	Drain Snake, Stiff Brush	N		
B1020 - Roof Drain	Inspect and clean out any debris as needed, check all seals where drain penetrates roof structure, ensure flashing, if any, is in good repair	semi-annually	4 hours	Building Operator	Minor	Drain Snake, Stiff Brush	N		
B1020 - Roof Hatch	Roof Hatch	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Inspect roof seals	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Test and inspect door seals	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Test and inspect door latch	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Lubricate joints and moving parts	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Hatch	Paint and patch door, as needed.	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N		
B1020 - Roof Stacks/Vents	Check where the stack/vent connects to roof surface for cracks, as well as checking for cracked sealants and missing rain collars or vent caps.	semi-annually	4 hours	Building Operator	Minor	NA	N		
B1020 - Roof Systems	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B1020 - Roof Systems	Comprehensive roof inspection should be completed by a qualified roof inspector. Looking for/at:	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Blistering	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Pressure ridges/cracks	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Fish-mouthing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Punctures	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Spongy roof surfaces	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Ponding	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Drains	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Eavestroughs and Downspouts	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Skylights	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Hatches	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Roof walls/Cap Flashings/Base flashings	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Invasive plant growth	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Stacks and Vents	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Chimneys	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		

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Unifomat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
B1020 - Roof Systems	Flashing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B1020 - Roof Systems	Masonry	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N		
B2010 - Exterior Walls	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N		
B2020 - Exterior Windows	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
B203001 - Exterior Door Hardware	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203001 - Exterior Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	5-10 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203001 - Exterior Doors	Adjust door speed as needed	quarterly	5-10 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Check all hinges for proper operation	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Clean all hinges and lubricate as required	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Lubricate door closer as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	check latch operation and adjusts as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203002 - Glazed Doors	Inspect frames for proper alignment	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N		
B203003 - Overhead Doors	Inspect: All rollers, bearings, cables, chains, shaft, track and hardware. All safety equipment and related controls.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: All spring counterbalance assemblies, level of door, track spacing.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: Counterbalance shaft bearings, rollers, hinges, chain hoists, bearings and disconnect.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Hardware including hinges, couplings, drums, track brackets and hangers	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Inspect: Operator bearings, disconnect linkage and ropes and chain hoist assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: Clutch, brake and limit assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: Bearings, chains, gear reducers, disconnects and pivot points.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Sprockets, brake solenoids, draw-arms and hook-up.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		

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Unifomat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
B203003 - Overhead Doors	Inspect: Hold down unit, springs, slide bar, rear hinges, lip assembly, hydraulic hoses and connections.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Adjust: Deck counterbalances, lip assembly, hold down unit and linkage.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Lubricate: All pivot points, rear hinges, lip hinge and shaft. Clean dock pit.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
B203003 - Overhead Doors	Tighten: Linkage fastener and cable clamps.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y		
C1010 - Partitions - General	Inspect all moving parts and lubricate as needed	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Tighten all hinges as needed	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Ensure all tracks are aligned and free from debris	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Test operation	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Test emergency door release (sliding door)	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean and test automatic sensors (sliding door)	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102003 - Fire Doors	Check all hinges for proper operation	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Clean all hinges and lubricate as required	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Adjust door speed as needed	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Lubricate door closer as needed	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	check latch operation and adjusts as needed	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Inspect frames for proper alignment	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test operation of buttons and sensors	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all warning/caution signs are in place and visible	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test all switches and "on/off" functions - ensure door opens manually when off	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all internal motors, clean, remove dust and debris and lubricate as required	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all electrical connections within motor housing	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all fixtures are secure, tighten as required.	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Lubricate door arm	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Check speed and adjust as required, as per ANSI /BHMA A156.19	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check all wall anchors, tighten as required	semi-annually	5-10 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check door hinges and latches, adjust and lubricate as required	semi-annually	5-10 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Inspect for signs of rust - patch and paint as required	semi-annually	5-10 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C103008 Counters - Counters & Cabinets	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Minor	NA	N		
C3010 - Painting to Walls	Inspect Painted surfaces, patch and paint as required to meet building standards.	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Painting to Walls	Inspect ceiling areas for signs of leaks - investigate if found	semi-annually	4 hours	Cleaner	Minor	NA	N		
C3010 - Painting to Walls	Patch and paint areas of damage as required to meet building standards	semi-annually	4 hours	Cleaner	Minor	NA	N		



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C3010 - Wood	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Cleaning Materials, Wax/Polish, Waxing Machine	N		
C3020 - Carpeting	Thoroughly vacuum	weekly	4 hours	Cleaner	Minor	Vacuum	N		
C3020 - Carpeting	Spot clean and low absorption scrubbing	monthly	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N		
C3020 - Carpeting	Deep Hot Water Extraction	semi-annually	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N		
C3020 - Tile Floor Finishes	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N		
C3020 - Vinyl Floor Tiles	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N		
D201001 - Water closets	Inspect for leaks, flush function and cleanliness	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N		
D201001 - Water closets	Water lines - Inspect for breaks cracks or leaks	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N		
D201001 - Water closets	Vacuum lines - Inspect for improper operations and inspect elbow for Leaking	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N		
D201001 - Water closets	Seat - In inspect for breaks cracks or splinters and ensure all hardware is tight	monthly	5-10 minutes	Building Operator	Minor	Toolset	N		
D201002 - Urinals	Inspect for leaks, flush function and cleanliness	monthly	5-10 minutes	Building Operator	Minor	Toolset	N		
D201002 - Urinals	Check Water flow/pressure conditions.	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N		
D201002 - Urinals	Inspect cap and part conditions.	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N		
D201002 - Urinals	Check operation and settings of automatics flush meters, change batteries as required.	monthly	5-10 minutes	Building Operator	Minor	Toolset	N		
D201004 - Sinks	Inspect for cracks, tap function and cleanliness	monthly	5-10 minutes	Building Operator	Minor	Toolset	N		
D202001 - Domestic Water Distribution Pumps	Visual inspection	weekly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Inspect all mountings, ensure tight and secure	weekly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	weekly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	N		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Visual inspection	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	quarterly	10-20 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y		
D202001 - Domestic Water Distribution Pumps	Visual inspection	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Check for vibrations	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Check the condition of the motor through temperature or vibration analysis to assure long life.	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Change or inspect any filters	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Pipes And Fittings	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
D202003 - Chemical Treatment System	This the water softener - noted below	semi-annually	1-2 hours	Building Operator	Minor	NA	N		
D202003 - Chemical Treatment System	This the water softener - noted below	semi-annually	1-2 hours	Building Operator	Minor	NA	N		
D202003 - Water Softener	Check Salt Levels	weekly	5-10 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Overall Water Softener System Review, look for:	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Rust or holes in system	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Leaking gaskets or other signs of wear or system malfunction	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Inspect brine tank, clean as required.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Inspect for Salt Bridges - if evident, empty the tank, break up salt bridge, add several gallons of hot water to dissolve the salt. Once dissolved turn system back on to use up brine left over from bridge.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Flush out the Resin Bed - using the appreciate cleaner designated by manufacturer and follow instructions provided in O&M manual.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202003 - Water Softener	Clean Venturi Valve - using mild detergent, remove parts are clean by hand and replace.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N		
D202021 - Electric Resistant DHW	Check Thermostat Function:	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Let water heater completely heat to a designated thermostat setting.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	After thermostat satisfies (that is, when the thermostat actually clicks off), draw water from heater.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		



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Unifomat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D202021 - Electric Resistant DHW	Compare water temperature of drawn water to the temperature setting of the thermostat when it satisfies. Normal variation between the two points is approximately + 5°F. Replace if outside this range.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check Pressure relief Valve Function:	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Lift test lever on relief valve and let water run through valve for a period of approximately 10 seconds.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Inspect element flange for leakage as follows:	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off Power Supply.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Remove element housing cover.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Visually inspect heating element gasket for evidence of leaks.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check for loose electrical connections. Tighten as necessary.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Flush tank as follows:	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off power supply.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close valve on hot water outlet piping.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open valve on drain piping.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Cold water inlet line pressure will be strong enough to flush sediment from the bottom of the tank out through the drain. Let water run for 3-4 minutes.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close drain valve.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open hot water valve.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Turn power supply ON	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	weekly	Less than 5 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	weekly	Less than 5 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	weekly	Less than 5 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test any shut-offs or safety features	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check electrical cords, plugs and connections	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Activate float switches and check pumps for proper operation.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Lubricate pumps as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Inspect packing and tighten as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check pumps for misalignment and bearings for overheating	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Clean out trash from sump bottom.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test and run pump	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Waste	Open the interceptor, and suction off the top layer of grease using a wet-dry vacuum or by scooping manually. Once removed, place in an appropriate storage container for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Remove baffle and scrape fat/oil off the baffle into the same storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out the solids at the bottom of the interceptor and place it in the storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out any water, and discard.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Thoroughly clean all four sides and bottom of interceptor using fresh water, and a scraping tool. Rinse out with clean water and suction one last time. Place all waste in the proper storage receptacle for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that the inlet, outlet and air relief ports are clean and clear and that all internal components are working properly.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Properly reinstall all seals, replacing any that are damaged, or cracked. Securely fasten the cover and fill the grease interceptor with clean water to ensure maximum efficiency.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that you or the hauler record all maintenance, cleaning, and inspection of your interceptor.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D204001 - Rain Water Drainage	Check for signs of leaks and or pipe damage	annually	30-60 minutes	Building Operator	Moderate	Toolset, patching tape/materials.	N		
D301002 - Gas Supply System	Inspect all connects for signs of damage and or leaks	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		
D301002 - Gas Supply System	Inspect all shut off valves, exercise to confirm operation (ensure supplied equipment is shut down)	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		
D301002 - Gas Supply System	Inspect meter for any tampering	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		

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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D301002 - Gas Supply System	ensure all roof support piers have not shifted.	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		
D301002 - Gas Supply System	paint and patch any pipe lines showing signs of rusting.	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		
D302003 Furnaces	Check operating pressures	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check operation of condensation system	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Safety test for carbon monoxide (CO)	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check temperatures across air handler	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Inspect for hazardous debris in the chimney flue	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check unit is operating to manufacturer's specifications	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check fan belt and perform required adjustments	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Test unit by putting it through a full operation cycle	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y		
D304001 - Ducts	Depending on the use of the facility, duct cleaning by a certified vendor (NADCA). Cleaning of duct systems can be completed as part of good indoor air quality management.	5 years	8 hours	Building Operator	Minor	NA	N		
D304001 Air Distribution, Heating	Drain cooling coils; blow down to remove moisture; refill with antifreeze and water solution; drain	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Inspect wiring for deterioration; Tighten electrical connections	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Visually inspect disconnect switches and starters for broken parts, contact arcing or any evidence of overheating	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean air intake and screens	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check dampers and seals for dirt accumulations	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check damper motors and linkage for proper operation	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Replace filters	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check belts for wear; adjust tension or alignment and replace when necessary	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean fan and motor;	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan blades for cracks or excessive wear	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Lubricate fan and motor if required	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check all motors, belts, pulleys, shafts, etc. for alignment	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check direct drive couplings for alignment and tightness of assembly. Check flexible couplings for alignment and wear.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan for vibration or excessive noise.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan RPM against design specifications	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean heating coils and check for leaks	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Use fin comb to straighten coil fins	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Operate unit - Check all controls and freeze protection	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record outside ambient air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		

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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304001 Air Distribution, Heating	Record heating coil entering water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record heating coil leaving water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record return air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record supply air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check Fan Motor Amps: Rated _____ Actual _____	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Restore power and proper operating mode as needed	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Flush and clean condensate pans and drains	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Inspect wiring for deterioration; Tighten electrical connections	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Visually inspect disconnect switches and starters for broken parts, contact arcing or any evidence of overheating	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Clean air intake and screens	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check dampers and seals for dirt accumulations	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check damper motors and linkage for proper operation	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Replace filters	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check belts for wear; adjust tension or alignment and replace when necessary	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Clean fan and motor;	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check fan blades for cracks or excessive wear	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check bearing collar set screws on fan shaft for tightness	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Lubricate fan and motor if required	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check all motors, belts, pulleys, shafts, etc. for alignment	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check direct drive couplings for alignment and tightness of assembly. Check flexible couplings for alignment and wear.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check fan for vibration or excessive noise.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check fan RPM against design specifications	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Clean cooling coils and check for leaks	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Use fin comb to straighten coil fins	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Operate unit - Check all controls and freeze protection	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record outside ambient air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record cooling coil entering water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record cooling coil leaving water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record return air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record supply air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		

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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304001 Air Distribution, Cooling	Check Fan Motor Amps:      Rated _____ Actual _____	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Replace any covers removed and clean area	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Restore power and proper operating mode as needed	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304002 - Exhaust Systems	Inspected as Part of BCA	annually	8 hours	Consultant	Minor	NA	N		
D304002 - Kitchen Hood Exhaust Fan	clean and degrease all hood and filters, as required	daily	30-60 minutes	Cleaner	Minor	Cleaning agent, clean rags	N		
D304002 - Kitchen Hood Exhaust Fan	Clean out grease collection cups	daily	30-60 minutes	Cleaner	Minor	Cleaning agent, clean rags	N		
D304002 - Kitchen Hood Exhaust Fan	Inspect extractor hood for any gas or air leaks	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean out ductwork to remove grease accumulation	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Check fan bearings and lubricate as required	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	check fastener tightness	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	check belt tension, replace/adjust as required	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean fan blades with appropriate grease cleaning solution.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Check Rooftop Containment Systems (RTCS)	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean and or change filters in RTCS	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean Exhaust Stacks	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check fan belt tension. Check for belt wear and alignment. Replace if necessary, to ensure proper operation.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check drive alignment, wear, bearing and coupling seating and operation. Repair and replace as needed.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If field serviceable lubricate bearings.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Measure motor amperage using a C clamp and probe. Increased current flow may indicate that bearings are seizing.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If the exhaust fan is automatically controlled check thermostat operation.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If the exhaust fan is interlocked with the operation of other fan systems check sequence of control.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		



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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304002 - Rooftop exhaust fan	Check cleanliness of the fan. Clean as required.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check switch operation. Repair as required.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check fan belt tension. Check for belt wear and alignment. Replace if necessary, to ensure proper operation.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check drive alignment, wear, bearing and coupling seating and operation. Repair and replace as needed.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If field serviceable lubricate bearings.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Measure motor amperage using a C clamp and probe. Increased current flow may indicate that bearings are seizing.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If the exhaust fan is automatically controlled check thermostat operation.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If the exhaust fan is interlocked with the operation of other fan systems check sequence of control.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D305003 Fan Coil Units	Power off the fan coil unit.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Visually inspect the outside and inside of the unit.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Examine the blower fan for movement, wear and tear and dust. Remove dust and dirt with a vacuum.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Change the air filter.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Lubricate all the moving parts, except the ball bearings.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Replace any dry, cracked or worn belts.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	If the motor is in disrepair, sounds odd, vibrates or is not operational, you may need to call a professional to have it replaced.	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Document all the maintenance procedures performed on the appropriate maintenance paperwork	semi-annually	30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Perform chemical testing of water. Treat as needed to ensure proper water chemistry for open systems.		30 minutes	Building Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305004 - Electric Baseboard	Inspect unit for unusual noise and/or vibration	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y		
D305004 - Electric Baseboard	Clean and re-install permanent filters or replace disposable filters.	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y		
D305004 - Electric Baseboard	Provide lubrication, if necessary.	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y		

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Unifomat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D305004 - Electric Baseboard	Clean coils by vacuuming or brushing.	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y		
D403001 - Fire Extinguishing Devices	Inspect units for correct pressure ready, ensure pins and all tags are up to date and there are no signs of damage to the unit.	monthly	Less than 5 minutes	Building Operator	Major	NA	N		
D403001 - Fire Extinguishing Devices	Annually all units should be inspected by a licensed service provider as per municipal, provincial and federal fire code legislation	annually	Less than 5 minutes	Fire Safety Tech	Major	NA	N		
D403001 - Fire Extinguishing Devices	Every 5 years all units should be pressure tested as per the NFRP	5 years	Less than 5 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	Y		
D501002 - Interior Distribution Transformers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501002 - Interior Distribution Transformers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501003 - Main Switchgear	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501006 - Enclosed Circuit Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D502001 - Branch Wiring	Inspection as part of Building Condition Assessment	5 years	1 day	Consultant	Minor	NA	Y		
D502002 - Exterior Lighting	Check and replace burnt out bulbs	annually	30-60 minutes	Building Operator	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Exterior Lighting	Check lighting pole foundations for signs of cracks or corrosion	annually	30-60 minutes	Building Operator	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Interior Lighting Equipment	Check and replace burnt out bulbs	monthly	30-60 minutes	Building Operator	Minor	Spare Bulbs, Ladder or Lift	Y		
D503001 - Fire Alarm Systems	Check Fire Alarm AC power lamp and trouble light	daily	Less than 5 minutes	Building Technician	Major	Toolset, Spare Bulbs	N		
D503001 - Fire Alarm Systems	Check trouble conditions	daily	Less than 5 minutes	Building Technician	Major	NA	N		

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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D503001 - Fire Alarm Systems	Check power supply of interconnected smoke alarms	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test and inspect fire alarm system	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Test voice communications system	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Verify transmission signals to monitoring station	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Test interconnected smoke alarm signals	monthly	30-60 minutes	Building Technician	Major	Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test smoke alarms and CO alarms	monthly	30-60 minutes	Building Technician	Major	Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test fire alarm system	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
D503001 - Fire Alarm Systems	Test voice communications system	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
D503001 - Fire Alarm Systems	Test interconnected smoke alarm signals	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
G3020 - Sanitary Lift Pump	Inspection of submersible pumps	monthly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of impellers	monthly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of Floats	monthly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Clearance of debris and or grease that may hamper operation	monthly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect check valves for proper valve function	monthly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Wet Well cleaning, as applicable.	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check and inspect all electrical connections	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check and Test all alarms systems and indicator lights	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Grease pumps and drivelines, as applicable.	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Test Hydrostatic Alarm	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect rotating Element	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Measure suctions and discharge head	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect check valves for proper valve function	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check over system operation - check and test all systems	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		



Peace River Regional District PMP Tasking - Tate Creek CC									
Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel tank/day tank	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Check Fuel filters-primary/secondary (change as needed)	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel system components/hoses/piping	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Check Gauges and Safety mechanism	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Test for Condensation/water in fuel	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y		

## Collaborating to Provide Asset Data You Can Trust

### APPENDIX 5

#### Photo Log

## Asset Photos



PRRD - Tate Creek Community Centre : 1



PRRD - Tate Creek Community Centre : 2

## Element Photos



A1020 Special Foundations



A1030 Slab on Grade - 1



A1030 Slab on Grade - 2



B1010 Floor Construction - Wood - 1



B1010 Floor Construction - Wood - 2



B1010 Floor Construction - Wood - 3



B1010 Floor Construction - Steel



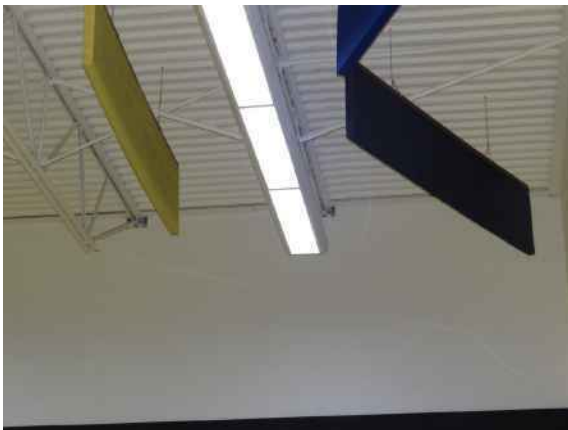
B1010 Floor structure - gym - 1



B1010 Floor structure - gym - 2



B1020 Roof Construction - Steel



B1020 Roof construction gym - 1



B1020 Roof construction gym - 2





B1030 Structure - Steel



B1030 Wall structure - gym - 1



B1030 Wall structure - gym - 2



B201024 Metal Siding - 1



B201024 Metal Siding - 2



B201024 Metal Siding - 3



B201026 Wood Siding - 1



B201026 Wood Siding - 2



B201026 Wood Siding - 3



B201026 Wood Siding - 4



B201030 Cement Fiberboard Panels



B202001 Windows - 1970s & 1980s - 1





B202001 Windows - 1970s & 1980s - 2



B202001 Windows - 1970s & 1980s - 3



B202001 Windows - 2005



B203002 Solid Doors - Single - 1



B203002 Solid Doors - Single - 2



B203002 Solid Doors - Single - 3



B203003 Solid Doors - Double - 1



B203003 Solid Doors - Double - 2



B203006 Glazed Doors - Double



B203008 Roll up concession door



B301005 Gutters and Downspouts - 1



B301005 Gutters and Downspouts - 2



B301022 Conventional - Modified Bitumen - Classrooms - 1



B301022 Conventional - Modified Bitumen - Classrooms - 2



B301022 Conventional - Modified Bitumen - Gym - 1



B301022 Conventional - Modified Bitumen - Gym - 2



B301028 Metal Roofing



B302022 Hatches



C101001 Fixed Partitions - 1



C101001 Fixed Partitions - 2



C101002 Demountable Partitions - 1



C101002 Demountable Partitions - 2



C101003 Retractable Partitions - 1



C101003 Retractable Partitions - 2





C1010006 Glazed partitions



C102002 Solid interior doors - single



C102002 Solid interior doors - Single - 2006



C102003 Solid interior door - double



C103001 Washroom Partitions



C103009 Built in cabinets and millwork - 1



C103009 Built in cabinets and millwork - 2



C103009 Millwork - trophy case



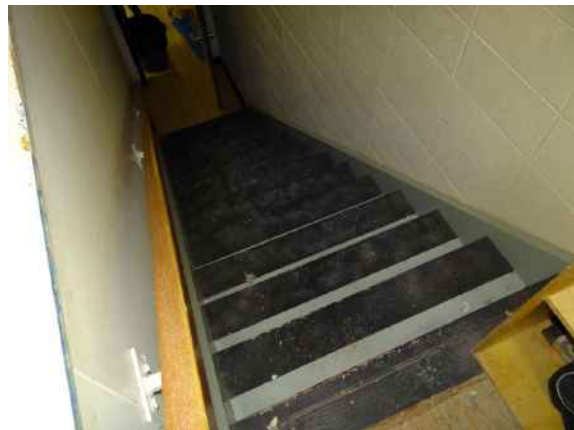
C103010 Cabinets - Kitchen - 1



C103010 Cabinets - Kitchen - 2



C103010 Cabinets - 2013



C201001 Interior Stair Construction



C201027 Roof Access Ladders



C301005 Painted Wall Covering - 1



C301005 Painted Wall Covering - 2



C301007 Acoustic Panels



C301021 Fabric wall covering



C302001 Ceramic - Classrooms - 1





C302001 Ceramic - Classrooms - 2



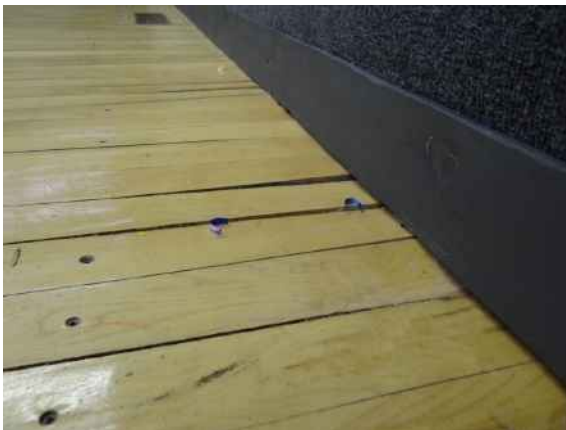
C302001 Ceramic - Kitchen



C302003 Wood Flooring - 1



C302003 Wood Flooring - 2



C302003 Wood Flooring - 3



C302005 Carpet - Meeting Room - 1



C302005 Carpet - Meeting Room - 2



C302006 Vinyl Sheet - 2005



C302006 Vinyl Sheet - 2013 - 1



C302006 Vinyl Sheet - 2013 - 2



C303006 Painted Ceiling Structures - 1



C303006 Painted Ceiling Structures - 2



C303007 Suspended Acoustic Ceiling Panels



C303007 Suspended Acoustic ceiling panels - 1



C303007 Suspended Acoustic ceiling panels - 2



D201001 Water Closets



D201002 Urinals



D201004 Sinks - 1





D201004 Sinks - 2



D201003 Lavatories 2006



D201004 Sinks - kitchen - 1



D201004 Sinks - kitchen - 2



D201004 Sinks - kitchen - 3



D201004 Sinks - kitchen - 4



D201004 Sinks - 1



D201004 Sinks - 2



D201024 Custodial Sink



D202001 Domestic Water Pipes and Fittings - 1970s - 1



D202001 Domestic Water Pipes and Fittings - 1970s - 2



D202001 Domestic Water Pipes and Fittings - 2005



D202006 Domestic Water Equipment - Booster Systems



D202021 Domestic Water Tank Heaters - 1



D202021 Domestic Water Tank Heaters - 2



D203001 Sanitary Waste and Vent Piping - 1970s - 1



D203001 Sanitary Waste and Vent Piping - 1970s - 2



D203001 Sanitary Waste and Vent Piping - 2005





D204001 Rain Water Drainage Piping and Fittings - 1970s - 1



D204001 Rain Water Drainage Piping and Fittings - 1970s - 2



D301002 Natural Gas Supply - 1



D301002 Natural Gas Supply - 2



D302008 Fuel Fired Forced Air Furnace - 1980 - 1



D302008 Fuel Fired Forced Air Furnace - 1980 - 2





D302008 Fuel Fired Forced Air Furnace - 2005 - 1



D302008 Fuel Fired Forced Air Furnace - 2005 - 2



D302008 Fuel Fired Forced Air Furnace - 2010 - 1



D302008 Fuel Fired Forced Air Furnace - 2010 - 2



D303022 Self Contained Cooling Units



D304001 Air Distribution Systems - 1970s



D304001 Air Distribution Systems - 2005 - 1



D304001 Air Distribution Systems - 2005 - 2



D304007 Exhaust Fans



D304026 Kitchen Exhaust Systems - 1



D304026 Kitchen Exhaust Systems - 2



D409021 Kitchen Suppression Systems - 1



D409021 Kitchen Suppression Systems - 2



D409099 Fire extinguishers



D501022 Low Voltage Electrical Service - 1



D501022 Low Voltage Electrical Service - 2



D501022 Low Voltage Electrical Service - 3



D501022 - Electrical Distribution





D501023 Electrical Panels



D502002 Interior Lighting - 1970s



D502002 Interior Lighting - 2005



D502002 Interior lighting - 1981



D502021 Exterior Lighting



D502022 Exit Lighting - 1970s



D502022 Exit Lighting - 2005



D503001 Fire Alarm Systems



D509003 Emergency Lighting Systems - 1



D509003 Emergency Lighting Systems - 2



F101001 Playground Equipment - 1989 - 1



F101001 Playground Equipment - 1989 - 2





F101001 Playground Equipment - 2011 - 1



F101001 Playground Equipment - 2011 - 2



F101004 Chain Link Fence Enclosure - 1



F101004 Chain Link Fence Enclosure - 2



F101005 Arena/Race Track - 1



F101005 Arena/Race Track - 2



G201024 Gravel Paved Surface - Roadway



G202024 Gravel Paved Surface - Parking Area - 1



G202024 Gravel Paved Surface - Parking Area - 2



G203022 Concrete Paved Surfaces



G203023 Precast Paved Surfaces - 1



G203023 Precast Paved Surfaces - 2





G203025 Exterior Stairs (Site) - 1



G203025 Exterior Stairs (Site) - 2



G204007 Playing Fields



G204009 Flagpoles



G204021 Fencing and Gates - Chain Link Fence - 1



G204021 Fencing and Gates - Chain Link Fence - 2



G204031 Retaining Walls - Cast-in-place - 1



G204031 Retaining Walls - Cast-in-place - 2



G204031 Retaining Walls - Cast-in-place - 3



G204040 Miscellaneous Structures - Storage Barn - 1



G204040 Miscellaneous Structures - Storage Barn - 2



G204040 Miscellaneous Structures - Storage Barn - 3





G204040 Miscellaneous Structures - Storage Barn - 4



G204040 Miscellaneous Structures - Storage Barn - 5



G204040 Miscellaneous Structures - Storage Barn - 6



G204040 Miscellaneous Structures - Rink Bldg - 1



G204040 Miscellaneous Structures - Rink Bldg - 2



G204040 Miscellaneous Structures - Rink Bldg - 3



G204040 Miscellaneous Structures - Rink Bldg - 4



G301001 Domestic Water Storage Tank - Underground



G302001 Sanitary Waste Lagoon



G306099 Other Fuel Distribution - Propane Distribution - 1



G306099 Other Fuel Distribution - Propane Distribution - 2



G402011 Light poles - 20' high - 1



G402011 Light poles - 20' high - 2

Received DC Office October 30, 2019

# Electoral Area Directors' Forum

**Oct. 30, 2019**

The next Electoral Area Directors' (EAD) Forum will be held on February 4 and 5, 2020 at the Radisson Vancouver Airport Hotel in Richmond, BC. Hotel reservations are now available via phone (604.279.8384) or [email](#) under the UBCM/LGLA block until January 6, 2020.

The EAD Forum focuses on issues of concern to electoral area directors and provides an opportunity to discuss common problems and share potential solutions to the problems identified. The conference is open to electoral area directors and their alternates, regional district chairs, and regional district staff.

Director Grace McGregor, Electoral Area Representative on the UBCM Executive, will work with staff to build the agenda around matters of current concern to those representing electoral areas. In addition, Electoral Area Directors can submit their own ideas or examples of best practices for discussion at the forum. Please [submit](#) your suggested Forum topics by November 22.

The Local Government Leadership Academy Forum is scheduled immediately after the EAD forum, from February 5-7, help reduce costs and provide an opportunity for delegates to attend both learning events.

Referred from the  
November 14, 2019 Board Meeting

November 14, 2019  
November 21, 2019

# ELECTORAL AREA DIRECTORS' COMMITTEE

## DIARY ITEMS

<u>Topic</u>	<u>Notes</u>	<u>Added/Updated</u>
1. Cell Towers within the Region	Investigate partnership opportunities	May 27, 2019
2. Electoral Area D Referendum	Water (service areas) in 2020	October 16, 2018
3. Don Nearhood Museum	As the Peace Canyon building is closed, a new location for the display is needed	November 13, 2018
4. Oil and Gas Working Groups A. Template	Provide updates from each meeting	January 18, 2019 October 17, 2019
5. Natural Gas	Expansion of services to rural areas	May 27, 2019
6. Section 381(Cost sharing for services under Part 14 <i>[Planning and Land Use Management]</i> of the <i>Local Government Act</i> .		August 15, 2019