OPINION OF PROBABLE COST TABLE

Client:	Peace River Regional District
Facility:	Dunlin Lake Fire Hall
Building Name:	Dunlin Lake Fire Hall
Address:	Dunlin
Project No.:	21375
Date:	Thursday, September 23, 2021

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Date	Recommendation Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals (2021 - 2050)
B - Substructure																																					
A1030001 Slab on Grade - Addition	Undertake repairs to areas of localized cracking/scaling, and correct uneven surfaces.	2 - Good	Major Repair	75	2022	$8,000		$8,000																													$8,000
A1030001 Slab on Grade - Original	Undertake repairs to areas of localized cracking/scaling, and correct uneven surfaces.	2 - Good	Major Repair	75	2022	$15,000		$15,000																													$15,000
B - Shell																																					
B10 Superstructure																																					
B1010001 Structure - Addition	Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the second floor and main wall between original building. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.	2 - Good	Engineering Study	75	2021	$5,000	$5,000																														$5,000
B1010001 Structure - Addition	Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.	2 - Good	Major Repair	75	2022	$35,000		$35,000																													$35,000
B20 Exterior Enclosure																																					
B2010100 Exterior Soffits	Replace Exterior Soffits	2 - Good	Life Cycle Replacement	50	2037	$9,427																	$9,427														$9,427
B2010205 Vinyl Siding	Replace Vinyl Siding	3 - Fair	Life Cycle Replacement	25	2026	$65,095						$65,095																									$65,095
B2020001 Windows	Replace Windows	3 - Fair	Life Cycle Replacement	35	2028	$10,842								$10,842																							$10,842
B2020210 Overhead Doors - Industrial	Replace Overhead Doors - Industrial	2 - Good	Life Cycle Replacement	25	2036	$89,616															$89,616																$89,616
B2020310 Single Door - Hollow Metal	Replace Single Door - Hollow Metal	3 - Fair	Life Cycle Replacement	30	2037	$23,999							$23,999																								$23,999
B30 Roofing																																					
B3010120 Flat Roofing - Modified Bitumen	Replace the roofing assembly (membrane, insulation, etc.)	3 - Fair	Repair	15	2025	$48,000			$48,000																												$48,000
B3010132 Conventional - Modified Bitumen	Replace Conventional - Modified Bitumen	3 - Fair	Life Cycle Replacement	22	2032	$171,017												$171,017																			$171,017
C - Interiors																																					
C10 Interior Construction																																					
C1010102 Single Door - Wood - Addition	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2027	$3,734							$3,734																								$3,734
C1010102 Single Door - Wood - Original	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2060	$18,670																													$18,670		$18,670
C1010105 Cabinets - Kitchens	Replace Cabinets - Kitchens	3 - Fair	Life Cycle Replacement	35	2026	$11,202						$11,202																									$11,202
C1010110 Vanities - Addition	Replace Vanities	3 - Fair	Life Cycle Replacement	25	2025	$1,491					$1,491																								$1,491		$1,982
C1010110 Vanities - Original	Replace Vanities	2 - Good	Life Cycle Replacement	25	2028	$1,491																			$1,491												$1,491
C1010111 Cabinets - General	Replace Cabinets - General	3 - Fair	Life Cycle Replacement	35	2025	$13,432					$13,432																										$13,432
C1020B8 Other Fittings - Metal Pipe Storage Racks	Replace Other Fittings	2 - Good	Life Cycle Replacement	30	2040	$38,013																			$38,013												$38,013
C2010102 Exterior Stair Construction	Replace Exterior Stair Construction	2 - Good	Life Cycle Replacement	40	2027	$67,377							$67,377																								$67,377
C2010127 Access Ladders - Addition	Replace Access Ladders	2 - Good	Life Cycle Replacement	40	2027	$4,698							$4,698																								$4,698
C2010127 Access Ladders - Original	Replace Access Ladders	3 - Fair	Life Cycle Replacement	40	2026	$2,801						$2,801																									$2,801
C2020127 Vinyl Sheet	Replace Vinyl Sheet	2 - Good	Life Cycle Replacement	20	2027	$3,791							$3,791																			$3,791					$7,581
C3010105 Paint Wall Covering	Replace Paint Wall Covering	3 - Fair	Life Cycle Replacement	10	2027	$36,600							$36,600										$36,600									$36,600					$109,801
C3010202 Wood Wall Finish	Replace Wood Wall Finish	2 - Good	Life Cycle Replacement	25	2027	$4,019							$4,019																	$4,019							$4,019
C3020B5 Carpet Floor	Replace Carpet Floor	3 - Fair	Life Cycle Replacement	10	2021	$2,698				$2,698										$2,698										$2,698							$8,095
C3020B7 Painted / Sealed Concrete Floor	Replace Painted / Sealed Concrete Floor	2 - Good	Life Cycle Replacement	15	2027	$34,203							$34,203														$34,203										$68,407
C3020C0 Vinyl Sheet Floor	Replace Vinyl Sheet Floor	2 - Good	Life Cycle Replacement	15	2027	$31,366							$31,366														$31,366										$62,732
C3030D0 Acoustic Tile Ceiling	Replace Acoustic Tile Ceiling	3 - Fair	Life Cycle Replacement	30	2027	$2,091							$2,091																								$2,091
C3030D8 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2029	$25,053									$25,053														$25,053								$50,106
C3030F7 Suspended Acoustic Ceiling Panels	Replace Suspended Acoustic Ceiling Panels	2 - Good	Life Cycle Replacement	25	2027	$25,541							$25,541																								$25,541
D - Services																																					
D20 Plumbing																																					
D2010 Plumbing Fixtures																																					
D2010101 Water Closets - Addition	Replace Water Closets	2 - Good	Life Cycle Replacement	35	2027	$1,867							$1,867																								$1,867
D2010101 Water Closets - Original	Replace Water Closets	2 - Good	Life Cycle Replacement	35	2068	$3,734																												$3,734			$3,734
D2010201 Lavatories - Addition	Replace Lavatories	2 - Good	Life Cycle Replacement	35	2027	$1,867							$1,867																								$1,867
D2010201 Lavatories - Original	Replace Lavatories	2 - Good	Life Cycle Replacement	35	2068	$3,734																												$3,734			$3,734
D2010304 Sinks - Addition	Replace Sinks	2 - Good	Life Cycle Replacement	35	2026	$1,867															$1,867																$1,867
D2010304 Sinks - Utility Sink	Replace Sinks	2 - Good	Life Cycle Replacement	35	2068	$1,867																												$1,867			$1,867
D2010702 Shower Assembly	Replace Shower Assembly	2 - Good	Life Cycle Replacement	25	2038	$11,202																			$11,202												$11,202
D2020D1 Domestic Water Pipes and Fittings	Move domestic piping away from electrical screen	2 - Good	Major Repair	40	2022	$5,000		$5,000																													$5,000
D2020D1 Domestic Water Pipes and Fittings	Replace Domestic Water Pipes and Fittings	2 - Good	Life Cycle Replacement	40	2027	$48,400							$48,400																								$48,400
D2020E8 Gas Fired Ecowarmz Water Heaters (Residential Tank Type)	Replace Gas Fired Ecowarmz Water Heaters (Residential Tank Type)	5 - Missing/Failed	Life Cycle Replacement	12	2021	$8,622	$8,622										$8,622													$8,622							$26,866
D2030D1 Sanitary Waste and Vent Piping - Addition	Replace Sanitary Waste and Vent Piping	2 - Good	Life Cycle Replacement	50	2027	$52,425																	$52,425														$52,425
D2030F7 Interceptor Systems	Replace Interceptor Systems	3 - Fair	Life Cycle Replacement	25	2029	$18,670																															$18,670
D2040D5 Rain Water Drainage Piping and Fittings	Replace Rain Water Drainage Piping and Fittings	2 - Good	Life Cycle Replacement	50	2027	$31,950																	$31,950														$31,950
D2040E6 Sump Pump	Replace Sump Pump	1 - Excellent	Life Cycle Replacement	15	2034	$5,601														$5,601														$5,601			$11,202
D30 HVAC																																					
D3020 Gas Supply Systems																																					
D3020D2 Gas Supply Systems	Replace Gas Supply Systems	2 - Good	Life Cycle Replacement	40	2027	$23,300							$23,300																								$23,300
D3020D2 Hot Water Boilers less than 1000 MBH	Replace Hot Water Boilers less than 1000 MBH	2 - Good	Life Cycle Replacement	30	2040	$37,867																			$37,867												$37,867
D3040D3 Heating Water Distribution Systems	Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the system. Depending the scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.	3 - Fair	Engineering Study	45	2022	$5,000		$5,000																													$5,000
D3040D3 Heating Water Distribution Systems	Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.	3 - Fair	Repair	45	2022	$13,600		$13,600																													$13,600
D3040D3 Heating Water Distribution Systems	Replace Heating Water Distribution Systems	3 - Fair	Life Cycle Replacement	45	2032	$103,851												$103,851																			$103,851
D3060D1 HVAC Pumps (Up to 10 HP)	Replace HVAC Pumps (Up to 10 HP)	2 - Good	Life Cycle Replacement	20	2030	$37,340									$37,340																				$37,340		$74,680
D3060E8 Exhaust Fan - Ceiling (Residential)	Replace Exhaust Fan - Ceiling (Residential)	2 - Good	Life Cycle Replacement	25	2028	$3,734																			$3,734												$3,734
D3080D6 Fin Tube Radiation Units	Replace Fin Tube Radiation Units	2 - Good	Life Cycle Replacement	30	2027	$26,282							$26,282																								$26,282
D3090D8 Access Control Systems	Replace Access Control Systems	1 - Excellent	Life Cycle Replacement	20	2040	$14,003																															$14,003
D40 Fire Protection																																					
D4020D2 Fire Extinguishers	Replace Fire Extinguishers	3 - Fair	Life Cycle Replacement	10	2024	$1,146				$1,146										$1,146									$1,146								$3,439
D50 Electrical																																					
D5020B6 Panelboards up to 400A	Replace Panelboards up to 400A	2 - Good	Life Cycle Replacement	40	2060	$14,003																													$14,003		$14,003
D5020J5 LV Main Service Disconnects	Replace LV Main Service Disconnects	2 - Good	Life Cycle Replacement	40	2060	$5,601																													$5,601		$5,601
D5020D01 Branch Wiring and Devices - Addition	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2027	$58,865																	$58,865														$58,865
D5020D01 Branch Wiring and Devices - Original	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2027	$11,791							$11,791																								$11,791
D5020D02 Interior Lighting - Second Floor, Offices,	Replace Interior Lighting	2 - Good	Life Cycle Replacement	35	2035	$22,691															$22,691																$22,691
D5020J02 Exterior Lighting	Replace Exterior Lighting	1 - Excellent	Life Cycle Replacement	20	2039	$7,468																			$7,468												$7,468
D5020N6 Illuminated Combo Exit Signs	Replace Illuminated Combo Exit Signs	2 - Good	Life Cycle Replacement	35	2035	$3,361															$3,361																$3,361
D5030D2 Telecommunication Systems - LAN System	Replace Telecommunication Systems	2 - Good	Life Cycle Replacement	25	2035	$5,825															$5,825																$5,825
D5030D2 Telecommunication Systems - Telephone System	Replace Telecommunication Systems	2 - Good	Life Cycle Replacement	25	2035	$5,825															$5,825																$5,825
D5030D6 Security Systems - Intrusion Alarm System	Replace Security Systems - Intrusion Alarm System	2 - Good	Life Cycle Replacement	20	2032	$11,650										$11,650																			$11,650		$23,300
D5090D2 Emergency Power Generator Systems (Natural Gas)	Replace Emergency Power Generator Systems (Natural Gas)	2 - Good	Life Cycle Replacement	30	2040	$63,851																			$63,851												$63,851
D5090E0 Automatic Transfer Switches (ATSs) up to 400A	Replace Automatic Transfer Switches (ATSs) up to 400A	2 - Good	Life Cycle Replacement	40	2060	$14,003																													$14,003		$14,003
E - Equipment & Furnishings																																					
E10 Vehicle Equipment																																					
E1010102 Vehicle Exhaust Systems	Replace Vehicle Exhaust Systems	2 - Good	Life Cycle Replacement	25	2035	$70,213															$70,213																$70,213
F - Special Construction & Demolition																																					
G - Site Surfacing and Landscaping																																					
G2010102 Concrete Paved Surface - Roadway	Based on the limited understanding of the component condition, further investigation is recommended to confirm settlement of ground around the building. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.	2 - Good	Engineering Study	30	2021	$5,000	$5,000																														$5,000
G2010102 Concrete Paved Surface - Roadway	Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.	2 - Good	Major Repair	30	2022	$30,000		$30,000																													$30,000
G2010102 Concrete Paved Surface - Roadway	Replace Concrete Paved Surface - Roadway	2 - Good	Life Cycle Replacement	30	2040	$168,576																			$168,576												$168,576
G2020101 Asphalt Paved Surfaces - Parking Area	Replace Asphalt Paved Surfaces - Parking Area	2 - Good	Life Cycle Replacement	25	2035	$116,221															$116,221																$116,221
G2030201 Fencing and Gates - Chain Link Fence	Replace Fencing and Gates - Chain Link Fence	2 - Good	Life Cycle Replacement	30	2040	$40,327																			$40,327												$40,327
G2040B1 Message Sign - Wall-Mounted	Replace Message Sign - Wall-Mounted	2 - Good	Life Cycle Replacement	20	2030	$5,708										$5,708																			$5,708		$11,417
G3010211 Water Supply	Replace Water Supply	2 - Good	Life Cycle Replacement	50	2027	$17,199							$17,199																								$17,199
G3020101 Sanitary Sewer	Replace Sanitary Sewer	2 - Good	Life Cycle Replacement	50	2027	$37,404							$37,404																								$37,404
G3060B5 Gas Distribution (Natural or Propane)	Replace Gas Distribution (Natural or Propane)	2 - Good	Life Cycle Replacement	50	2027	$5,410							$5,410																								$5,410
G4010111 Electrical Service	Replace Electrical Service	2 - Good	Life Cycle Replacement	50	2027	$73,373																	$73,373														$73,373
					Total Capital Renewals	$2,131,117	$18,622	$111,500	$48,000	$2,852	$17,823	$87,737	$427,281	$59,294	$0	$58,458	$0	$275,868	$8,852	$8,254	$225,418	$0	$275,893	$0	$39,898	$379,374	$0	$63,588	$25,053	$5,853	$8,622	$0	$50,381	$0	$14,936	$115,353	$2,413,282

© Copyright 2020 FCAPX a Division of Beth Mill Ltd - All rights reserved.

FCAPX