OPINION OF PROBABLE COST TABLE

Client:	Reach Rate Regional District
Project:	
Building Name:	Victoria Law Fire Hall
Address:	
Project No.:	21076
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)
A - Substructure																																				
A1 - Shell																																				
A1 - Superstructure																																				
B1010001 Structure	Remove the wood ladder and platforms and install an assembled watch system for the hose drying tower	3 - Fair	Major Repair	75	2022	$10,000		$10,000																												$10,000
B - Shell																																				
B1 - Substructure																																				
B2010100 Exterior Coatings/Paint	Replace Exterior Coatings/Paint	4 - Poor	Life Cycle Replacement	10	2022	$66,010		$66,010										$66,010										$66,010								$198,030
B2010101 Metal Siding	Replace Metal Siding	2 - Good	Life Cycle Replacement	40	2031	$153,045											$153,045																			$153,045
B2010201 Windows	Replace Windows	2 - Good	Life Cycle Replacement	30	2032	$12,416												$12,416																		$12,416
B2020202 Overhead Doors - Industrial	Replace Overhead Doors - Industrial	2 - Good	Life Cycle Replacement	25	2028	$67,212								$67,212																						$67,212
B2020203 Single Door - Hollow Metal	Replace Single Door - Hollow Metal	3 - Fair	Life Cycle Replacement	30	2027	$23,898							$23,898																							$23,898
B2 - Interiors																																				
B2 - Interiors																																				
C1010005 Fixed Partitions	Undertake a hazardous materials assessment	2 - Good	Engineering Study	75	2024	$5,000				$5,000																											$5,000
C1020102 Single Door - Wood	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2031	$33,606											$33,606																			$33,606
C1030006 Cabinets - Kitchens	Replace Cabinets - Kitchens	2 - Good	Life Cycle Replacement	30	2027	$11,202							$11,202																							$11,202
C1030010 Vanities	Replace Vanities	2 - Good	Life Cycle Replacement	25	2027	$1,491							$1,491																							$1,491
C1030011 Cabinets - General	Replace Cabinets - General	2 - Good	Life Cycle Replacement	30	2027	$14,309							$14,309																							$14,309
C2050092 Exterior Stair Construction	Replace Exterior Stair Construction	2 - Good	Life Cycle Replacement	40	2031	$18,670											$18,670																			$18,670
C3050091 Paint Wall Covering	Replace Paint Wall Covering	2 - Good	Life Cycle Replacement	10	2027	$11,569							$11,569										$11,569										$11,569			$35,346
C3050099 Other Wall Finishes - Metal Wall Finish	Replace Other Wall Finishes	2 - Good	Life Cycle Replacement	30	2027	$36,675							$36,675																							$36,675
C3060007 Painted / Sealed Concrete Floor	Replace Painted / Sealed Concrete Floor	2 - Good	Life Cycle Replacement	15	2027	$28,584							$28,584															$19,566								$28,192
C3060203 Vinyl Sheet Floor	Replace Vinyl Sheet Floor	3 - Fair	Life Cycle Replacement	15	2024	$33,158				$33,158															$33,158											$66,316
C3080096 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2032	$8,962												$8,962														$8,962				$17,923
C - Services																																				
C1 - Plumbing																																				
C1 - Plumbing																																				
D2010001 Water Closets	Replace Water Closets	2 - Good	Life Cycle Replacement	35	2032	$3,716												$3,716																		$3,716
D2010003 Lavatories	Replace Lavatories	2 - Good	Life Cycle Replacement	35	2027	$3,716							$3,716																							$3,716
D2010004 Sinks	Replace Sinks	3 - Fair	Life Cycle Replacement	35	2032	$1,867												$1,867																		$1,867
D2010132 Shower Assembly	Replace Shower Assembly	2 - Good	Life Cycle Replacement	25	2027	$11,202							$11,202																							$11,202
D2010156 Custodial Sinks	Replace Custodial Sinks	2 - Good	Life Cycle Replacement	30	2027	$1,867							$1,867																							$1,867
D2020001 Domestic Water Pipes and Fittings	Replace Domestic Water Pipes and Fittings	2 - Good	Life Cycle Replacement	40	2027	$30,619							$30,619																							$30,619
D2020006 Domestic Water Booster System/Pump	Replace Domestic Water Booster	2 - Good	Life Cycle Replacement	20	2027	$3,716																						$3,716								$3,716
D2020008 Domestic Water Expansion Tank/Pressure Tank	Replace Domestic Water Expansion Tank/Pressure Tank	2 - Good	Life Cycle Replacement	30	2047	$2,997																													$2,997	$2,997
D2020105 Electric Domestic Water Heaters (Residential Tank Type)	Replace Electric Domestic Water Heaters (Residential Tank Type)	2 - Good	Life Cycle Replacement	12	2029	$8,168									$8,168																					$16,336
D2020201 Sanitary Waste and Vent Piping	Replace Sanitary Waste and Vent Piping	2 - Good	Life Cycle Replacement	50	2033	$34,449														$34,449																$34,449
D2020207 Interceptor Systems	Replace Interceptor Systems	2 - Good	Life Cycle Replacement	25	2027	$27,340							$27,340																							$27,340
C2 - HVAC																																				
D3050090 Gas Supply Systems	Replace Gas Supply Systems	2 - Good	Life Cycle Replacement	40	2029	$9,339									$9,339																						$9,339
D3020003 Fuel-Fired Forced Air Furnace	Replace Fuel-Fired Forced Air Furnace	4 - Poor	Life Cycle Replacement	10	2022	$4,481		$4,481																		$4,481										$8,962
D3020102 Fuel-Fired Radiant Tube Heaters	Replace Fuel-Fired Radiant Tube Heaters	3 - Fair	Life Cycle Replacement	15	2024	$18,670				$18,670																		$18,670								$37,340
D3050002 Air Distribution Systems	Replace Air Distribution Systems	2 - Good	Life Cycle Replacement	50	2041	$17,921																					$17,921									$17,921
D3050203 Exhaust Fan - Ceiling (Residential)	Replace Exhaust Fan - Ceiling (Residential)	2 - Good	Life Cycle Replacement	25	2028	$3,716								$3,716																						$3,716
D3050509 Unit Heaters (Electric)	Replace Unit Heaters (Electric)	2 - Good	Life Cycle Replacement	18	2027	$9,335							$9,335																			$9,335				$18,670
D3050510 Electric Baseboard Heaters	Replace Electric Baseboard Heaters	4 - Poor	Life Cycle Replacement	10	2027	$2,240							$2,240																			$2,240				$4,481
C3 - Fire Protection																																				
D4020002 Fire Extinguishers	Replace Fire Extinguishers	2 - Good	Life Cycle Replacement	10	2027	$765							$765										$765										$765				$2,295
C4 - Electrical																																				
D5010009 Panelboards up to 400A - 1993	Replace Panelboards up to 400A	2 - Good	Life Cycle Replacement	40	2029	$9,336									$9,336																						$9,336
D5010025 LV Main Service Disconnects	Replace LV Main Service Disconnects	2 - Good	Life Cycle Replacement	40	2029	$5,601									$5,601																						$5,601
D5020501 Branch Wiring and Devices	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2033	$72,720														$72,720																$72,720
D5020141 Exterior Lighting	Replace Exterior Lighting	1 - Excellent	Life Cycle Replacement	20	2039	$3,716																														$3,716
D5020504 Illuminated Combo Exit Signs	Replace Illuminated Combo Exit Signs	2 - Good	Life Cycle Replacement	35	2045	$4,201																														$4,201
D5030006 Security Systems - Intrusion Alarm System	Replace Security Systems - Intrusion Alarm System	2 - Good	Life Cycle Replacement	20	2030	$11,492											$11,492																			$11,492	$22,984
D5030101 Video Surveillance Systems	Replace Video Surveillance Systems	2 - Good	Life Cycle Replacement	20	2039	$7,655																	$7,655													$7,655
D5090002 Emergency Power Generator Systems	Replace Emergency Power Generator Systems	2 - Good	Life Cycle Replacement	30	2046	$82,015																														$82,015
D - Mechanical & Electrical																																				
E - Special Construction & Demolition																																				
F1010099 Other Special Construction - Seismic	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2042	$9,335																						$9,335								$9,335
G - Site Surfaces and Landscaping																																				
G2010105 Guardrails and Barriers	Replace Guardrails and Barriers	2 - Good	Life Cycle Replacement	30	2027	$33,770							$33,770																							$33,770
G2010225 Gravel Paved Surface - Roadway	Undertake an engineering study to determine the source and provide a solution for site stormwater ponding and ground heaving around the fire hall entrance	3 - Fair	Engineering Study	15	2022	$7,500		$7,500																												$7,500
G2010226 Gravel Paved Surface - Roadway	Complete regrading/repairs as directed by the engineering study	3 - Fair	Major Repair	15	2023	$50,000			$50,000																											$50,000
G2010225 Gravel Paved Surface - Roadway	Replace Gravel Paved Surface - Roadway	3 - Fair	Life Cycle Replacement	15	2030	$150,264											$150,264																			$300,527
G2020102 Gravel Paved Surface - Parking Area	Replace Gravel Paved Surface - Parking Area	2 - Good	Life Cycle Replacement	15	2027	$4,699							$4,699																$4,699								$9,399
G2030202 Concrete Paved Surfaces	Replace Concrete Paved Surfaces	2 - Good	Life Cycle Replacement	30	2042	$41,587																						$41,587								$41,587
G2050201 Fencing and Gates - Chain Link Fence	Replace Fencing and Gates - Chain Link Fence	2 - Good	Life Cycle Replacement	30	2042	$10,082																						$10,082								$10,082
G2022214 Water Supply Infrastructure	Replace Water Supply Infrastructure	2 - Good	Life Cycle Replacement	50	2041	$22,554																					$22,554									$22,554
G2022999 Other/Water Supply - Buried Water Tanks	Replace Other/Water Supply	2 - Good	Life Cycle Replacement	50	2041	$74,480																					$74,480									$74,480
G2022214 Septic Tank (4000 Gallons)	Replace Septic Tank (4000 Gallons)	2 - Good	Life Cycle Replacement	50	2033	$49,479														$49,479																$49,479
G2060003 Fuel Storage Tanks - Aboveground Less than 10,000 L	Replace Fuel Storage Tanks - Aboveground Less than 10,000 L	2 - Good	Life Cycle Replacement	30	2042	$73,653																						$73,653								$73,653
G4020211 Electrical Service	Replace Electrical Service	2 - Good	Life Cycle Replacement	50	2041	$14,458																					$14,458									$14,458
			Total Capital Renewals			$1,419,515	$0	$77,981	$50,000	$56,828	$0	$0	$326,119	$70,928	$22,443	$161,776	$279,318	$83,698	$106,941	$0	$7,655	$0	$18,168	$0	$38,092	$4,481	$110,181	$210,171	$0	$0	$242,080	$0	$20,962	$0	$0	$11,492	$2,127,199

© Copyright 2020 FCAPX a Division of Tech 1845 Ltd. All rights reserved.

FCAPX