



PEACE RIVER REGIONAL DISTRICT

COMMUNITY HALLS FAIRGROUNDS FIRE HALLS

Roth **IAMS**
Integrated Asset Management Strategies

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METHODOLOGY - BCA

- ▶ 30 Year Evaluation period
 - ▶ Focus on first 5-6 years (2021-2026)
- ▶ Cost threshold \$5,000
 - ▶ Capital costs included
 - ▶ Maintenance/minor repairs mentioned but costs excluded
 - ▶ Class D Cost Estimates (+/- 40%)
- ▶ Expected Useful Life (EUL)
 - ▶ Theoretical
 - ▶ Not required replacement
- ▶ A component that is past its theoretical EUL is evaluated on:
 - ▶ Current condition
 - ▶ Use
 - ▶ Expert opinion, will it last 5 years.
- ▶ Recommendation
 - ▶ Study
 - ▶ Major Repair
 - ▶ Lifecycle Replacement

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BUILDING CONDITION ASSESSMENT

- ▶ Includes
 - ▶ Current Condition of the Component vs. Expected Useful Life
 - ▶ Capital Renewal Cost
 - ▶ Focus on Individual Component
- ▶ Excludes:
 - ▶ Operational Issues
 - ▶ Building Usage
 - ▶ Functional Assessment

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ASSESSMENT – RUL

A component that is past its theoretical expected useful life (EUL) or will reach its EUL before 2027 is evaluate in the following way:

- ▶ No major deficiencies, still functioning as intended, based on assessor expert opinion will remain in good condition until the next visual assessment – Replacement is set at **2027**.
- ▶ Minor deficiencies, fair condition, still functional, based on assessor expert opinion it will not function until next assessment – Replacement is set in the short-term
- ▶ Failed, not functional, needs major repairs – Replacement is immediate

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MAINTENANCE VS. CAPITAL RENEWAL

- ▶ Maintenance Item
 - ▶ Cost is less than \$5,000
 - ▶ Requires repair to a small portion of the component and not a full replacement
 - ▶ Requires labour only, no costs associated with the repair
- ▶ Capital Renewal
 - ▶ Cost for full replacement of the component is greater than \$5,000
 - ▶ Full replacement of the component

FACILITY CONDITION INDEX (FCI)

- ▶ The Facility Condition Index (FCI) gives an indication of a building overall condition.
- ▶ The value is based on a 0-100%+ scale and is derived by dividing the repair costs for a facility by a Current Replacement Value (CRV). The FCI is calculated using only the current condition values, not taking into account the future needs identified in the life cycle evaluation.
- ▶ Site items (GXXXX) are removed from this calculation as the focus is on the building itself.
- ▶ No site features or soft costs associated with construction included in the calculation

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

0 to 10% - Good 11 to 20% - Fair 21-50% - Poor Greater than 50% - Prohibitive to Repair

CACHE CREEK COMMUNITY HALL



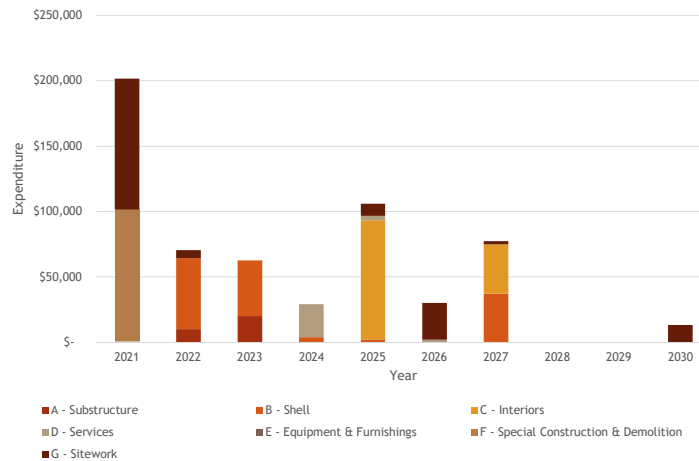
Immediate Items (2021):

- Remove natural gas connection - maintenance
- Replace Fire Extinguisher (\$569)
- Replace Outdoor Rink dasher boards (\$100,818)
- Replace outdoor wood bleachers (\$29,872)
- Replace playground equipment to restore safe functionality (\$12,845)
- Replace and move outhouses (\$18,670)
- Replace site electrical and pole light fixtures (\$38,647)

2022:

- Study to determine integrity of foundation and structure and associated repairs (\$10,000)
- Replace exterior metal grilles (\$1,494)
- Replace exterior wood soffits and re-paint (\$13,367)
- Replace single-pane windows and exterior wood doors (\$29,592)
- Replace roofing (\$9,708)
- Replace deteriorated concrete walkways (\$6,161)

Capital Needs by Year Based on Uniformat



CACHE CREEK COMMUNITY HALL

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A - Substructure	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
B - Shell	\$ -	\$ 102,580	\$ 37,041	\$ 38,311	\$ 177,932
C - Interiors	\$ -	\$ 90,923	\$ 37,620	\$ 148,744	\$ 277,287
D - Services	\$ 569	\$ 30,362	\$ 569	\$ 34,223	\$ 65,723
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ 100,818	\$ -	\$ -	\$ 100,818	\$ 201,636
G - Building Sitework	\$ 100,034	\$ 43,445	\$ 76,174	\$ 106,699	\$ 326,352
Totals	\$ 201,421	\$ 297,310	\$ 151,404	\$ 428,795	\$ 1,078,930

Constructed: 1987

$$\text{5-Year FCI} = \frac{\$353,385}{\$681,750} \times 100$$

5-Year FCI = **51.8%** (Poor to Prohibitive to repair)

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GOLATA CREEK COMMUNITY HALL



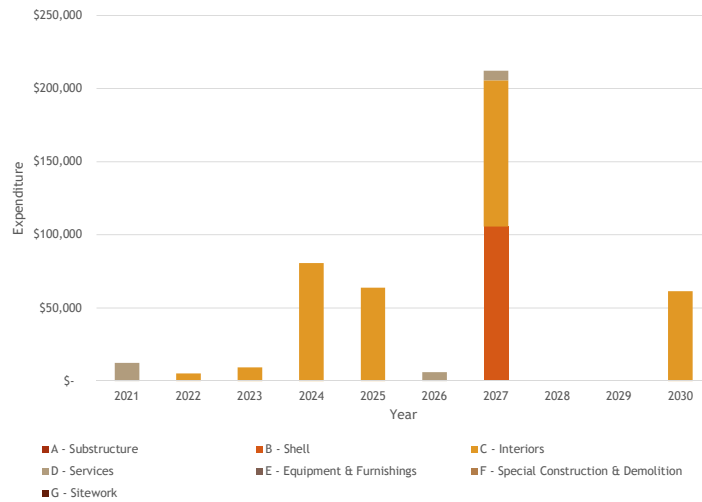
Immediate Items (2021):

- Replace non-functioning domestic water pump for well
- Replace non-functioning domestic water heater

2022:

- Engineering Study on concealed partitions
- Hazardous Materials Assessment

Capital Needs by Year Based on Uniformat



GOLATA CREEK COMMUNITY HALL

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ 73,485	\$ 73,485
B- Shell	\$ -	\$ -	\$ 105,523	\$ 316,550	\$ 422,073
C - Interiors	\$ -	\$ 158,598	\$ 161,253	\$ 194,868	\$ 514,719
D - Services	\$ 12,322	\$ 5,974	\$ 6,721	\$ 165,510	\$ 190,527
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ -	\$ -	\$ 70,573	\$ 70,573
Totals	\$ 12,322	\$ 164,572	\$ 273,497	\$ 820,986	\$ 1,271,377

Constructed: 1958
Additions: 1987, 2008

$$\text{5-Year FCI} = \frac{\$170,920}{\$1,762,500} \times 100$$

5-Year FCI = 9.7% (Good)

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JACKFISH COMMUNITY HALL



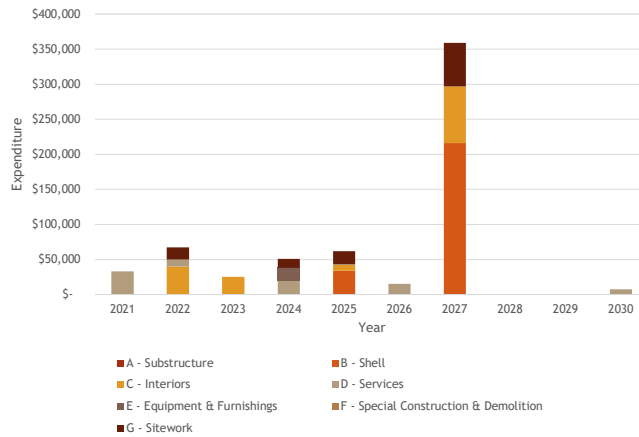
Immediate Items (2021):

- Engineering study to design exhaust system for commercial kitchen
- Install fire suppression system for kitchen hood (Code)

2022:

- Replace vinyl tile and 1987 vinyl sheet flooring
- Install kitchen exhaust
- Replace exterior wood ramp and concrete landing
- Replace wood fencing
- Replace deteriorated wood framing at shed and install a means of locking/security for the storage room

Capital Needs by Year Based on Unifomat



JACKFISH COMMUNITY HALL

Unifomat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ 33,606	\$ 216,059	\$ -	\$ 249,665
C - Interiors	\$ -	\$ 73,373	\$ 80,430	\$ 146,523	\$ 300,326
D - Services	\$ 33,005	\$ 44,749	\$ 55,077	\$ 236,107	\$ 368,938
E - Equipment & Furnishings	\$ -	\$ 18,670	\$ -	\$ -	\$ 18,670
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ 49,505	\$ 71,180	\$ 341,170	\$ 461,855
Totals	\$ 33,005	\$ 219,903	\$ 422,746	\$ 723,800	\$ 1,399,454

Constructed: 1987
Additions: 1991

$$\text{5-Year FCI} = \frac{\$188,467}{\$1,382,700} \times 100$$

5-Year FCI = 13.6% (Fair)

Roth IAMS
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MOBERLY LAKE COMMUNITY HALL



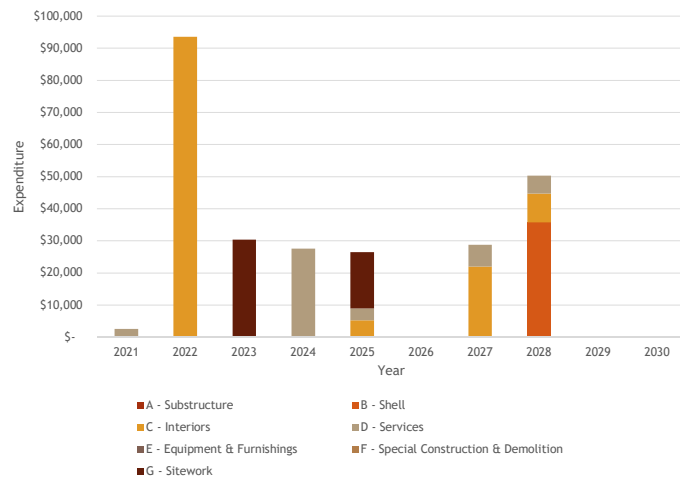
Immediate Items (2021):

- Replace fire extinguishers and update inspection tags

2022:

- Replace wood wall finish
- Replace 1991 vinyl sheet flooring in the Main Hall
- Replace acoustic tile ceiling in the Main Hall

Capital Needs by Year Based on Unifomat



MOBERLY LAKE COMMUNITY HALL

Unifomat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ 35,706	\$ 46,955	\$ 82,661
C - Interiors	\$ -	\$ 98,709	\$ 30,937	\$ 164,332	\$ 293,978
D - Services	\$ 2,520	\$ 31,272	\$ 17,083	\$ 136,329	\$ 187,204
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ 47,842	\$ -	\$ 89,289	\$ 137,131
Totals	\$ 2,520	\$ 177,823	\$ 83,726	\$ 436,905	\$ 700,975

Constructed: 1991
Additions: 2003

$$\text{5-Year FCI} = \frac{\$132,500}{\$1,187,200} \times 100$$

5-Year FCI = 11.2% (Fair)

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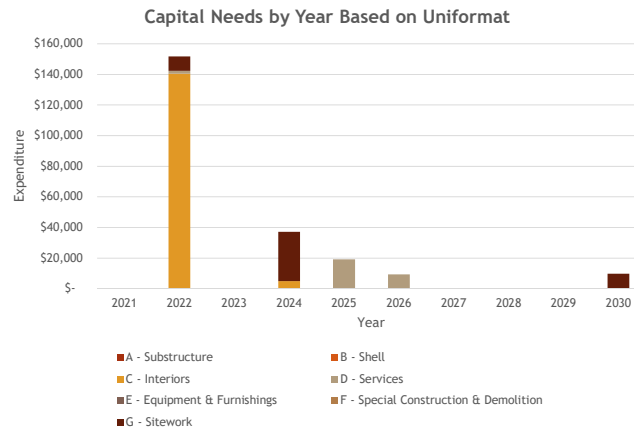
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UPPER HALFWAY COMMUNITY HALL



Immediate Items (2021):
- Install a fire extinguisher (Code)

2022:
- Replace wood wall/ceiling finish
- Replace laminate wood floors
- Replace exterior lighting
- Regrade gravel parking area



UPPER HALFWAY COMMUNITY HALL

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ -	\$ 41,074	\$ 41,074
C - Interiors	\$ -	\$ 145,380	\$ -	\$ 140,379	\$ 285,759
D - Services	\$ 396	\$ 30,320	\$ 396	\$ 78,772	\$ 109,884
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ 41,447	\$ 9,802	\$ 101,565	\$ 152,814
Totals	\$ 396	\$ 217,147	\$ 10,198	\$ 361,790	\$ 589,532

Constructed: 1983

$$\text{5-Year FCI} = \frac{\$166,761}{\$741,700} \times 100$$

5-Year FCI = 22.5% (Poor)

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NORTH PEACE FAIRGROUNDS



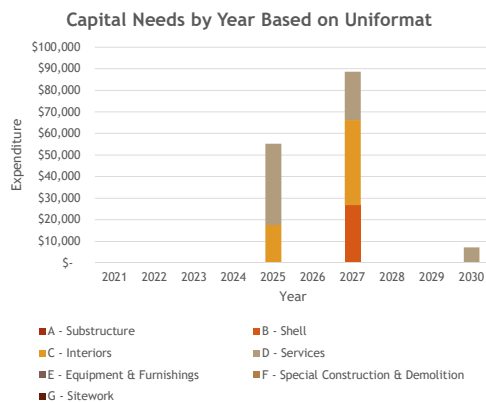
Adeline Kelly Exhibit
Constructed: 2014

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ -	\$ 54,516	\$ 54,516
C - Interiors	\$ -	\$ 5,937	\$ -	\$ 28,509	\$ 34,446
D - Services	\$ -	\$ -	\$ -	\$ 21,545	\$ 21,545
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ -	\$ -	\$ 4,854	\$ 4,854
Totals	\$ -	\$ 5,937	\$ -	\$ 109,425	\$ 115,362



NORTH PEACE FAIRGROUNDS

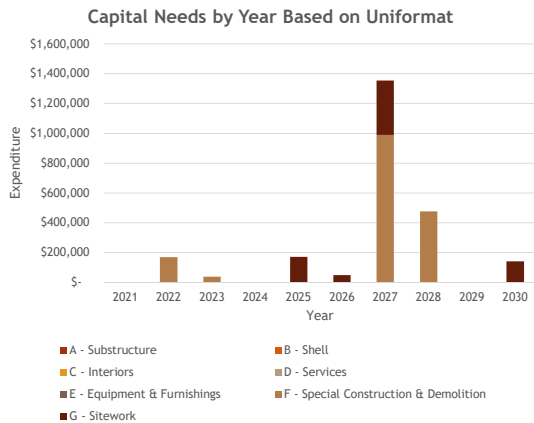
Washroom Building
Constructed: 1996



Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ 47,945	\$ 96,150	\$ 144,095
C - Interiors	\$ -	\$ 17,475	\$ 43,800	\$ 77,555	\$ 138,830
D - Services	\$ -	\$ 37,713	\$ 67,287	\$ 119,189	\$ 224,189
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ -	\$ -	\$ 234,962	\$ 234,962
Totals	\$ -	\$ 55,188	\$ 159,032	\$ 527,856	\$ 742,076

NORTH PEACE FAIRGROUNDS

Site



Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A- Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ -	\$ -	\$ -
C - Interiors	\$ -	\$ -	\$ -	\$ -	\$ -
D - Services	\$ -	\$ -	\$ -	\$ -	\$ -
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ 206,030	\$ 1,465,595	\$ 28,005	\$ 1,699,630
G - Building Sitework	\$ -	\$ 217,879	\$ 505,443	\$ 564,581	\$ 1,287,903
Totals	\$ -	\$ 423,909	\$ 1,971,038	\$ 592,586	\$ 2,987,533

2022:

- Repair Log cabin Structure
- Repair exterior fascia, wood rafters and purlins and renew paint finishes on the Collect All building.

NORTH PEACE FAIRGROUNDS

$$\text{5-Year FCI} = \frac{\$267,155}{\$3,045,316} \times 100$$

5-Year FCI = 8.8% (Good)

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CHARLIE LAKE FIRE HALL



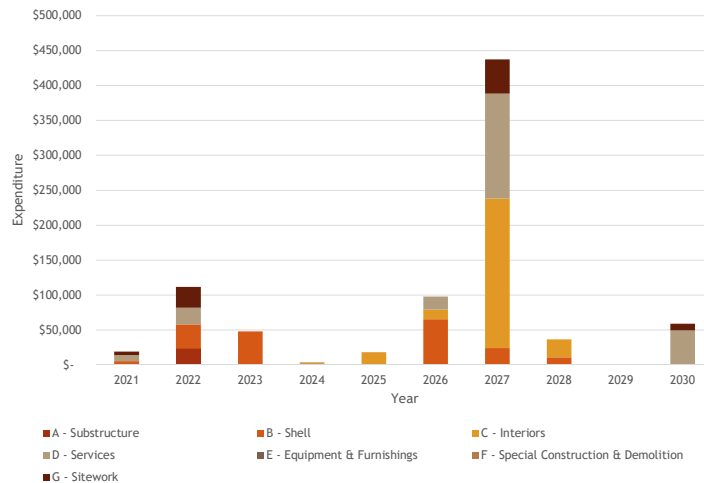
Immediate Items (2021):

- Engineering study to review condition of structure between original building and addition and conduct recommended repairs
- Replace rusted and worn domestic water heater
- Engineering study of grading around the building perimeter and conduct associated repairs.

2022:

- Repairs to concrete slab-on-grade to correct uneven surfaces
- Move domestic water piping away from electrical outlets
- Engineering study of heating water distribution and glycol loop and conduct associated repairs

Capital Needs by Year Based on Unifomat



CHARLIE LAKE FIRE HALL

Unifomat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ 23,000	\$ -	\$ -	\$ 23,000
B- Shell	\$ 5,000	\$ 148,065	\$ 34,540	\$ 270,080	\$ 457,685
C - Interiors	\$ -	\$ 34,614	\$ 239,546	\$ 277,221	\$ 551,381
D - Services	\$ 8,822	\$ 24,665	\$ 199,508	\$ 580,520	\$ 813,515
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ 70,013	\$ 70,013
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ 5,000	\$ 30,000	\$ 58,661	\$ 404,206	\$ 497,867
Totals	\$ 18,822	\$ 260,344	\$ 532,255	\$ 1,602,040	\$ 2,413,460

Constructed: 1977
Additions: 1987

$$\text{5-Year FCI} = \frac{\$165,098}{\$2,565,000} \times 100$$

5-Year FCI = 6.4% (Good)

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Energy Audit – Energy Conservation Methods

- Lighting retrofit to LED
- Install a high efficiency domestic water heater
- Reduce temperature setting for the building at night

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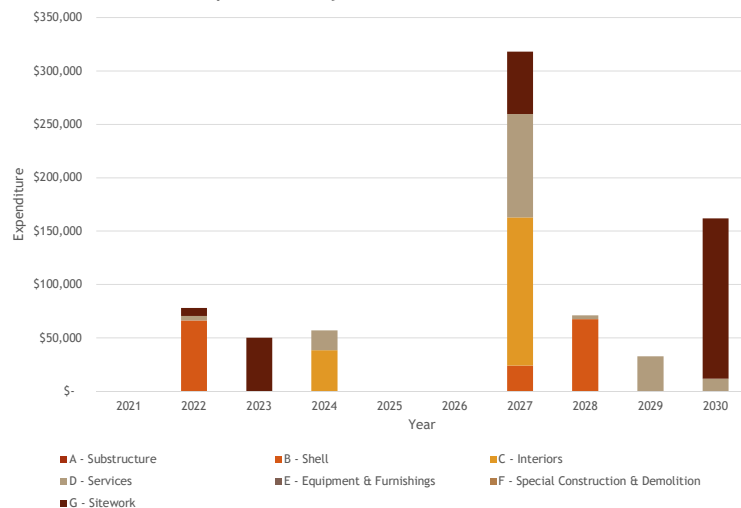
MOBERLY LAKE FIRE HALL



2022:

- Repaint exterior metal cladding
- Install automated winch system for access to hose tower, current system is unsafe
- Replace forced-air furnace
- Engineering study for to assess ponding and heaving of gravel roadway and conduct recommended repairs

Capital Needs by Year Based on Uniformat



MOBERLY LAKE FIRE HALL

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ 66,010	\$ 315,150	\$ 124,435	\$ 505,595
C - Interiors	\$ -	\$ 38,158	\$ 190,957	\$ 94,545	\$ 323,660
D - Services	\$ -	\$ 23,151	\$ 144,762	\$ 292,922	\$ 460,835
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ 9,335	\$ 9,335
G - Building Sitework	\$ -	\$ 57,500	\$ 208,731	\$ 461,830	\$ 728,061
Totals	\$ 0	\$ 184,819	\$ 859,600	\$ 983,067	\$ 2,027,486

Constructed: 1983
Additions: 1991

$$\text{5-Year FCI} = \frac{\$127,319}{\$1,612,500} \times 100$$

5-Year FCI = 8% (Good)

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Energy Audit – Energy Conservation Measures

- Install High-efficiency domestic water heater
- Replace furnace with high efficiency condensing unit
- Reduce temperature settings in the night for the Administration offices
- Replace radiant tube heaters with high efficiency units

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