PEACE RIVER REGIONAL DISTRICT

Submission to

Peace River Regional District

Facility Condition Assessment Report Cache Creek Community Hall

Version: Final

November 16, 2021

Prepared by:
FCAPX a Division of Roth IAMS
Project No. 21075
www.fcapx.com

FCAPX

A Division of Roth IAMS

Collaborating to Provide Asset Data You Can Trust

Executive Summary

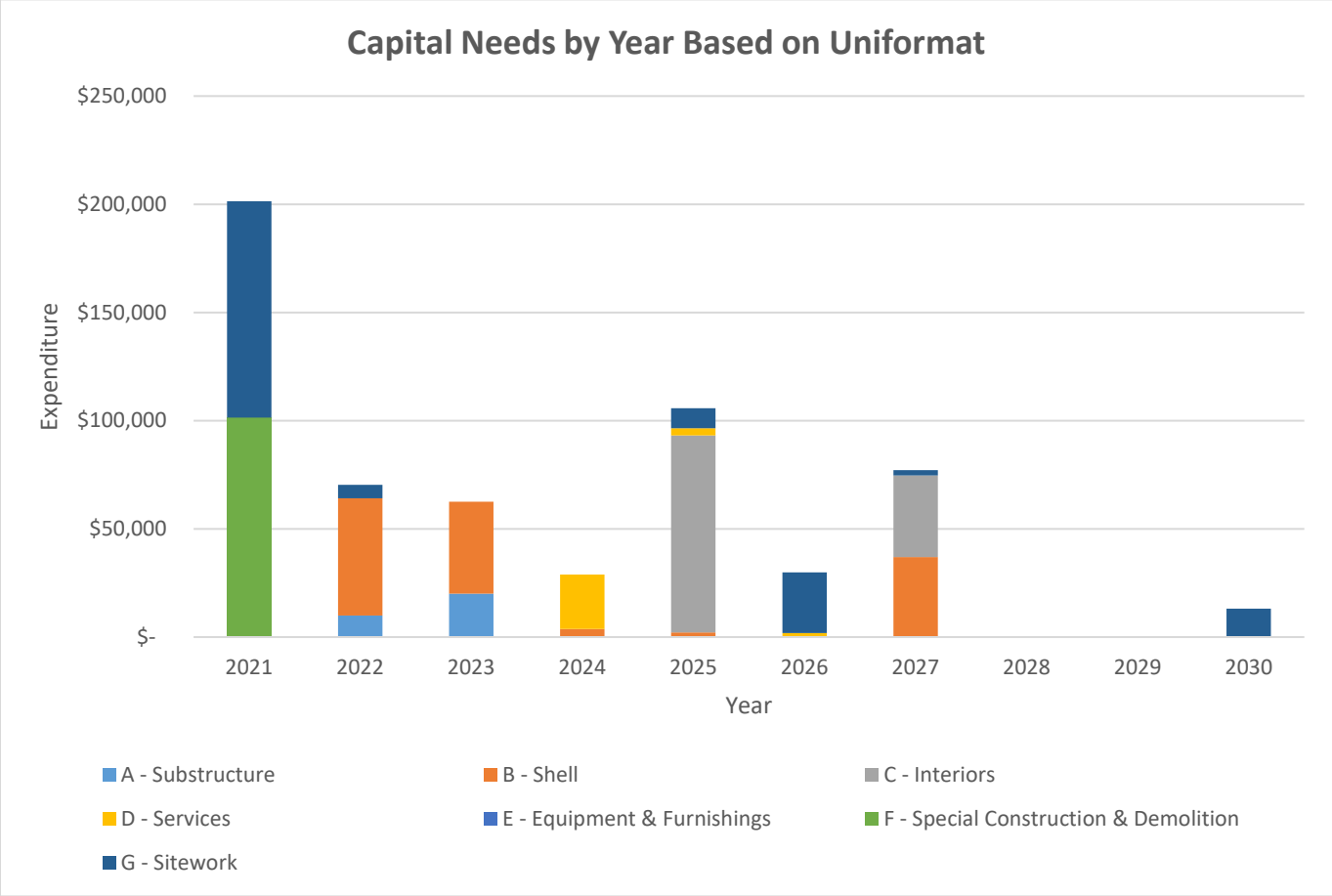
FCAPX a division of Roth IAMS Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Cache Creek Community Hall in Upper Cache, BC. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 30 years.

Facility Summary

Cache Creek Community Hall is located at 17031 Robinson Road in Upper Cache, BC. This facility is a single-storey structure without a basement, constructed in 1987. The total gross floor area is estimated to be about 305 SM in size. The building was assessed on June 21, 2021.

Findings

An analysis of the capital needs by building systems over the next 10 years was created for the building to visually view the replacement/repair forecast.



FCAPX
A Division of Roth IAMS

Collaborating to Provide Asset Data You Can Trust

The FCA identified repairs and replacements that are anticipated over the next 30 years. The table below summarizes the total capital expenditures (in current year dollars) for the repairs and replacements that are anticipated over the course of the 30-year evaluation period.

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

[1]Costs shown above do not include soft costs (engineering design, review, etc.). See section 3.6 for further information.

FCAPX
A Division of Roth IAMS

Collaborating to Provide Asset Data You Can Trust

Table of Contents

APPENDIX

FCAPX
A Division of Roth IAMS

1 INTRODUCTION

FCAPX a division of Roth IAMS Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Cache Creek Community Hall in Upper Cache, BC (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.

1.1 FACILITY

Information on the evaluated facility is provided below:

Building Name	Cache Creek Community Hall
Address	17031 Robinson Road, Upper Cache, BC
Estimated Building Floor Area (sq.m.)	305
Number of Storeys	1
Date of Construction	1987

1.2 SITE REVIEW

A site visit was performed on June 21, 2021 by the following FCAPX personnel:

- Brenton Wier, Facility Assessor

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.

- No Documents were available for review.

1.4 FACILITY SUMMARY

1.4.1 Structural and Architectural Summary

Construction years and the total area of the facility have been estimated based on the data provided by the client. The facility was constructed around 1987. The total building area is approximately 305 SM. The facility sits facing Robinson Road to the east and is bordered on the north, south, and west by forest. The main entrance is installed on the east elevation. North of the facility is an outhouse building with two outhouses split by a partition wall. West of the Community Hall is a storage shed. South of the facility is a play area, outdoor rink, baseball diamond, and cookhouse.

The building is conventional wood framing with a pitched, wood roof clad in modified bitumen. Vinyl siding is provided on all exterior elevations. Wood and aluminum framed windows are installed on north and south elevations. Wood exterior doors are provided at entrances and exits. Interior finishes comprise painted walls, rolled vinyl flooring, wood kitchen cabinets with laminate countertops, and painted ceilings. Acoustic wall carpet is installed in the Main Hall.

1.4.2 Plumbing and Mechanical Systems Summary

There is no domestic water or sanitary for the Community Hall. Heating is provided via electric baseboard heaters.

1.4.3 Electrical Systems Summary

An overhead Single-Phase, 120/240V electrical service ends to the main breaker installed in the subdistribution panelboard located in the kitchen. Power is fed to an additional subdistribution panelboard, also installed in the kitchen. Interior and lighting is a mix of T12 fluorescent and incandescent fixtures. Exterior lighting is incandescent/HID fixtures.

1.4.4 Site Feature Systems Executive Summary

There is an entrance ramp and stairs leading to the main entrance on the east elevation. A wooden shed is installed west. A wood outhouse building who two outhouses is located north of the Community Hall. There is children's play equipment and an outside skating rink installed south of the Community Hall. South of the play equipment there is a baseball diamond with a backstop. A wood-framed canopy structure is installed alongside the baseball diamond, called the Cookhouse. There are two outhouses northeast of the baseball diamond.

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:

- 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.

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 PRRD.

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 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

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 thirty (30) 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.

Cost estimates within the report are Class D (+/- 40%).

Only planned actions with a total cost over $5,000 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.

As components are replaced they will need to meet current code requirements, therefore, additional costs may be required.

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.

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.
- **Lifecycle Replacement:** Any component or system in which future full replacement is anticipated.

3.5 Condition Ratings and Site Observations

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- EXCELLENT: The component is new and no immediate concerns are evident.

2- 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.

3- 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.

4- 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.

5- 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).

3.6 FACTORS

Difficulty – used to adjust the unit costs of the component based on its size, construction, etc. compared to the standard criteria for that component.

Regional – used to adjust the component costs based on the building's geographical location within the Province and Country. Regional factors were provided by PRRD.

Soft Costs – Engineering or Architectural design fees, engineering review fees, etc. This factor is set to 1 when soft costs are not included in the component's replacement costs. Typically, soft costs are required for large projects involving the replacement of several components at the same time (i.e. Heating System). As the FCA separates components into individual replacements, soft costs have not been included.

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 A. Appendix B contains the Capital Planning Table.

4.1 FACILITY CONDITION INDEX

The Facility Condition Index (FCI) gives an indication of a building or portfolio's 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 and miscellaneous items are removed from this calculation as the focus is on the building itself.

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.

Table 1: FCI Condition Categories	
5-year Calculated FCI	**Condition Category**
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

The 5-Year FCI is calculated as follows:

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

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

5-Year FCI = 51.8%

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. The total 5-Year Renewal Need cost, (2021-2025) excluding the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building is $353,385. The building Current Replacement Value (CRV) was estimated based on the capital renewal cost. For the subject building the CRV (or Cost of Reproduction New (CRN)) was determined to be $681,750 based on the sum of the replacement cost for all components. The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 51.8%. Based on the table above, the FCI suggests that the building is Prohibitive to Repair.

5 RESERVE FUND ANALYSIS

The scope of work of the review of the Cache Creek Community Hall includes the review of the Asset Management Reserve Fund (AMRF) to ensure funding levels meet the required amounts.

Cache Creek Community Hall is currently without an AMRF and does not contribute annually to the fund. The cashflow scenario presented in this report shows the recommended annual contribution and one time contributions to an AMRF to ensure funding is available for capital replacement projects in future years.

The cashflow projection considers the following:

- The cashflow scenario is based on the inflated FCA expenditures anticipated during the 30-year evaluation period.
- An annual inflation rate of **2.00%** has been applied to adjust projected replacement costs over the course of the evaluation period.
    - It must be appreciated that both inflation and interest rates can be volatile due to a number of factors such as global business cycles, the state of the economy, and government policies.
- A positive closing balance was maintained in the AMRF.
- It should be appreciated that the accuracy of this projected cash flow decreases toward the end of the 30-year period as a result of uncertainties related to the economy, interest and inflation rates, annual contributions and future replacement costs.
- Annual expenditures as per the findings of the FCA (of note only expenditures over $5,000 were included).
- Annual inflation rate of 2.0% applied to the estimated FCA expenditures.
- The AMRF is assumed to earn 2.0% interest.

The projections included in this table are estimates only, based on the information available at the time of preparation. The condition assessment must be updated regularly as the actual figures will vary from the amounts detailed in this table due to changes in interest rates, inflation rates and scheduling of the repair/replacement work.

The reserve fund scenario is included in Appendix C.

6 FLOOR PLAN/SITE PLAN

A floor plan displaying the basic layout of the facility has been provided in Appendix D.

A site plan has been provided in Appendix D indicating the site boundary for the facility.

7 PREVENTATIVE MAINTENANCE PLAN

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

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.

It is the responsibility of the building owner to ensure that any federal, provincial, and municipal legislative requirements regarding preventative maintenance tasks are being complied with, including but not limited to; requirements enacted by those authorities having jurisdiction, changes over time to code requirements, and the licensing/training of technicians.

8 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 Peace River Regional District.

Prepared by,

Brenton Wier
Facility Assessor
Phone: 587-441-1577, ext. 216
Email: brenton.wier@rothiams.com

Meaghen Figg-Derksen, P. Tech. (Eng.)
Facility Assessor
Phone: 587-441-1577, ext. 225
Email: Meaghen.derksen@rothiams.com

Reviewed by,

Mike Plomske, P.Eng.
Technical Reviewer
Phone: 587-441-1577, ext. 211
Email: Mike.plomske@rothiams.com

Curtis Loblick, P.Eng., CEM
Vice President, Western Canada
Phone: 587-441-1577, ext. 204
Email: curtis.loblick@rothiams.com

APPENDIX A

Facility Condition Assessment

Project No. 21075

FCAPX

A Division of Roth IAMS

A Substructure
A10 Foundations

Element Description	
Name	A101001 - Standard Foundations
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	41 / LM Footprint
Unit Cost	$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$75,322.25

Description
While concealed from view, standard foundations for the facility are presumed to comprise wood timbers or steel beams that bear on concrete blocks and pavers. While concealed from view, the floor structure likely consists of a plywood sub-floor that bears on dimensional wood joists and beams.

Condition Narrative
While the majority of this system is concealed by perimeter skirting, a visible section showed the facility bearing on a pre-cast concrete block and what appears to be a precast concrete paver. It is assumed based on the suspected age of the materials, that this was a recent repair. Based on areas of deterioration and rot visible on the above-grade structure, it is likely that the same issues extend to the wood foundation elements. An engineering study is recommended to investigate the integrity of the building structure and foundations. A placeholder repair has been provided, pending results of the study. The remaining useful life has been left unchanged with the assumption that an engineering study and repairs are completed.

Photos


Cache Creek Community Hall - A101001

Recommendations

Recommendations #1 - Engineering Study - Foundation / Structure	
Type	Engineering Study
Year	2022
Cost	$10,000.00

Undertake an engineering study to determine the integrity of the foundation and structure and provide recommendations for repairs.

Recommendations #2 - Repair - Foundations	
Type	Major Repair
Year	2023
Cost	$20,000.00

Undertake repairs as directed by the engineering report.

B Shell
B10 Superstructure

Element Description	
Name	B103001 - Structure
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	305 / SM Building
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$159,441.80

Description

Construction drawings were not provided for review. The structure appears to consist of conventional wood-framed walls bearing on wood floor joists and beams. The roof structure presumably includes wood rafters with a central support beam running from east to west.

Condition Narrative

Where visible on the northeast corner, wood framing and plywood cladding were observed to be rotted and deteriorated. An engineering study is recommended under A101001 - Standard Foundations to investigate the integrity of the building structure and foundations. A placeholder repair has been provided herein, pending results of the study. The remaining useful life has been left unchanged with the assumption that an engineering study and repairs are completed.

Photos

Cache Creek Community Hall - B103001

Cache Creek Community Hall - B103001

Cache Creek Community Hall - B103001

Cache Creek Community Hall - B103001

Recommendations

Recommendations #1 - Repair - Structure	
Type	Major Repair
Year	2023
Cost	$42,500.00

Undertake repairs as directed by the engineering study located under the assessment A101001 - Standard Foundations.

B20 Exterior Enclosure

Element Description	
Name	B201005 - Exterior Louvers, Screens, and Fencing
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	1 / SM
Unit Cost	$800.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$1,493.60

Description

There are prefinished metal grilles installed to provide ventilation for the crawlspace beneath the facility.

Condition Narrative

Grilles were rusted and coming loose from the wall. Some louvres were bent. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - B201005

Cache Creek Community Hall - B201005

Recommendations

Recommendations #1 - Exterior Louvers, Screens, and Fencing	
Type	Life Cycle Replacement
Year	2022
Cost	$1,493.60

Replace Exterior Louvers, Screens, and Fencing

Element Description	
Name	B201008 - Exterior Soffits
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	10 / SM
Unit Cost	$110.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	$4,107.40

Description

Soffits are painted wood with prefinished metal vents.

Condition Narrative

Soffits were observed to have peeling paint and evidence of rot. Lifecycle replacement is recommended within the short-term evaluation period. The difficulty factor has been increased to account for the small quantity.

Photos

Cache Creek Community Hall - B201008

Cache Creek Community Hall - B201008

Recommendations

Recommendations #1 - Exterior Soffits	
Type	Life Cycle Replacement
Year	2022
Cost	$4,107.40

Replace Exterior Soffits

Element Description	
Name	B201010 - Exterior Coatings/Paint
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	10 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	124 / SM
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,260.32

Description

The exterior cladding is provided with a paint finish.

Condition Narrative

Exterior paint is peeling and flaking, particularly on the south side. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - B201010

Cache Creek Community Hall - B201010

Recommendations

Recommendations #1 - Exterior Coatings/Paint	
Type	Life Cycle Replacement
Year	2022
Cost	$9,260.32

Replace Exterior Coatings/Paint

Element Description	
Name	B201024 - Metal Siding
Installation Year	1987
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	124 / SM
Unit Cost	$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$37,041.28

Description

Vertical, prefinished metal siding is installed on all exterior walls.

Condition Narrative

No major deficiencies were observed or reported, other than minor localized dents and deformations that are considered aesthetic in nature.

Photos

Cache Creek Community Hall - B201024

Cache Creek Community Hall - B201024

Cache Creek Community Hall - B201024

Cache Creek Community Hall - B201024

Recommendations

Recommendations #1 - Metal Siding	
Type	Life Cycle Replacement
Year	2027
Cost	$37,041.28

Replace Metal Siding

Element Description	
Name	B201026 - Wood Siding
Installation Year	1980
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	10 / SM
Unit Cost	$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,734.00

Description

There is plywood skirting applied to lower wall elevations.

Condition Narrative

Wood was cracked and deteriorated in places. Lifecycle replacement is recommended.

Photos

Cache Creek Community Hall - B201026

Recommendations

Recommendations #1 - Wood Siding	
Type	Life Cycle Replacement
Year	2024
Cost	$3,734.00

Replace Wood Siding

Element Description	
Name	B202001 - Windows
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	11 / SM
Unit Cost	$950.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$19,510.15

Description

There are aluminum framed windows with single glass panes and operable (horizontal-sliding) sashes installed on the south elevation, and small wood-framed windows with single glass panes installed on the north elevation.

Condition Narrative

Windows are reportedly drafty in cold weather and are stiff to operate. Windows have exceeded their expected useful life and are exhibiting wear and tear that is consistent with age. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - B202001

Cache Creek Community Hall - B202001

Cache Creek Community Hall - B202001

Cache Creek Community Hall - B202001

Recommendations

Recommendations #1 - Windows	
Type	Life Cycle Replacement
Year	2022
Cost	$19,510.15

Replace Windows

Element Description	
Name	B203024 - Single Door - Wood
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	2 / Each
Unit Cost	$2,700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$10,081.80

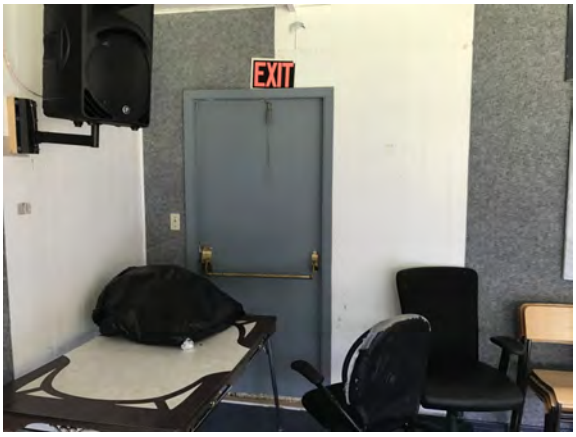
Description

Swing-type, hinge-mounted painted wood doors are installed on the east and north elevations. Doors are set in wood frames.

Condition Narrative

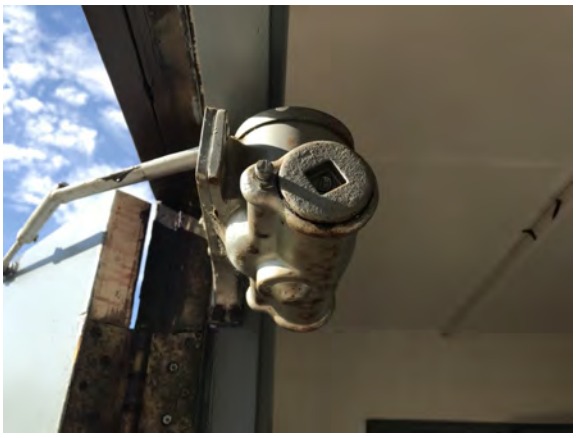
Door frames were observed to have visible staining and rot. Door panels were beginning to separate and crack at the base. The door closer on the north door has been removed and the closer on the east door is stiff to operate and has evidence of past or present hydraulic oil leaks. Lifecycle replacement within the short-term of the evaluation period is recommended. Objects were observed to be blocking emergency exit paths and egress doors. Items should be removed from the exit pathway immediately.

Photos



Cache Creek Community Hall - B203024

Cache Creek Community Hall - B203024



Cache Creek Community Hall - B203024

Recommendations

Recommendations #1 - Single Door - Wood	
Type	Life Cycle Replacement
Year	2022
Cost	$10,081.80

Replace Single Door - Wood

B30 Roofing

Element Description	
Name	B301005 - Gutters and Downspouts
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	26 / LM
Unit Cost	$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,184.39

Description

Sections of metal gutters run east to west along the roofline. Downspouts of similar construction are provided, which discharge to-grade.

Condition Narrative

No major deficiencies were observed or reported, however, downspouts were not properly affixed to gutters. Downspouts should be refastened as a routine maintenance activity. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Cache Creek Community Hall - B301005

Recommendations

Recommendations #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2025
Cost	$2,184.39

Replace Gutters and Downspouts

Element Description	
Name	B301022 - Conventional - Modified Bitumen
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	22 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	26 / SM
Unit Cost	$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,708.40

Description

The low-sloped roof appears to be clad with a conventional modified bitumen roof assembly.

Condition Narrative

The roof was not accessible at the time of review, however, when viewed from ground level it exhibited wear and tear that is consistent with age. While there are no reported leaks, based on age and observed condition, lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - B301022

Cache Creek Community Hall - B301022

Recommendations

Recommendations #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2022
Cost	$9,708.40

Replace Conventional - Modified Bitumen

C Interiors
C10 Interior Construction

Element Description	
Name	C101001 - Fixed Partitions
Installation Year	1987
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	305 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$27,048.16

Description
Interior fixed partitions likely comprise conventional wood-framed walls clad in plywood or gypsum board to separate the entryway and kitchen from the Main Hall.

Condition Narrative
No major deficiencies were observed or reported. The difficulty factor has been decreased to account for the limited number of interior partitions. Based on the construction year it is recommended to undergo hazardous materials testing prior to initiating any repair/replacement activities, as a precautionary measure.

Photos


Cache Creek Community Hall - C101001

Element Description	
Name	C102022 - Single Door - Wood
Installation Year	1987
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	3 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$11,202.00

Description

Swing-type wood doors set in wood frames are installed in the kitchen and entryway.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - C102022

Cache Creek Community Hall - C102022

Recommendations

Recommendations #1 - Single Door - Wood	
Type	Life Cycle Replacement
Year	2027
Cost	$11,202.00

Replace Single Door - Wood

Element Description	
Name	C103009 - Cabinets - Kitchens
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	4 / LM
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$11,202.00

Description

Base and wall-mounted wood and pressed wood cabinets are installed in the kitchen. Base mounted units are provided with laminate countertops.

Condition Narrative

Countertops had laminate finishes missing or peeling in spots. Cabinets have exceeded their expected useful life and are exhibiting wear and tear that is consistent with age. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - C103009

Cache Creek Community Hall - C103009

Cache Creek Community Hall - C103009

Recommendations

Recommendations #1 - Cabinets - Kitchens	
Type	Life Cycle Replacement
Year	2025
Cost	$11,202.00

Replace Cabinets - Kitchens

C20 Stairs

Element Description	
Name	C201002 - Exterior Stair Construction
Installation Year	1987
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	5 / Per Riser
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,335.00

Description

There is a set of cast-in-place concrete stairs installed at the egress door on the north elevation. The stairs are provided with a painted metal railing.

Condition Narrative

No major deficiencies were observed or reported, however, there was heavy pitting and scaling of the concrete finish that should be repaired as a routine maintenance activity.

Photos

Cache Creek Community Hall - C201002

Recommendations

Recommendations #1 - Exterior Stair Construction	
Type	Life Cycle Replacement
Year	2027
Cost	$9,335.00

Replace Exterior Stair Construction

C30 Interior Finishes

Element Description	
Name	C301005 - Paint Wall Covering
Installation Year	2012
Condition	3 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	305 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$11,388.70

Description
Interior walls are provided with a paint finish.

Condition Narrative
While the paint finish was observed to be in fair condition at the time of assessment, it is likely that it will require renewal within the short-term of the evaluation period. The difficulty factor has been decreased to account for the limited number of interior walls.

Photos

Cache Creek Community Hall - C301005


Cache Creek Community Hall - C301005

Recommendations

Recommendations #1 - Paint Wall Covering	
Type	Life Cycle Replacement
Year	2025
Cost	$11,388.70

Replace Paint Wall Covering

Element Description	
Name	C301022 - Wood Wall Finish
Installation Year	2012
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	16 Years
Renewal Year	2037
Quantity / Unit of Measure	150 / SM
Unit Cost	$270.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$37,806.75

Description

Vertical wood or pressed wood wainscoting is applied to walls throughout the building.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been reduced to account for the type of wainscoting.

Photos

Cache Creek Community Hall - C301022

Cache Creek Community Hall - C301022

Recommendations

Recommendations #1 - Wood Wall Finish	
Type	Life Cycle Replacement
Year	2037
Cost	$37,806.75

Replace Wood Wall Finish

Element Description	
Name	C301024 - Wall Carpet
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Renewal Year	2032
Quantity / Unit of Measure	21 / SM
Unit Cost	$70.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,744.49

Description

In the Main Hall, interior walls are provided with carpet wall sections to dampen sound reverberations.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - C301024

Recommendations

Recommendations #1 - Wall Carpet	
Type	Life Cycle Replacement
Year	2032
Cost	$2,744.49

Replace Wall Carpet

Element Description	
Name	C302023 - Vinyl Sheet Floor
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	305 / SM
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$68,332.20

Description

The interior floors are all provided with a rolled vinyl floor with welded seams.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Cache Creek Community Hall - C202027

Cache Creek Community Hall - C202027

Cache Creek Community Hall - C202027

Recommendations

Recommendations #1 - Vinyl Sheet Floor	
Type	Life Cycle Replacement
Year	2025
Cost	$68,332.20

Replace Vinyl Sheet Floor

Element Description	
Name	C303006 - Painted Ceiling Structures
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	305 / SM
Unit Cost	$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$17,083.05

Description

Ceilings are provided with a paint finish.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - C303006

Recommendations

Recommendations #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2027
Cost	$17,083.05

Replace Painted Ceiling Structures

D Services
D20 Plumbing

Element Description	
Name	D201004 - Sinks
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	5 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$1,867.00

Description

There is a counter-inset stainless steel basin without a tap-set installed in the kitchen. The sink is understood to drain to the exterior.

Condition Narrative

The sink has exceeded its expected useful life and therefore, lifecycle replacement is recommended within the short-term evaluation period.

Photos

Cache Creek Community Hall - D201004

Recommendations

Recommendations #1 - Sinks	
Type	Life Cycle Replacement
Year	2026
Cost	$1,867.00

Replace Sinks

D30 HVAC

Element Description	
Name	D301002 - Gas Supply Systems - Not in Use (Not Connected)
Installation Year	1987
Condition	5 - Missing/Failed
Expected Useful Life	40 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	1 / SM
Unit Cost	$20.00
Difficulty / Regional / Soft Cost Factors	0.00010 / 1.867 / 1
Replacement Cost	$0.00

Description

A propane gas regulator valve is installed at the southeast corner of the building.

Condition Narrative

This system is no longer in use and should be removed. The cost to remove the equipment is presumed to fall below the repair threshold ($5,000) and should therefore be completed as a routine maintenance activity. For the sake of this report, due to the system no longer being in use, the difficulty factor has been reduced to a negligible amount to reflect the lack of capital replacement needed.

Photos

Cache Creek Community Hall - D301002

Recommendations

Recommendations #1 - Gas Supply Systems	
Type	Life Cycle Replacement
Year	2021
Cost	$0.00

Replace Gas Supply Systems

Element Description	
Name	D304031 - Exhaust Fan - Roof/Wall Mounted Small
Installation Year	2017
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	21 Years
Renewal Year	2042
Quantity / Unit of Measure	1 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$2,800.50

Description

There is a small, through-wall exhaust fan installed in the kitchen. Technical specifications for the fan are not available.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been decreased to account for the size of the fan.

Photos

Cache Creek Community Hall - D304031

Recommendations

Recommendations #1 - Exhaust Fan - Roof/Wall Mounted Small	
Type	Life Cycle Replacement
Year	2042
Cost	$2,800.50

Replace Exhaust Fan - Roof/Wall Mounted Small

Element Description	
Name	D305008 - Force Flow Units (Electric)
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	1 / Each
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$933.50

Description

There is an electric fan coil unit installed in the kitchen. Technical specifications for the fan coil unit are not available.

Condition Narrative

The heater has exceeded its expected useful life and is exhibiting wear and tear that is consistent with age. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - D305008

Recommendations

Recommendations #1 - Force Flow Units (Electric)	
Type	Life Cycle Replacement
Year	2024
Cost	$933.50

Replace Force Flow Units (Electric)

Element Description	
Name	D305010 - Electric Baseboard Heaters
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	6 / Each
Unit Cost	$300.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,360.60

Description

The facility is heated via baseboard-mounted electric heaters. Technical specifications are not available. Heaters are controlled via integrated or standalone, manually operated thermostats.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Cache Creek Community Hall - D305010

Cache Creek Community Hall - D305010

Recommendations

Recommendations #1 - Electric Baseboard Heaters	
Type	Life Cycle Replacement
Year	2025
Cost	$3,360.60

Replace Electric Baseboard Heaters

D40 Fire Protection

Element Description	
Name	D403002 - Fire Extinguishers
Installation Year	1987
Condition	5 - Missing/Failed
Expected Useful Life	10 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	305 / SM Building
Unit Cost	$1.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$569.44

Description
There is an ABC-type fire extinguisher installed in the kitchen.

Condition Narrative
The fire extinguisher does not have up-to-date inspection tags and is not wall-mounted. Replacement is recommended.

Photos


Cache Creek Community Hall - D403002

Cache Creek Community Hall - D403002

Recommendations

Recommendations #1 - Fire Extinguishers	
Type	Life Cycle Replacement
Year	2021
Cost	$569.44

Replace Fire Extinguishers

D50 Electrical

Element Description	
Name	D501033 - Panelboards Residential
Installation Year	2012
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	31 Years
Renewal Year	2052
Quantity / Unit of Measure	2 / Each
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$4,480.80

Description

There are two (2) electrical distribution panelboards installed in the kitchen. They are manufactured by Square D and are rated for 100A at 120/240V and 125A at 120/240V. The 125A panelboard contains the main breaker.

Condition Narrative

No major deficiencies were observed or reported

Photos

Cache Creek Community Hall - D501033

Cache Creek Community Hall - D501033

Cache Creek Community Hall - D501033

Cache Creek Community Hall - D501033

Element Description	
Name	D502002 - Interior Lighting
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	305 / SM Building
Unit Cost	$85.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$24,200.99

Description

Lighting is provided by a mix of incandescent fixtures installed in the kitchen and entryway, and ceiling-mounted T12 fluorescent fixtures installed in the Main Hall and a wall-mounted T12 fluorescent fixture installed in the kitchen. A ceiling fan with light fixture is installed in the hall.

Condition Narrative

No major deficiencies were observed or reported, however, T12 fluorescent fixtures may be difficult to locate parts due to obsolescence. Lifecycle replacement is therefore recommended within the short-term of the evaluation period. At the time of lifecycle replacement, it is recommended to install energy-efficient lighting. The difficulty factor has been decreased to account for the small number of fixtures.

Photos

Cache Creek Community Hall - D502002

Cache Creek Community Hall - D502002

Cache Creek Community Hall - D502002

Recommendations

Recommendations #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2024
Cost	$24,200.99

Replace Interior Lighting

Element Description	
Name	D502011 - Branch Wiring and Devices Residential
Installation Year	1987
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	16 Years
Renewal Year	2037
Quantity / Unit of Measure	305 / SM
Unit Cost	$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$25,624.58

Description

Branch wiring is a mix of residential-grade copper wiring and commercial-grade armoured cable. Wiring terminates to electrical distribution panelboards and terminal components.

Condition Narrative

No major deficiencies were observed or reported, however, some faceplates were damaged and should be replaced as a maintenance activity. Lifecycle replacement has been deferred.

Photos

Cache Creek Community Hall - D502011

Recommendations

Recommendations #1 - Branch Wiring and Devices Residential	
Type	Life Cycle Replacement
Year	2037
Cost	$25,624.58

Replace Branch Wiring and Devices Residential

Element Description	
Name	D502041 - Exterior Lighting
Installation Year	2012
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Renewal Year	2032
Quantity / Unit of Measure	1 / Each
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$933.50

Description

There is a motion-activated incandescent exterior light installed over the main entrance on the east elevation.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - D502041

Recommendations

Recommendations #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2032
Cost	$933.50

Replace Exterior Lighting

F Special Construction & Demolition
F10 Special Construction

Element Description	
Name	F104024 - Ice Rink Dasher Boards - Outdoor
Installation Year	1987
Condition	5 - Missing/Failed
Expected Useful Life	20 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	180 / LM
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	0.30 / 1.867 / 1
Replacement Cost	$100,818.00

Description

There is a skating rink installed on the grounds south of the facility. The rink is composed of braced, plywood dasher boards secured to wood framework, which border natural landscaping. Metal wire fencing is installed above the dasher boards.

Condition Narrative

The wood was observed to be rotted. Posts are out-of-plumb and leaning inward. Wire fencing is rusted and deteriorated. Lifecycle replacement is required in the short term to restore functionality, and to mitigate a potential safety hazard. The difficulty factor has been decreased to account for the design and materials used for the dasher board assembly.

Photos

Cache Creek Community Hall - F104024

Cache Creek Community Hall - F104024

Cache Creek Community Hall - F104024

Cache Creek Community Hall - F104024

Recommendations

Recommendations #1 - Ice Rink Dasher Boards - Outdoor	
Type	Life Cycle Replacement
Year	2021
Cost	$100,818.00

Replace Ice Rink Dasher Boards - Outdoor

G Building Sitework
G20 Site Improvements

Element Description	
Name	G203022 - Concrete Paved Surfaces
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	20 / SM
Unit Cost	$165.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$6,161.10

Description

There is a concrete walkway connecting the Community Hall to the exterior shed and outhouse building.

Condition Narrative

Concrete surfaces were scaled and spalling at building entrances. The concrete has exceeded its expected useful life and is exhibiting wear and tear that is consistent with age. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Cache Creek Community Hall - G203022

Cache Creek Community Hall - G203022

Cache Creek Community Hall - G203022

Recommendations

Recommendations #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2022
Cost	$6,161.10

Replace Concrete Paved Surfaces

Element Description	
Name	G204022 - Fencing and Gates - Wood Fence
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	6 / LM
Unit Cost	$245.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,744.49

Description

There is wood post fencing installed around ball diamond outhouses and along a section of the pathway to the main outhouse building.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Cache Creek Community Hall - G204022

Recommendations

Recommendations #1 - Fencing and Gates - Wood Fence	
Type	Life Cycle Replacement
Year	2025
Cost	$2,744.49

Replace Fencing and Gates - Wood Fence

Element Description	
Name	G204073 - Picnic Tables - Wood
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	7 / Each
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$6,534.50

Description

Painted wood picnic tables are stored in the ball diamond cookhouse.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Cache Creek Community Hall - G204073

Recommendations

Recommendations #1 - Picnic Tables - Wood	
Type	Life Cycle Replacement
Year	2025
Cost	$6,534.50

Replace Picnic Tables - Wood

Element Description	
Name	G204075 - Bleachers
Installation Year	2000
Condition	5 - Missing/Failed
Expected Useful Life	20 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	50 / Per Seat
Unit Cost	$160.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	$29,872.00

Description

There are wood-framed bleachers with an integrated wood staircase installed at the edge of the baseball diamond.

Condition Narrative

Wood was rotted and deteriorated. The structure appears to have shifted. Lifecycle replacement is recommended in the immediate term to restore safe functionality. The difficulty factor has been increased to account for the type of materials used.

Photos

Cache Creek Community Hall - G204075

Cache Creek Community Hall - G204075

Cache Creek Community Hall - G204075

Cache Creek Community Hall - G204075

Recommendations

Recommendations #1 - Bleachers	
Type	Life Cycle Replacement
Year	2021
Cost	$29,872.00

Replace Bleachers

Element Description	
Name	G204081 - Message Sign - Wall-Mounted
Installation Year	2000
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,300.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,427.10

Description

There is a wall-mounted vinyl sign installed on the east elevation. The sign is not illuminated.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Cache Creek Community Hall - G204081

Recommendations

Recommendations #1 - Message Sign - Wall-Mounted	
Type	Life Cycle Replacement
Year	2027
Cost	$2,427.10

Replace Message Sign - Wall-Mounted

Element Description	
Name	G204094 - Playground Equipment (Playscapes, slides, etc.)
Installation Year	2000
Condition	5 - Missing/Failed
Expected Useful Life	20 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	8 / SM
Unit Cost	$860.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$12,844.96

Description

There is a wood-framed play structure with a vinyl slide, a set of painted monkey bars, and a painted steel merry-go-round installed south of the Community Hall.

Condition Narrative

The wood-framed play equipment exhibited split wood timbers, and ladder rungs were broken. The merry-go-round was tilted at an angle. The paint finish on the monkey bars is chipped and flaking. Lifecycle replacement within the immediate term is recommended to restore safe functionality of the equipment.

Photos

Cache Creek Community Hall - G204094

Cache Creek Community Hall - G204094

Cache Creek Community Hall - G204094

Recommendations

Recommendations #1 - Playground Equipment (Playscapes, slides, etc.)	
Type	Life Cycle Replacement
Year	2021
Cost	$12,844.96

Replace Playground Equipment (Playscapes, slides, etc.)

Element Description	
Name	G204095 - Baseball Backstops
Installation Year	2000
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	1 / Each
Unit Cost	$7,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$13,069.00

Description

There is a galvanized metal chain link baseball backstop installed in the baseball diamond south of the Community Hall.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - G204095

Recommendations

Recommendations #1 - Baseball Backstops	
Type	Life Cycle Replacement
Year	2030
Cost	$13,069.00

Replace Baseball Backstops

Element Description	
Name	G204096 - Exterior Wood Decks
Installation Year	2016
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	20 / SM
Unit Cost	$450.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$16,803.00

Description

There is a wood deck installed on the east elevation of the Community Hall. The deck comprises a conventional wood frame with stained deck boards. A set of wood stairs is provided on the east and south sides and a sloped access ramp is installed along the east edge.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - G204096

Cache Creek Community Hall - G204096

Recommendations

Recommendations #1 - Exterior Wood Decks	
Type	Life Cycle Replacement
Year	2041
Cost	$16,803.00

Replace Exterior Wood Decks

Element Description	
Name	G204099 - Other Site Development - Cookhouse
Installation Year	2000
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	4.00 / 1.867 / 1
Replacement Cost	$37,340.00

Description

There is a wood-framed exterior cookhouse installed adjacent to the ball diamond. The cookhouse comprises a wood post frame with wood rafters and purlins. The cookhouse is surrounded by plywood half-walls and has an earth floor. Metal roofing is installed on the pitched roof.

Condition Narrative

No major deficiencies were observed or reported, however, there were propane tanks stored near the cookhouse. It is unknown if tanks contain propane. Tanks should be removed to prevent vandalism or tampering. There is a propane cooktop with a range provided in the cookhouse, however, it is understood that it is no longer in use and should be removed as a maintenance activity. Repainting of half walls on the cookhouse perimeter should also be performed as part of routine maintenance. Lifecycle replacement has been deferred. The difficulty factor has been increased to account for the size and construction type.

Photos

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Recommendations

Recommendations #1 - Other Site Development	
Type	Life Cycle Replacement
Year	2031
Cost	$37,340.00

Replace Other Site Development

Element Description	
Name	G204099 - Other Site Development - Shed
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	5 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.867 / 1
Replacement Cost	$28,005.00

Description

There is a storage shed located west of the Community Hall. The storage shed is understood to comprise conventional wood framing, metal roofing, and metal siding. The shed rests atop stacked wood timbers resting on concrete pad footings. The interior walls are clad with unpainted plywood. The shed includes a wood-framed interior partition that divides the structure into two (2) rooms. There is a small electric unit heater installed. Incandescent lighting is provided, with electricity being fed from the Community Hall. Two (2) wood swing-type exterior doors are provided.

Condition Narrative

No major deficiencies were observed or reported. The components have surpassed their expected useful life, however replacement has been extended to a later year based on the absence of significant deficiencies. The difficulty factor has been increased to account for the construction type and size of the shed.

Photos

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Recommendations

Recommendations #1 - Other Site Development	
Type	Life Cycle Replacement
Year	2026
Cost	$28,005.00

Replace Other Site Development

Element Description	
Name	G204099 - Other Site Development - Main Outhouse Building
Installation Year	2000
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	2.50 / 1.867 / 1
Replacement Cost	$23,337.50

Description

There is a main outhouse building installed northeast of the Community Hall. The building is divided into two (2) single-user outhouse washrooms. The structure includes conventional wood framing clad internally and externally in plywood. Metal roofing is provided on the pitched roof. A metal-skinned wood door is provided at the entrance to each washroom. A plywood vanity is provided in each washroom. Outhouse toilets are wood benches clad in plywood and provisioned with a seat. Waste is collected in buried tanks of unknown volume or composition. There is a sub-100A electrical panel installed in the west washroom which is fed from the Community Hall. Incandescent lighting is provided in each washroom, on exterior walls over doors. Wood steps with small landings are provided at the entrance to each washroom.

Condition Narrative

Exterior doors were replaced in 2017. Flooring in the east-most washroom was also replaced in 2017. No major deficiencies were observed or reported. Re-sealing of exterior plywood surfaces should be performed as part of ongoing routine maintenance to preserve wood surfaces. The door to the west washroom has a hole cut for door hardware, however, hardware is not present. It is recommended to install locking hardware as a maintenance activity. Based on the absence of significant observed or reported deficiencies, lifecycle replacement has been deferred. The difficulty factor has been increased to account for the construction type and size of the building.

Photos

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Recommendations

Recommendations #1 - Other Site Development	
Type	Life Cycle Replacement
Year	2031
Cost	$23,337.50

Replace Other Site Development

Element Description	
Name	G204099 - Other Site Development - Baseball Diamond Outhouses
Installation Year	2000
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	2 / Lump Sum
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$18,670.00

Description

There are two (2) wood-framed, single-user outhouses installed northeast of the ball diamond. Each outhouse is provided with a buried metal waste tank, plastic toilet seats, and translucent, corrugated fiberglass roof panels.

Condition Narrative

The ground has settled, displacing both outhouses and suspending them from grade. Wood framing and plywood cladding were deteriorated and rotting. It is understood that these outhouses are planned for removal, replacement, and relocation closer to the ball diamond, which is planned for 2021.

Photos

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Cache Creek Community Hall - G204099

Recommendations

Recommendations #1 - Other Site Development	
Type	Life Cycle Replacement
Year	2021
Cost	$18,670.00

Replace Other Site Development

G40 Site Electrical Utilities

Element Description	
Name	G401011 - Electrical Service
Installation Year	2021
Condition	1 - Excellent
Expected Useful Life	50 Years
Remaining Useful Life	50 Years
Renewal Year	2071
Quantity / Unit of Measure	15 / LM
Unit Cost	$655.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$18,343.28

Description

An overhead single-phase 120/240V electrical service connects an exterior utility meter installed on the north elevation of the Community Hall to the utility-owned, pole-mounted transformer installed on Robinson Road to the east.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Cache Creek Community Hall - G401011

Cache Creek Community Hall - G401011

Element Description	
Name	G401021 - Site Branch Wiring and Devices
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	180 / LM
Unit Cost	$65.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$21,843.90

Description

Overhead wiring is provided to connect rink lights to a cabinet with lighting controls installed on the west elevation of the Community Hall.

Condition Narrative

Overhead wiring was not attached, tangled, and bunched. It is recommended to renew wiring at the time of the lifecycle replacement for the rink.

Photos

Cache Creek Community Hall - G401021

Cache Creek Community Hall - G401021

Recommendations

Recommendations #1 - Site Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2021
Cost	$21,843.90

Replace Site Branch Wiring and Devices

Element Description	
Name	G402016 - Pole Light Fixtures
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	6 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$16,803.00

Description

There are exterior light fixtures affixed to dasher board timbers around the outdoor skating rink. The fixtures, which utilize HID lamps, are understood to be operated from the Community Hall.

Condition Narrative

Lights are reportedly non-functional. It is recommended to replace the exterior lights at the time of lifecycle replacement for the skating rink.

Photos

Cache Creek Community Hall - G402016

Cache Creek Community Hall - G402016

Recommendations

Recommendations #1 - Pole Light Fixtures	
Type	Life Cycle Replacement
Year	2021
Cost	$16,803.00

Replace Pole Light Fixtures

APPENDIX B

30-Year Capital Plan Renewal and Repair Summary

Project No. 21075

FCAPX
A Division of Roth IAMS

OPINION OF PROBABLE COST TABLE

Client	Peace River Regional District
Site No.	
Building Name	Cache Creek Community Hall
Address	
Project No.	21075
Date	November 16, 2021

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Year	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																																					
A101001 Standard Foundations	Undertake an engineering study to determine the integrity of the foundation and structure and provide recommendations for repairs.	3 - Fair	Engineering Study	75	2022	$10,000		$10,000																													$10,000
A101001 Standard Foundations	Undertake repairs as directed by the engineering report.	3 - Fair	Major Repair	75	2023	$20,000			$20,000																												$20,000
B - Shell																																					
B10 - Superstructure																																					
B103001 Structure	Undertake repairs as directed by the engineering study located under the assessment A101001 - Standard Foundations.	3 - Fair	Major Repair	75	2023	$42,500			$42,500																												$42,500
B20 - Exterior Enclosure																																					
B201005 Exterior Louvers, Screens, and Fencing	Replace Exterior Louvers, Screens, and Fencing	4 - Poor	Life Cycle Replacement	50	2022	$1,494		$1,494																													$1,494
B201008 Exterior Soffits	Replace Exterior Soffits	4 - Poor	Life Cycle Replacement	50	2022	$4,107		$4,107																													$4,107
B201010 Exterior Coatings/Paint	Replace Exterior Coatings/Paint	4 - Poor	Life Cycle Replacement	10	2022	$9,260		$9,260										$9,260										$9,260									$27,781
B201024 Metal Siding	Replace Metal Siding	2 - Good	Life Cycle Replacement	40	2027	$37,041							$37,041																								$37,041
B201026 Wood Siding	Replace Wood Siding	3 - Fair	Life Cycle Replacement	30	2024	$3,734				$3,734																											$3,734
B202001 Windows	Replace Windows	4 - Poor	Life Cycle Replacement	35	2022	$19,510		$19,510																													$19,510
B203024 Single Door - Wood	Replace Single Door - Wood	4 - Poor	Life Cycle Replacement	25	2022	$10,082		$10,082																									$10,082				$20,164
B30 - Roofing																																					
B301005 Gutters and Downspouts	Replace Gutters and Downspouts	3 - Fair	Life Cycle Replacement	30	2025	$2,184					$2,184																											$2,184
B301022 Conventional - Modified Bitumen	Replace Conventional - Modified Bitumen	4 - Poor	Life Cycle Replacement	22	2022	$9,708		$9,708																						$9,708							$19,417
C - Interiors																																					
C102022 Single Door - Wood	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2027	$11,202							$11,202																								$11,202
C103009 Cabinets - Kitchens	Replace Cabinets - Kitchens	3 - Fair	Life Cycle Replacement	35	2025	$11,202					$11,202																										$11,202
C201002 Exterior Stair Construction	Replace Exterior Stair Construction	2 - Good	Life Cycle Replacement	40	2027	$9,335							$9,335																								$9,335
C301005 Paint Wall Covering	Replace Paint Wall Covering	3 - Fair	Life Cycle Replacement	10	2025	$11,389					$11,389										$11,389										$11,389						$34,166
C301022 Wood Wall Finish	Replace Wood Wall Finish	2 - Good	Life Cycle Replacement	25	2037	$37,807																	$37,807													$37,807
C301024 Wall Carpet	Replace Wall Carpet	2 - Good	Life Cycle Replacement	20	2032	$2,744												$2,744																			$2,744
C302023 Vinyl Sheet Floor	Replace Vinyl Sheet Floor	3 - Fair	Life Cycle Replacement	15	2025	$68,332					$68,332															$68,332											$136,664
C303006 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2027	$17,083							$17,083															$17,083									$34,166
D - Services																																					
D10 - Conveying																																					
D20 - Plumbing																																					
D201004 Sinks	Replace Sinks	3 - Fair	Life Cycle Replacement	35	2026	$1,867						$1,867																									$1,867
D30 - HVAC																																					
D301002 Gas Supply Systems - Not in Use (Not Connected)	Replace Gas Supply Systems	5 - Missing/Failed	Life Cycle Replacement	40	2021																																$0
D304031 Exhaust Fan - Roof/Wall Mounted Small	Replace Exhaust Fan - Roof/Wall Mounted Small	2 - Good	Life Cycle Replacement	25	2042	$2,801																						$2,801									$2,801
D305008 Force Flow Units (Electric)	Replace Force Flow Units (Electric)	3 - Fair	Life Cycle Replacement	18	2024	$934				$934																		$934									$1,867
D305010 Electric Baseboard Heaters	Replace Electric Baseboard Heaters	3 - Fair	Life Cycle Replacement	18	2025	$3,361					$3,361																		$3,361								$6,721
D40 - Fire Protection																																					
D403002 Fire Extinguishers	Replace Fire Extinguishers	5 - Missing/Failed	Life Cycle Replacement	10	2021	$569	$569										$569										$569										$1,708
D50 - Electrical																																					
D502002 Interior Lighting	Replace Interior Lighting	3 - Fair	Life Cycle Replacement	35	2024	$24,201				$24,201																											$24,201
D502011 Branch Wiring and Devices Residential	Replace Branch Wiring and Devices Residential	2 - Good	Life Cycle Replacement	50	2037	$25,625																	$25,625													$25,625
D502041 Exterior Lighting	Replace Exterior Lighting	3 - Fair	Life Cycle Replacement	20	2032	$934												$934																			$934
E - Equipment & Furnishings																																					
F - Special Construction & Demolition																																					
F104024 Ice Rink Dasher Boards - Outdoor	Replace Ice Rink Dasher Boards - Outdoor	5 - Missing/Failed	Life Cycle Replacement	20	2021	$100,818	$100,818																				$100,818										$201,636
G - Site Surfacing and Landscaping																																					
G203022 Concrete Paved Surfaces	Replace Concrete Paved Surfaces	4 - Poor	Life Cycle Replacement	30	2022	$6,161		$6,161																													$6,161
G204022 Fencing and Gates - Wood Fence	Replace Fencing and Gates - Wood Fence	3 - Fair	Life Cycle Replacement	20	2025	$2,744					$2,744																					$2,744					$5,489
G204073 Picnic Tables - Wood	Replace Picnic Tables - Wood	3 - Fair	Life Cycle Replacement	15	2025	$6,535					$6,535															$6,535										$13,069
G204075 Bleachers	Replace Bleachers	5 - Missing/Failed	Life Cycle Replacement	20	2021	$29,872	$29,872																				$29,872										$59,744
G204081 Message Sign - Wall-Mounted	Replace Message Sign - Wall-Mounted	2 - Good	Life Cycle Replacement	20	2027	$2,427							$2,427																								$4,854
G204094 Playground Equipment (Playscapes, slides, etc.)	Replace Playground Equipment (Playscapes, slides, etc.)	5 - Missing/Failed	Life Cycle Replacement	20	2021	$12,845	$12,845																				$12,845										$25,690
G204095 Baseball Backstops	Replace Baseball Backstops	2 - Good	Life Cycle Replacement	30	2030	$13,069											$13,069																				$13,069
G204096 Exterior Wood Decks	Replace Exterior Wood Decks	2 - Good	Life Cycle Replacement	25	2041	$16,803																					$16,803										$16,803
G204099 Other Site Development - Baseball Diamond Outhouses	Replace Other Site Development	4 - Poor	Life Cycle Replacement	25	2021	$18,670	$18,670																														$37,340
G204099 Other Site Development - Cookhouse	Replace Other Site Development	2 - Good	Life Cycle Replacement	25	2031	$37,340											$37,340																				$37,340
G204099 Other Site Development - Main Outhouse Building	Replace Other Site Development	2 - Good	Life Cycle Replacement	25	2031	$23,338											$23,338																				$23,338
G204099 Other Site Development - Shed	Replace Other Site Development	3 - Fair	Life Cycle Replacement	25	2026	$28,005						$28,005																									$28,005
G401021 Site Branch Wiring and Devices	Replace Site Branch Wiring and Devices	4 - Poor	Life Cycle Replacement	40	2021	$21,844	$21,844																														$21,844
G402016 Pole Light Fixtures	Replace Pole Light Fixtures	4 - Poor	Life Cycle Replacement	25	2021	$16,803	$16,803																														$33,606
					Total Capital Renewals		$736,279	$201,421	$70,323	$62,500	$28,868	$105,747	$29,872	$77,088	$0	$0	$13,069	$61,247	$12,938	$0	$0	$11,389	$0	$63,431	$0	$0	$74,867	$160,907	$30,077	$3,361	$9,708	$14,133	$35,473	$12,509	$0	$0	$0	$1,078,930

APPENDIX C

Reserve Fund Analysis

Project No. 21075

FCAPX
A Division of Roth IAMS

Cash Flow Table

Scenario 1: Contributions Increase with Inflation

Reserve Fund Opening Balance	$ -	Assumed Annual Inflation Rate for Reserve Fund Expenditures	2.00%
Projected Minimum Reserve Fund Balance	$ 1,850	Assumed Annual Interest Rate for Interest Earned on Reserve Fund	2.00%

Year	Opening Balance	Recommended Annual Contribution	Other Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	% Increase In Recommended Annual Contribution	Closing Balance	Average Contribution Per Unit, Per Month
2021	$ -	$ -	$ 215,000	$ 213,150	$ -	n/a	$ 1,850	$ -
2022	$ 1,850	$ 46,000	$ 75,000	$ 74,970	$ 19	2.00%	$ 47,899	$ 3,833
2023	$ 47,899	$ 46,920	$ 50,000	$ 68,822	$ 497	2.00%	$ 76,494	$ 3,910
2024	$ 76,494	$ 47,858	$ -	$ 32,314	$ 1,244	2.00%	$ 93,282	$ 3,988
2025	$ 93,282	$ 48,816	$ -	$ 119,338	$ 1,698	2.00%	$ 24,457	$ 4,068
2026	$ 24,457	$ 49,792	$ -	$ 34,779	$ 1,177	2.00%	$ 40,648	$ 4,149
2027	$ 40,648	$ 50,788	$ -	$ 89,868	$ 651	2.00%	$ 2,219	$ 4,232
2028	$ 2,219	$ 51,803	$ -	$ -	$ 429	2.00%	$ 54,451	$ 4,317
2029	$ 54,451	$ 52,840	$ -	$ -	$ 567	2.00%	$ 107,857	$ 4,403
2030	$ 107,857	$ 53,896	$ -	$ 16,313	$ 1,623	2.00%	$ 147,064	$ 4,491
2031	$ 147,064	$ 54,974	$ -	$ 78,077	$ 2,549	2.00%	$ 126,511	$ 4,581
2032	$ 126,511	$ 56,074	$ -	$ 16,972	$ 2,736	2.00%	$ 168,348	$ 4,673
2033	$ 168,348	$ 57,195	$ -	$ -	$ 2,949	2.00%	$ 228,492	$ 4,766
2034	$ 228,492	$ 58,339	$ -	$ -	$ 3,968	2.00%	$ 290,799	$ 4,862
2035	$ 290,799	$ 59,506	$ -	$ 15,240	$ 5,193	2.00%	$ 340,258	$ 4,959
2036	$ 340,258	$ 60,696	$ -	$ -	$ 6,311	2.00%	$ 407,265	$ 5,058
2037	$ 407,265	$ 61,910	$ -	$ 92,251	$ 7,475	2.00%	$ 384,399	$ 5,159
2038	$ 384,399	$ 63,148	$ -	$ -	$ 7,917	2.00%	$ 455,464	$ 5,262
2039	$ 455,464	$ 64,411	$ -	$ -	$ 8,399	2.00%	$ 528,273	$ 5,368
2040	$ 528,273	$ 65,699	$ -	$ 114,724	$ 9,837	2.00%	$ 489,086	$ 5,475
2041	$ 489,086	$ 67,013	$ -	$ 252,760	$ 10,174	2.00%	$ 313,513	$ 5,584
2042	$ 313,513	$ 68,354	$ -	$ 47,743	$ 8,026	2.00%	$ 342,149	$ 5,696
2043	$ 342,149	$ 69,721	$ -	$ 4,870	$ 6,557	2.00%	$ 413,557	$ 5,810
2044	$ 413,557	$ 71,115	$ -	$ 16,557	$ 7,557	2.00%	$ 475,672	$ 5,926
2045	$ 475,672	$ 72,537	$ -	$ 23,644	$ 8,892	2.00%	$ 533,457	$ 6,045
2046	$ 533,457	$ 73,988	$ -	$ 62,015	$ 10,091	2.00%	$ 555,522	$ 6,166
2047	$ 555,522	$ 75,468	$ -	$ 21,085	$ 10,890	2.00%	$ 620,794	$ 6,289
2048	$ 620,794	$ 76,977	$ -	$ -	$ 11,763	2.00%	$ 709,535	$ 6,415
2049	$ 709,535	$ 78,517	$ -	$ -	$ 13,303	2.00%	$ 801,355	$ 6,543
2050	$ 801,355	$ 80,087	$ -	$ -	$ 15,109	2.00%	$ 896,551	$ 6,674

Note 1: The contributions for the 2021 fiscal year are amounts budgeted by Cache Creek Community Hall

Note 2: The 2021 Estimated Inflation Adjusted Expenditures includes approved CRF expenditures for the fiscal year, if any.

Note 3: The projections included in this table are estimates only, based on the information available at the time of preparation. The condition assessment must be updated regularly as the actual figures will vary from the amounts detailed in this table due to changes in interest rates, inflation rates and scheduling of the repair/replacement work.

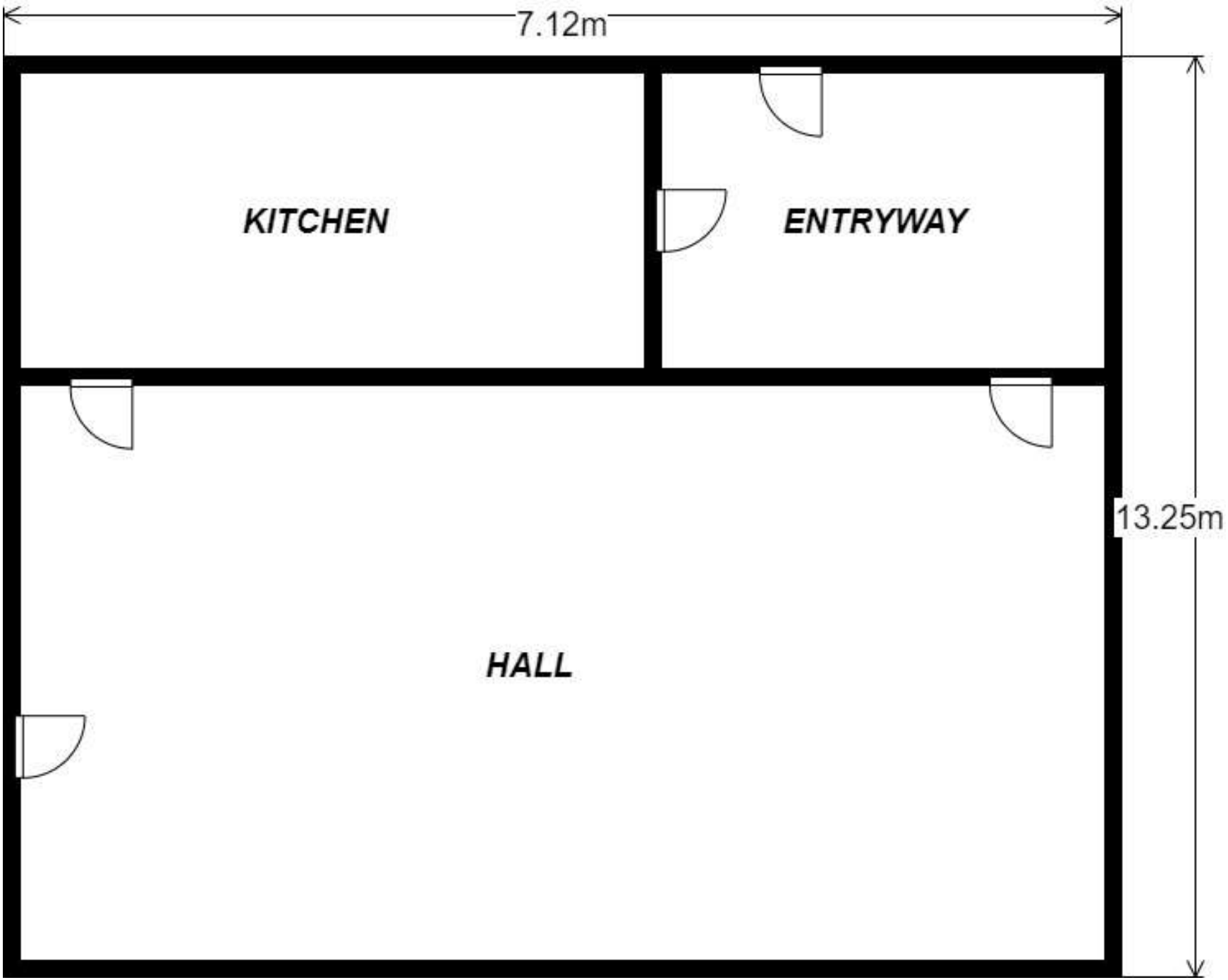
APPENDIX D

Floor Plan/Site Plan

FCAPX
A Division of Roth IAMS


Robinson Road
Robinson Road
Robinson Road
N

Cache Creek Community Hall



APPENDIX E

Preventative Maintenance Plan

Project No. 21075

FCAPX

A Division of Roth IAMS

Cache Creek Community Hall

Equipment List

Uniformat Code	Uniformat Name	Quantity	Description (If Applicable)	PM ID Number
D305008	Force Flow Units (Electric)	1		0057
D304002	Fire Extinguishers	Not Available		0071
D501033	Panelboards Residential	2		0077

Cache Creek Community Hall

Preventative Maintenance Plan

PM ID Number	Component Name	PM Task List	Frequency	Estimated Time (Minutes)	Quantity	Resource/ Craft	Materials / Consumables	LOTO (Y/N)
0057	Forced Flow Units (Electric)	Depower the unit and open the cabinet and clean the interior, including fan blades if they are accessible. While the unit is off, inspect the interior components for signs of damage, burns, or unusual odours. Ensure fan bearings are lubricated as per manufacturer specification. Visually assess electrical connections and heater for loose or frayed wiring. Clean any fins or manifolds. Close the fan cabinet and restore power to the unit. Inspect the unit under normal operation and monitor for unusual noises, odours, or excessive vibration. Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.	quarterly	30	Each	Building Technician	Toolset, Cleaning Supplies	Y
0071	Fire Extinguishers	Inspect the fire extinguisher and ensure the needle reads within acceptable ranges on the pressure gauge. Ensure the fire extinguisher is properly mounted/seated. Check to ensure pins are in place and secured with unbroken break-away ties. Initial the monthly inspection tags.	monthly	5	Each	Building Technician	NA	N
0071	Fire Extinguishers	Complete an annual inspection in accordance with fire code regulations and update inspection tags. Annual inspections must be performed by a technician who is licensed to do so.	annually	10	Each	Licensed Technician	Inspection Tags	N
0071	Fire Extinguishers	Complete hydrostatic testing. Recharge or replace the fire extinguisher as needed.	10 years	30	Each	Licensed Technician	Specialized re-charging equipment.	N
0077	Panelboards	Perform thermal imaging (infrared scanning) to detect hot spots (excess heat) in electrical components. While thermal imaging is being undertaken, inspect electrical panelboards for missing breakers, panel schedules, knockouts, or unusual sounds or odours. Provide a detailed thermal imaging report based on the results of the infrared scanning.	3 years	10	Each	Electrician	Thermal Imaging Camera, Toolset	N