



PEACE RIVER REGIONAL DISTRICT



Submission to

Peace River Regional District

**Facility Condition Assessment Report
Golata Creek Community Hall**

Version: Final

November 18, 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

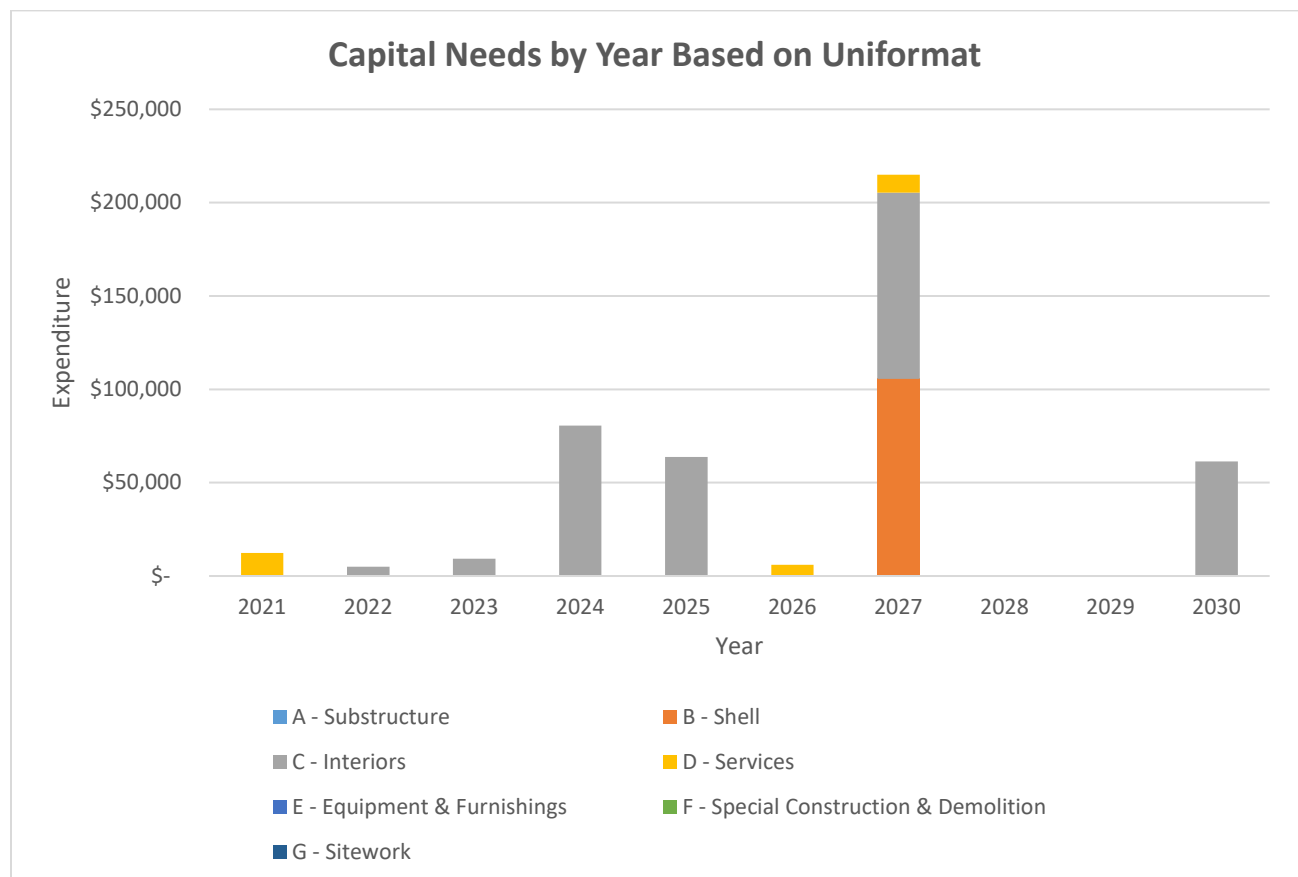
FCAPX a division of Roth IAMS Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Golata Creek Community Hall in Golata, BC. The objective of the FCA was to identify, based on current observed conditions, deficiencies, and potential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

Facility Summary

Golata Creek Community Hall is located at 6161 Golata Creek Road in Golata, BC. This facility is a single-storey structure without a basement, constructed in 1958. Additions were constructed in 1987 and 2008. The total gross floor area is estimated to be about 329 SM in size. The building was assessed on June 17, 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.



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.

| Unifomat 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 | \$ 9,522 | \$ 162,709 | \$ 190,527 |
| E – Equipment & Furnishings | \$ - | \$ - | \$ - | \$ - | \$ - |
| F – Special Construction | \$ - | \$ - | \$ - | \$ - | \$ - |
| G – Building Sitework | \$ - | \$ - | \$ - | \$ 70,573 | \$ 70,573 |
| Totals | \$ 12,322 | \$ 164,572 | \$ 276,298 | \$ 818,185 | \$ 1,271,377 |

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

Collaborating to Provide Asset Data You Can Trust

Table of Contents

| | | |
|-----|---|----|
| 1 | Introduction | 1 |
| 1.1 | Facility | 1 |
| 1.2 | Site Review | 1 |
| 1.3 | Owner Supplied Material | 1 |
| 1.4 | Facility Summary | 1 |
| 2 | Scope of Work | 2 |
| 2.1 | Deviations from the Guide | 4 |
| 2.2 | Limiting Conditions | 5 |
| 3 | Definitions | 6 |
| 3.1 | Evaluation Period | 6 |
| 3.2 | Opinions of Probable Costs | 6 |
| 3.3 | Asset Life Expectancy | 7 |
| 3.4 | Recommendation Type | 7 |
| 3.5 | Condition Ratings and Site Observations | 7 |
| 3.6 | Factors | 8 |
| 4 | Facility Condition Assessment | 9 |
| 4.1 | Facility Condition Index | 9 |
| 5 | Reserve Fund Analysis | 10 |
| 6 | Floor Plan/Site Plan | 11 |
| 7 | Preventative Maintenance Plan | 11 |
| 8 | Closure | 12 |

APPENDIX

Appendix A – Facility Condition Assessment Findings

Appendix B – 30-Year Capital Plan Summary

Appendix C – Reserve Fund Analysis

Appendix D – Floor Plan/Site Plan

Appendix E – Preventative Maintenance Plan

Collaborating to Provide Asset Data You Can Trust

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 Golata Creek Community Hall in Golata, 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 | Golata Creek Community Hall |
| Address | 6161 Golata Creek Road, Golata, BC |
| Estimated Building Floor Area (sq.m.) | 329 |
| Number of Storeys | 1 |
| Date of Construction | 1958, 1987, and 2008 |

1.2 SITE REVIEW

A site visit was performed on June 17, 2021 by the following FCAPX personnel:

- Inder Grewal, 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

The School building was constructed circa 1958 and has a reported gross floor area of approximately 101 SM (1,087 SF) with 2 additions a Hall addition in 1987 and a reported gross floor area of approximately 183 SM (1,970 SF) and a washroom addition in 2008 and a reported gross floor area of approximately 45 SM (484 SF). The building occupancy includes kitchen, washrooms, and a hall.

The building's foundations appear to be composed of wood beams that bear on timbers. The building appears to be a wood-frame with a wood roof structure. The building is clad

Collaborating to Provide Asset Data You Can Trust

with metal siding. Exterior doors are painted, insulated hollow metal and double wood doors. Exterior windows are insulating double-paned glass units set in fixed and operable wood frames. Interior wall partitions appear to be gypsum, wood panels and particle wallboard. Interior doors are painted hollow-core wood. The school has been converted to a kitchen and is provided with kitchen cabinets. The washroom is provided with typical fixtures. Flooring throughout the hall and school is wood laminate floors, while the washroom has vinyl sheet floor. Ceilings are provided with a paint covering. The overall architectural systems are in good condition.

1.4.2 Plumbing and Mechanical Systems Summary

The facility is provided with a domestic water distribution system that appears to be composed of copper pipes. Sanitary waste drainage appears to be composed of cast iron pipes. The washroom plumbing fixtures include floor mounted water closets with flush tanks, countertop mounted lavatory of enameled steel. Domestic hot water is provided by an electric domestic water heater installed in the addition storage room. Heating is provided by a furnace in the hall, electric suspended radiant heaters in the school and electric wall mounted force flows in the washrooms. The building uses electric controls as a method of control for HVAC systems. The overall mechanical systems are in good condition and the water heater is in poor condition.

1.4.3 Electrical Systems Summary

The building is supplied with 120/208V power that is stepped down via utility owned pole mounted transformer. The facility is provided with a main electrical disconnect rated at 100 amps (A), 120/208 volts (V). The main panel feeds three 100A 120/208V branch circuit panels. Interior lighting fixtures, which are linear T-8 fixtures. The other electrical components include a fire alarm system, data systems, and an intrusion alarm. Exit signs are strategically located throughout the building to mark the path of emergency egress. The overall electrical systems are in good condition.

1.4.4 Site Feature Systems Executive Summary

The site elements include a chain-link fence, cast in place concrete and wood stairs. The underground water supply line is provided from the site well to the storage room. The underground sanitary sewer line is provided from the storage room to the site septic system. The underground electrical service is provided underground from the utility to the building electrical service equipment. The overall site systems are in good condition and the cast in place concrete stairs are in fair condition.

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:

Page No: 2

Project No. 21075

© Copyright 2021 FCAPX a Division of Roth IAMS Ltd. - All rights reserved

Collaborating to Provide Asset Data You Can Trust

- 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,

Collaborating to Provide Asset Data You Can Trust

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.

Collaborating to Provide Asset Data You Can Trust

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

Page No: 5

Project No. 21075

© Copyright 2021 FCAPX a Division of Roth IAMS Ltd. - All rights reserved

Collaborating to Provide Asset Data You Can Trust

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.

Collaborating to Provide Asset Data You Can Trust

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

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

Collaborating to Provide Asset Data You Can Trust

excludes conditions that generally do not constitute a material physical deficiency of the site.

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

- 1- **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.

Collaborating to Provide Asset Data You Can Trust

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:

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

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

$$\text{5-Year FCI} = 9.7\%$$

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,

Collaborating to Provide Asset Data You Can Trust

etc.) for the subject building is \$170,920. 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 \$1,762,500 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 9.7%. Based on the table above, the FCI suggests that the building is in Good condition overall.

5 RESERVE FUND ANALYSIS

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

Golata 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.
 - o 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

Collaborating to Provide Asset Data You Can Trust

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.

Collaborating to Provide Asset Data You Can Trust

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,

Inder Grewal

Facility Assessor

Phone: 604-691-2169, ext. 219

Email: inder.grewal@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

Collaborating to Provide Asset Data You Can Trust

APPENDIX A
Facility Condition Assessment

Project No. 21075

© Copyright 2021 FCAPX a Division of Roth IAMS Ltd.- All rights reserved



A Substructure

A10 Foundations

| Element Description | |
|---|---------------------------------------|
| Name | A101001 - Standard Foundations - Hall |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 41 Years |
| Renewal Year | 2062 |
| Quantity / Unit of Measure | 54 / LM Footprint |
| Unit Cost | \$984.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$99,204.91 |

Description

While concealed from view, standard foundations for the Hall structure are reportedly composed of wood beams that bear on steel screw piles.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - A101001



Golata Creek Community Hall - A101001

| Element Description | |
|---|---|
| Name | A101001 - Standard Foundations - School |
| Installation Year | 1958 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 12 Years |
| Renewal Year | 2033 |
| Quantity / Unit of Measure | 40 / LM Footprint |
| Unit Cost | \$984.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$73,485.12 |

Description

While concealed from view, standard foundations for the School structure are reportedly composed of wood beams that bear on steel screw piles.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - A101001

Recommendations

| Recommendations #1 - Standard Foundations | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2033 |
| Cost | \$73,485.12 |

Replace Standard Foundations

| Element Description | |
|---|---|
| Name | A101001 - Standard Foundations - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 62 Years |
| Renewal Year | 2083 |
| Quantity / Unit of Measure | 27 / LM Footprint |
| Unit Cost | \$984.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$49,602.46 |

Description

While concealed from view, standard foundations for the addition structure are reportedly composed of wood beams that bear on steel screw piles.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - A101001



Golata Creek Community Hall - A101001

B Shell
B10 Superstructure

| Element Description | |
|---|------------------------------|
| Name | B101001 - Floor Construction |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 62 Years |
| Renewal Year | 2083 |
| Quantity / Unit of Measure | 20 / SM Building |
| Unit Cost | \$249.38 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$9,311.85 |

Description

The stage located in the Hall is wood framed, where wood floor joists support the wood floor deck.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B101001

| Element Description | |
|---|-----------------------------|
| Name | B102001 - Roof Construction |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 62 Years |
| Renewal Year | 2083 |
| Quantity / Unit of Measure | 28 / SM Footprint |
| Unit Cost | \$208.07 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$10,877.07 |

Description

A canopy structure is constructed on the east and south/east elevations of the school and hall. The canopy features wood purlins and rafters that bear on wood stud framework.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024

| Element Description | |
|---|----------------------------|
| Name | B103001 - Structure - Hall |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 41 Years |
| Renewal Year | 2062 |
| Quantity / Unit of Measure | 183 / SM Building |
| Unit Cost | \$280.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$95,665.08 |

Description

While concealed from view by interior and exterior finishes, the Hall superstructure is presumably wood framed, where wood floor joists support the wood floor deck. The sloped roof structure is likely a wood roof deck supported by wood rafters, beams, and wood stud framework.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B103001



Golata Creek Community Hall - B103001



Golata Creek Community Hall - B103001

| Element Description | |
|---|------------------------------|
| Name | B103001 - Structure - School |
| Installation Year | 1958 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 12 Years |
| Renewal Year | 2033 |
| Quantity / Unit of Measure | 101 / SM Building |
| Unit Cost | \$280.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$52,798.76 |

Description

While concealed from view by interior and exterior finishes, the school superstructure is presumably wood framed, where wood floor joists support the wood floor deck. The sloped roof structure is likely a wood deck supported by pre-engineered wood trusses and wood stud framework.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B103001



Golata Creek Community Hall - B103001

Recommendations

| Recommendations #1 - Structure | |
|--------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2033 |
| Cost | \$52,798.76 |

Replace Structure

| Element Description | |
|---|--------------------------------|
| Name | B103001 - Structure - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 62 Years |
| Renewal Year | 2083 |
| Quantity / Unit of Measure | 45 / SM Building |
| Unit Cost | \$280.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$23,524.20 |

Description

While concealed from view by interior and exterior finishes, the addition superstructure is likely wood framed, where wood floor joists support the wood floor deck. The sloped roof structure is likely a wood deck on pre-engineered wood trusses and wood stud framework.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B103001



Golata Creek Community Hall - B103001



Golata Creek Community Hall - B103001

B20 Exterior Enclosure

| Element Description | |
|---|--|
| Name | B201024 - Metal Siding - Hall & School |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 282 / SM |
| Unit Cost | \$160.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$84,239.04 |

Description

The Hall and School exterior walls are clad with pre-formed, factory-finished metal wall panels that incorporate a vertically-corrugated profile.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Sections of siding are pulling away from wall surfaces, mostly around the crawl space. To be secured as a maintenance activity.

Photos



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024

Recommendations

| Recommendations #1 - Metal Siding | |
|-----------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$84,239.04 |

Replace Metal Siding

| Element Description | |
|---|-----------------------------------|
| Name | B201024 - Metal Siding - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| Quantity / Unit of Measure | 54 / SM |
| Unit Cost | \$160.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$16,130.88 |

Description

The Addition exterior walls are clad with pre-formed, factory-finished metal wall panels that incorporate a vertically-corrugated profile.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024



Golata Creek Community Hall - B201024

Recommendations

| Recommendations #1 - Metal Siding | |
|-----------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$16,130.88 |

Replace Metal Siding

| Element Description | |
|---|-----------------------------------|
| Name | B202001 - Windows - Hall & School |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 12 / SM |
| Unit Cost | \$950.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$21,283.80 |

Description

Exterior windows installed on the Hall and School perimeters are insulating double-paned glass units set in fixed and operable wood frames.

Condition Narrative

No major deficiencies were observed or reported during the assessment. No evidence of water leaks were identified during the assessment. Paint finishes on the frames were observed to be worn. The component will reach its expected useful life within the short term evaluation period. Refinishing of exterior wood frame surfaces is expected to be handled as a maintenance activity. Lifecycle replacement of the windows has been extended to a later year given the absence of significant deficiencies.

Photos



Golata Creek Community Hall - B201008



Golata Creek Community Hall - B201008



Golata Creek Community Hall - B201008



Golata Creek Community Hall - B201008

Recommendations

| Recommendations #1 - Windows | |
|------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$21,283.80 |

Replace Windows

| Element Description | |
|---|--------------------------------------|
| Name | B203023 - Single Door - Hollow Metal |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 30 Years |
| Remaining Useful Life | 17 Years |
| Renewal Year | 2038 |
| Quantity / Unit of Measure | 4 / Each |
| Unit Cost | \$3,200.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$23,897.60 |

Description

Exterior doors are composed of hollow metal swing-type units that are hinge-mounted in pressed steel frames.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B203023



Golata Creek Community Hall - B203023

Recommendations

| Recommendations #1 - Single Door - Hollow Metal | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2038 |
| Cost | \$23,897.60 |

Replace Single Door - Hollow Metal

| Element Description | |
|---|-----------------------------------|
| Name | B203027 - Double Door - Wood Door |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 17 Years |
| Renewal Year | 2038 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$5,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$9,335.00 |

Description

An exterior double-door on the east elevation of Hall is composed of painted wood swing-type units that are hinge-mounted in a painted, wood frame.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - B203023

Recommendations

| Recommendations #1 - Double Door - Wood Door | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2038 |
| Cost | \$9,335.00 |

Replace Double Door - Wood Door

B30 Roofing

| Element Description | |
|---|----------------------------------|
| Name | B301005 - Gutters and Downspouts |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 30 Years |
| Remaining Useful Life | 17 Years |
| Renewal Year | 2038 |
| Quantity / Unit of Measure | 94 / LM |
| Unit Cost | \$45.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$7,897.41 |

Description

Prefinished metal gutters are installed along horizontal roof eaves on the building perimeter. The gutters connect with metal downspouts that discharge onto landscaped surfaces at ground level.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Downspouts with missing/detached extensions and damaged gutters near the school entrance to be repaired as maintenance.

Photos



Golata Creek Community Hall - B301005



Golata Creek Community Hall - B301005



Golata Creek Community Hall - B301005

Recommendations

| Recommendations #1 - Gutters and Downspouts | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2038 |
| Cost | \$7,897.41 |

Replace Gutters and Downspouts

| Element Description | |
|---|-------------------------|
| Name | B301028 - Metal Roofing |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| Quantity / Unit of Measure | 395 / SM |
| Unit Cost | \$280.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$206,490.20 |

Description

Pitched roof surfaces over the building are covered with preformed, overlapping metal roof panels that are mechanically fastened to the roof structure.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Based on information provided the metal roofing was understood to have been installed around 2008.

Photos



Golata Creek Community Hall - B301028



Golata Creek Community Hall - B301028



Golata Creek Community Hall - B301028

Recommendations

| Recommendations #1 - Metal Roofing | |
|------------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$206,490.20 |

Replace Metal Roofing

C Interiors

C10 Interior Construction

| Element Description | |
|---|---------------------------------------|
| Name | C101001 - Fixed Partitions - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 62 Years |
| Renewal Year | 2083 |
| Quantity / Unit of Measure | 45 / SM Building |
| Unit Cost | \$95.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$7,981.43 |

Description

Interior fixed partitions throughout the addition are composed of gypsum wall board affixed to wood studs. Gypsum board ceilings are installed in the washrooms.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Previous water damage above men's washroom repair as part of maintenance.

Photos



Golata Creek Community Hall - C101001



Golata Creek Community Hall - C101001



Golata Creek Community Hall - C101001

| Element Description | |
|---|-------------------------------------|
| Name | C101001 - Fixed Partitions - School |
| Installation Year | 1958 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 12 Years |
| Renewal Year | 2033 |
| Quantity / Unit of Measure | 101 / SM Building |
| Unit Cost | \$95.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$17,913.87 |

Description

Interior fixed partitions throughout the school are particle wood board affixed to wood studs.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C101001



Golata Creek Community Hall - C101001

Recommendations

| Recommendations #1 - Study Hazmat | |
|-----------------------------------|-------------------|
| Type | Engineering Study |
| Year | 2022 |
| Cost | \$5,000.00 |

Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the concealed system. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration and hazmat.

Recommendations #2 - Fixed Partitions

| | |
|------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2033 |
| Cost | \$17,913.87 |

Replace Fixed Partitions

| Element Description | |
|---|-----------------------------------|
| Name | C101001 - Fixed Partitions - Hall |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 75 Years |
| Remaining Useful Life | 41 Years |
| Renewal Year | 2062 |
| Quantity / Unit of Measure | 183 / SM Building |
| Unit Cost | \$95.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$32,457.80 |

Description

Interior fixed partitions throughout the hall are composed of wood plank wall board affixed to wood studs.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C101001



Golata Creek Community Hall - C101001

| Element Description | |
|---|---|
| Name | C102022 - Single Door - Wood - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| Quantity / Unit of Measure | 9 / Each |
| Unit Cost | \$2,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$33,606.00 |

Description

The addition features painted wood swing-type passage doors that are hinge-mounted in painted wood frames.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C102022



Golata Creek Community Hall - C102022

Recommendations

| Recommendations #1 - Single Door - Wood | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$33,606.00 |

Replace Single Door - Wood

| Element Description | |
|---|--|
| Name | C103009 - Cabinets - Kitchens - School |
| Installation Year | 1987 |
| Condition | 3 - Fair |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 3 Years |
| Renewal Year | 2024 |
| Quantity / Unit of Measure | 8 / LM |
| Unit Cost | \$1,500.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$22,404.00 |

Description

Floor-mounted fixed casework of painted wood construction is installed in the school. The base cabinetry includes laminated wood countertops.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The cabinets are dated. The component will reach 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



Golata Creek Community Hall - C103009

Recommendations

| Recommendations #1 - Cabinets - Kitchens | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2024 |
| Cost | \$22,404.00 |

Replace Cabinets - Kitchens

| Element Description | |
|---|--------------------|
| Name | C103010 - Vanities |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 12 Years |
| Renewal Year | 2033 |
| Quantity / Unit of Measure | 5 / LM |
| Unit Cost | \$600.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$5,601.00 |

Description

Wall-mounted vanities of laminate wood construction are installed in the washrooms.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C103010



Golata Creek Community Hall - C103010

Recommendations

| Recommendations #1 - Vanities | |
|-------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2033 |
| Cost | \$5,601.00 |

Replace Vanities

| Element Description | |
|---|------------------------------|
| Name | C103011 - Cabinets - General |
| Installation Year | 1987 |
| Condition | 3 - Fair |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 4 Years |
| Renewal Year | 2025 |
| Quantity / Unit of Measure | 24 / LM |
| Unit Cost | \$1,200.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$53,769.60 |

Description

Floor-mounted fixed casework of painted wood construction is installed around and adjacent to the kitchen.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The cabinets are dated. The component will reach 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



Golata Creek Community Hall - C103011



Golata Creek Community Hall - C103011

Recommendations

| Recommendations #1 - Cabinets - General | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2025 |
| Cost | \$53,769.60 |

Replace Cabinets - General

C20 Stairs

| Element Description | |
|---|--|
| Name | C201002 - Exterior Stair Construction - Hall |
| Installation Year | 1987 |
| Condition | 3 - Fair |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 2 Years |
| Renewal Year | 2023 |
| 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

A cast-in-place concrete staircase is constructed outside the Hall's east entrance door. The stairs are bordered by base-mounted metal or wood handrails.

Condition Narrative

Exterior stairs were observed to be worn and deteriorated. Lifecycle replacement is recommended within the short-term evaluation period.

Photos



Golata Creek Community Hall - C201002

Recommendations

| Recommendations #1 - Exterior Stair Construction | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2023 |
| Cost | \$9,335.00 |

Replace Exterior Stair Construction

| Element Description | |
|---|--|
| Name | C201002 - Exterior Stair Construction - School |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| 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

Wood framed stairs are constructed outside the School's east door and the Addition's rear west entrance door. The stairs are bordered by base-mounted metal or wood handrails.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C201002

Recommendations

| Recommendations #1 - Exterior Stair Construction | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$9,335.00 |

Replace Exterior Stair Construction

C30 Interior Finishes

| Element Description | |
|---|-------------------------------|
| Name | C301005 - Paint Wall Covering |
| Installation Year | 2008 |
| Condition | 3 - Fair |
| Expected Useful Life | 10 Years |
| Remaining Useful Life | 4 Years |
| Renewal Year | 2025 |
| Quantity / Unit of Measure | 134 / SM Building |
| Unit Cost | \$40.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$10,007.12 |

Description

Most wall surfaces located throughout the school and addition are provided with a paint finish.

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



Golata Creek Community Hall - C301005



Golata Creek Community Hall - C301005



Golata Creek Community Hall - C301005

Recommendations

| Recommendations #1 - Paint Wall Covering | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2025 |
| Cost | \$10,007.12 |

Replace Paint Wall Covering

| Element Description | |
|---|----------------------------|
| Name | C301022 - Wood Wall Finish |
| Installation Year | 2000 |
| Condition | 2 - Good |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 162 / SM |
| Unit Cost | \$270.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$81,662.58 |

Description

Solid wood panels are used to cover interior wall surfaces in the Hall.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component will reach 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



Golata Creek Community Hall - C301022



Golata Creek Community Hall - C301022

Recommendations

| Recommendations #1 - Wood Wall Finish | |
|---------------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$81,662.58 |

Replace Wood Wall Finish

| Element Description | |
|---|-----------------------------|
| Name | C302023 - Vinyl Sheet Floor |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 15 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 45 / SM |
| Unit Cost | \$120.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$10,081.80 |

Description

Sheet linoleum flooring is installed in the addition.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component will reach 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



Golata Creek Community Hall - C302023



Golata Creek Community Hall - C302023

Recommendations

| Recommendations #1 - Vinyl Sheet Floor | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$10,081.80 |

Replace Vinyl Sheet Floor

| Element Description | |
|---|--|
| Name | C302025 - Wood Laminate Floor - School |
| Installation Year | 2016 |
| Condition | 2 - Good |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 20 Years |
| Renewal Year | 2041 |
| Quantity / Unit of Measure | 101 / SM |
| Unit Cost | \$170.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$32,056.39 |

Description

Laminate wood flooring is installed in the school.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C302025



Golata Creek Community Hall - C302025

Recommendations

| Recommendations #1 - Wood Laminate Floor | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2041 |
| Cost | \$32,056.39 |

Replace Wood Laminate Floor

| Element Description | |
|---|--------------------------------------|
| Name | C302025 - Wood Laminate Floor - Hall |
| Installation Year | 1987 |
| Condition | 3 - Fair |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 3 Years |
| Renewal Year | 2024 |
| Quantity / Unit of Measure | 183 / SM |
| Unit Cost | \$170.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$58,082.37 |

Description

Wood fiberboard flooring panels are installed throughout the Hall.

Condition Narrative

The flooring was observed to be worn. No major deficiencies were reported. 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.

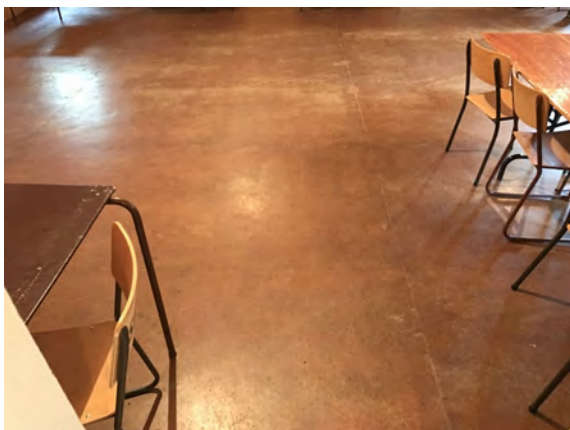
Photos



Golata Creek Community Hall - C302003



Golata Creek Community Hall - C302003



Golata Creek Community Hall - C302003

Recommendations

| Recommendations #1 - Wood Laminate Floor | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2024 |
| Cost | \$58,082.37 |

Replace Wood Laminate Floor

| Element Description | |
|---|------------------------|
| Name | C303005 - Wood Ceiling |
| Installation Year | 2000 |
| Condition | 2 - Good |
| Expected Useful Life | 30 Years |
| Remaining Useful Life | 9 Years |
| Renewal Year | 2030 |
| Quantity / Unit of Measure | 146 / SM |
| Unit Cost | \$225.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$61,330.95 |

Description

Solid wood panels are used to cover the ceiling in the Hall.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - C303005



Golata Creek Community Hall - C303005

Recommendations

| Recommendations #1 - Wood Ceiling | |
|-----------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2030 |
| Cost | \$61,330.95 |

Replace Wood Ceiling

| Element Description | |
|---|--------------------------------------|
| Name | C303006 - Painted Ceiling Structures |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 15 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 146 / SM |
| Unit Cost | \$30.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$8,177.46 |

Description

A paint finish is applied to ceilings in the school and addition.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The component will reach 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.

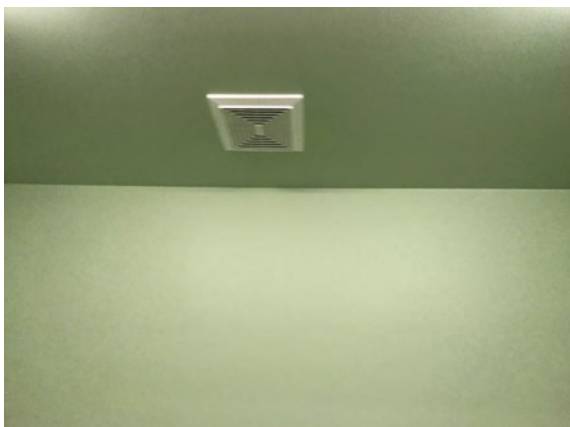
Photos



Golata Creek Community Hall - C303006



Golata Creek Community Hall - C303006



Golata Creek Community Hall - C303006

Recommendations

| Recommendations #1 - Painted Ceiling Structures | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$8,177.46 |

Replace Painted Ceiling Structures

D Services D20 Plumbing

| Element Description | |
|---|-------------------------|
| Name | D201001 - Water Closets |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 22 Years |
| Renewal Year | 2043 |
| Quantity / Unit of Measure | 3 / Each |
| Unit Cost | \$1,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$5,601.00 |

Description

Floor-mounted, flush-tank water closets of vitreous china construction are installed in the washrooms of the addition. The water closets have manually-operated flush valves.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D201001



Golata Creek Community Hall - D201001

Recommendations

| Recommendations #1 - Water Closets | |
|------------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2043 |
| Cost | \$5,601.00 |

Replace Water Closets

| Element Description | |
|---|-------------------|
| Name | D201002 - Urinals |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 22 Years |
| Renewal Year | 2043 |
| Quantity / Unit of Measure | 2 / Each |
| Unit Cost | \$1,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$3,734.00 |

Description

Wall-mounted urinals of vitreous china construction are installed in the men's washroom in the addition. The urinals have manually-operated flush valves.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D201002



Golata Creek Community Hall - D201002

Recommendations

| Recommendations #1 - Urinals | |
|------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2043 |
| Cost | \$3,734.00 |

Replace Urinals

| Element Description | |
|---|----------------------|
| Name | D201003 - Lavatories |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 22 Years |
| Renewal Year | 2043 |
| Quantity / Unit of Measure | 4 / Each |
| Unit Cost | \$1,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$7,468.00 |

Description

Counter-set lavatories of enameled porcelain construction are installed in the washrooms of the addition. The lavatories include centre-set faucets with manually-operated hot/cold water tap sets.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D201003



Golata Creek Community Hall - D201003

Recommendations

| Recommendations #1 - Lavatories | |
|---------------------------------|------------------------|
| Type | Life Cycle Replacement |
| Year | 2043 |
| Cost | \$7,468.00 |

Replace Lavatories

| Element Description | |
|---|------------------------------------|
| Name | D201043 - Commercial Kitchen Sinks |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 30 Years |
| Remaining Useful Life | 17 Years |
| Renewal Year | 2038 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$3,000.00 |
| Difficulty / Regional / Soft Cost Factors | 2.00 / 1.867 / 1 |
| Replacement Cost | \$11,202.00 |

Description

A free-standing, triple-basin sink of stainless steel construction is installed in the school.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been increased based on the sink design.

Photos



Golata Creek Community Hall - D201043

Recommendations

| Recommendations #1 - Commercial Kitchen Sinks | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2038 |
| Cost | \$11,202.00 |

Replace Commercial Kitchen Sinks

| Element Description | |
|---|---|
| Name | D202001 - Domestic Water Pipes and Fittings |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| Quantity / Unit of Measure | 146 / SM Building |
| Unit Cost | \$40.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$10,903.28 |

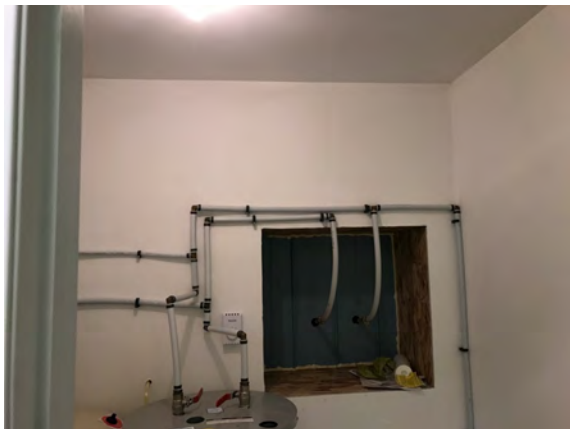
Description

Domestic water is distributed in the addition and school via cross-linked polyethylene (PEX) piping. Domestic water piping and fittings are primarily concealed behind wall, floor, or ceiling finishes.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D202001

Recommendations

| Recommendations #1 - Domestic Water Pipes and Fittings | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$10,903.28 |

Replace Domestic Water Pipes and Fittings

| Element Description | |
|---|--|
| Name | D202006 - Domestic Water Booster Systems/Pumps |
| Installation Year | 2008 |
| Condition | 5 - Missing/Failed |
| Expected Useful Life | 20 Years |
| Remaining Useful Life | 0 Years |
| Renewal Year | 2021 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$10,000.00 |
| Difficulty / Regional / Soft Cost Factors | 0.20 / 1.867 / 1 |
| Replacement Cost | \$3,734.00 |

Description

A 1/2 hp pump manufactured by A.O. Smith is installed in the addition storage room to draw well water to the building.

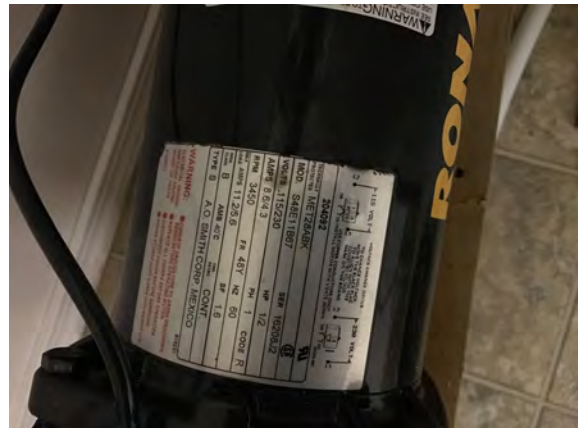
Condition Narrative

The pump is non-functioning. Replacement is recommended. The difficulty factor has been adjusted to reflect the size of the pump.

Photos



Golata Creek Community Hall - D202006



Golata Creek Community Hall - D202006

Recommendations

| Recommendations #1 - Domestic Water Booster Systems/Pumps | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2021 |
| Cost | \$3,734.00 |

Replace Domestic Water Booster Systems/Pumps

| Element Description | |
|---|--|
| Name | D202008 - Domestic Water Expansion Tanks/Pressure Tank |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 30 Years |
| Remaining Useful Life | 17 Years |
| Renewal Year | 2038 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$4,000.00 |
| Difficulty / Regional / Soft Cost Factors | 0.40 / 1.867 / 1 |
| Replacement Cost | \$2,987.20 |

Description

There is a residential-grade pressure tank installed in the addition storage room.

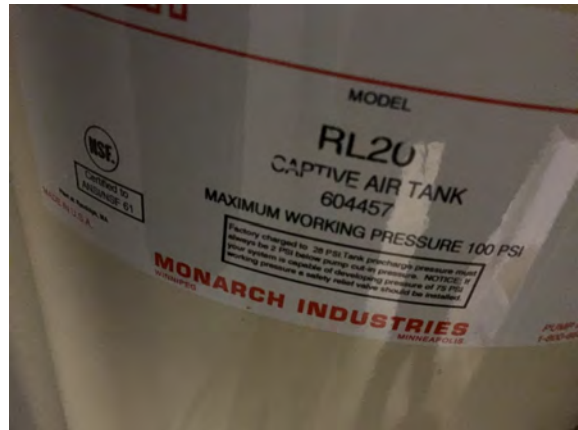
Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been decreased as the equipment is residential-grade.

Photos



Golata Creek Community Hall - D202006



Golata Creek Community Hall - D202006

Recommendations

| Recommendations #1 - Domestic Water Expansion Tanks/Pressure Tank | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2038 |
| Cost | \$2,987.20 |

Replace Domestic Water Expansion Tanks/Pressure Tank

| Element Description | |
|---|---|
| Name | D202035 - Electric Domestic Water Heaters (Residential Tank Type) |
| Installation Year | 2008 |
| Condition | 5 - Missing/Failed |
| Expected Useful Life | 12 Years |
| Remaining Useful Life | 0 Years |
| Renewal Year | 2021 |
| Quantity / Unit of Measure | 184 / Liter |
| Unit Cost | \$25.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$8,588.20 |

Description

A tank-type, electric domestic water heater manufactured by GSW is installed in the addition storage room. The water heater has a volume and input heating capacity of 184 L (49 US Gal.), and 3000 kW, respectively.

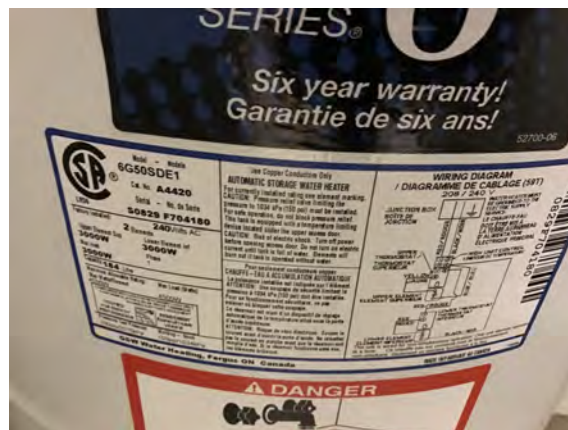
Condition Narrative

The domestic hot water tank is in poor condition as it is non-functioning. Replacement is recommended.

Photos



Golata Creek Community Hall - D202033



Golata Creek Community Hall - D202033

Recommendations

| Recommendations #1 - Electric Domestic Water Heaters (Residential Tank Type) | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2021 |
| Cost | \$8,588.20 |

Replace Electric Domestic Water Heaters (Residential Tank Type)

| Element Description | |
|---|--|
| Name | D203001 - Sanitary Waste and Vent Piping |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 146 / SM Building |
| Unit Cost | \$45.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$12,266.19 |

Description

The addition and school sanitary waste and vent piping is ABS, and connects fixtures and floor drains to common sanitary lines serving the building's sanitary system. Sanitary waste and vent piping is primarily concealed behind wall, floor, and ceiling finishes.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D203001



Golata Creek Community Hall - D203001

D30 HVAC

| Element Description | |
|---|------------------------------|
| Name | D301002 - Gas Supply Systems |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| Quantity / Unit of Measure | 40 / SM |
| Unit Cost | \$20.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$1,493.60 |

Description

A natural gas supply is distributed from an external meter to the gas fired furnace via steel piping. Sections of exterior piping are painted.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D301002

Recommendations

| Recommendations #1 - Gas Supply Systems | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$1,493.60 |

Replace Gas Supply Systems

| Element Description | |
|---|---|
| Name | D302003 - Fuel Fired Forced Air Furnace |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 18 Years |
| Remaining Useful Life | 5 Years |
| Renewal Year | 2026 |
| Quantity / Unit of Measure | 80 / MBH |
| Unit Cost | \$40.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$5,974.40 |

Description

A natural gas-fired forced air furnace manufactured by American Standard is installed in the Hall. Technical specifications are not available, although an input heating capacity of 80 MBH has been assumed. Temperature control is regulated by wall-mounted thermostat.

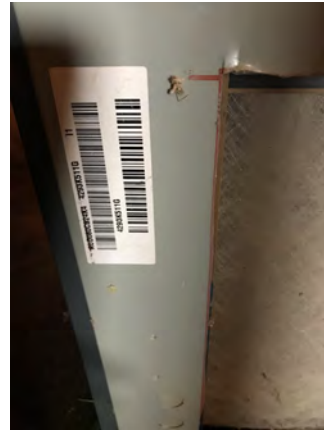
Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D305011



Golata Creek Community Hall - D305011

Recommendations

| Recommendations #1 - Fuel Fired Forced Air Furnace | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2026 |
| Cost | \$5,974.40 |

Replace Fuel Fired Forced Air Furnace

| Element Description | |
|---|------------------------------------|
| Name | D304001 - Air Distribution Systems |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 183 / SM Building |
| Unit Cost | \$120.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$40,999.32 |

Description

Tempered air is distributed in the hall through a network of ceiling-mounted sheet metal ductwork.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D304001



Golata Creek Community Hall - D304001

| Element Description | |
|---|---|
| Name | D304031 - Exhaust Fan - Roof/Wall Mounted Small |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 12 Years |
| Renewal Year | 2033 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$3,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$5,601.00 |

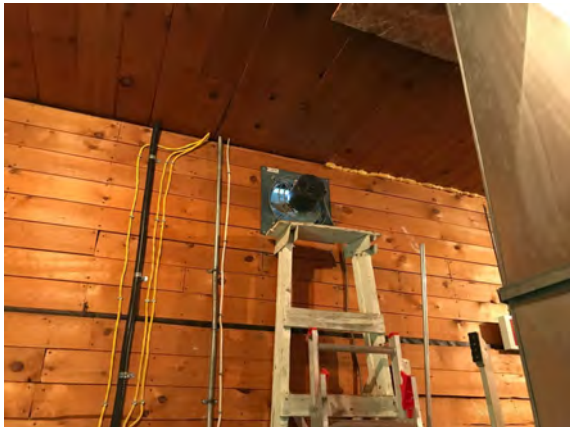
Description

A wall-mounted exhaust fan is installed in the Hall to serve as ventilation for this space. Technical specifications for the fan are not available.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D304031

Recommendations

| Recommendations #1 - Exhaust Fan - Roof/Wall Mounted Small | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2033 |
| Cost | \$5,601.00 |

Replace Exhaust Fan - Roof/Wall Mounted Small

| Element Description | |
|---|---|
| Name | D304033 - Exhaust Fan - Ceiling (Residential) |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 25 Years |
| Remaining Useful Life | 12 Years |
| Renewal Year | 2033 |
| Quantity / Unit of Measure | 3 / Each |
| Unit Cost | \$1,000.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$5,601.00 |

Description

Ceiling-mounted exhaust fans are installed in the washrooms of the addition to serve as ventilation for these spaces. Technical specifications are not available.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D304033



Golata Creek Community Hall - D304033

Recommendations

| Recommendations #1 - Exhaust Fan - Ceiling (Residential) | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2033 |
| Cost | \$5,601.00 |

Replace Exhaust Fan - Ceiling (Residential)

| Element Description | |
|---|--|
| Name | D305008 - Force Flow Units (Electric) - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 18 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 3 / Each |
| Unit Cost | \$500.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$2,800.50 |

Description

There are wall inset-mounted electric force flow units installed through out the addition. Technical specifications are not available.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Lifecycle replacement has been deferred due to the absence of major deficiencies.

Photos



Golata Creek Community Hall - D305008



Golata Creek Community Hall - D305008

Recommendations

| Recommendations #1 - Force Flow Units (Electric) | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$2,800.50 |

Replace Force Flow Units (Electric)

| Element Description | |
|---|--|
| Name | D305012 - Electric Radiant Ceiling Panels - School |
| Installation Year | 2016 |
| Condition | 2 - Good |
| Expected Useful Life | 18 Years |
| Remaining Useful Life | 13 Years |
| Renewal Year | 2034 |
| Quantity / Unit of Measure | 6 / LM |
| Unit Cost | \$280.00 |
| Difficulty / Regional / Soft Cost Factors | 2.00 / 1.867 / 1 |
| Replacement Cost | \$6,273.12 |

Description

Suspended electrical radiant heaters manufactured by CCI Thermal Technologies provide heating for the school. The heaters appeared to be rated at 1.5 kW.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Difficulty factor adjusted for heater style.

Photos



Golata Creek Community Hall - D305008



Golata Creek Community Hall - D305008



Golata Creek Community Hall - D305008

Recommendations

| Recommendations #1 - Electric Radiant Ceiling Panels | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2034 |
| Cost | \$6,273.12 |

Replace Electric Radiant Ceiling Panels

D50 Electrical

| Element Description | |
|---|--|
| Name | D501033 - Panelboards Residential - Main Panel |
| Installation Year | 1978 |
| Condition | 3 - Fair |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$1,200.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$2,240.40 |

Description

The low voltage electrical service system includes a main panelboard located in the school corridor. The panelboard has a rating of 100A at 208/120V.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Replacement has been differed.

Photos



Golata Creek Community Hall - D501005



Golata Creek Community Hall - D501005

Recommendations

| Recommendations #1 - Panelboards Residential | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$2,240.40 |

Replace Panelboards Residential

| Element Description | |
|---|--|
| Name | D501033 - Panelboards Residential - Sub Panels |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 6 Years |
| Renewal Year | 2027 |
| 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

The low voltage electrical service system includes sub distribution panelboards located in the addition and hall. The panelboards have a rating of 100A at 208/120V.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D501033



Golata Creek Community Hall - D501033



Golata Creek Community Hall - D501033

Recommendations

| Recommendations #1 - Panelboards Residential | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2027 |
| Cost | \$4,480.80 |

Replace Panelboards Residential

| Element Description | |
|---|--|
| Name | D501033 - Panelboards Residential - Sub Panel - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 40 Years |
| Remaining Useful Life | 27 Years |
| Renewal Year | 2048 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$1,200.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$2,240.40 |

Description

The low voltage electrical service system includes a sub distribution panelboard located in the addition storage room. The panelboard has a rating of 100A at 208/120V.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Missing filler plates on unused breaker slots for the panel install as maintenance.

Photos



Golata Creek Community Hall - D501033



Golata Creek Community Hall - D501033

Recommendations

| Recommendations #1 - Panelboards Residential | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2048 |
| Cost | \$2,240.40 |

Replace Panelboards Residential

| Element Description | |
|---|---|
| Name | D502001 - Branch Wiring and Devices - Hall & School |
| Installation Year | 1987 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 16 Years |
| Renewal Year | 2037 |
| Quantity / Unit of Measure | 284 / SM Building |
| Unit Cost | \$95.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$50,371.66 |

Description

The low voltage electrical distribution system for the school and hall includes residential branch wiring to end devices such as switches and receptacles. The wiring is presumably composed of insulated copper and includes non-metallic cable, outlets, switches and receptacles.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Exposed wiring in the exterior canopy, install exterior junction box as part of maintenance.

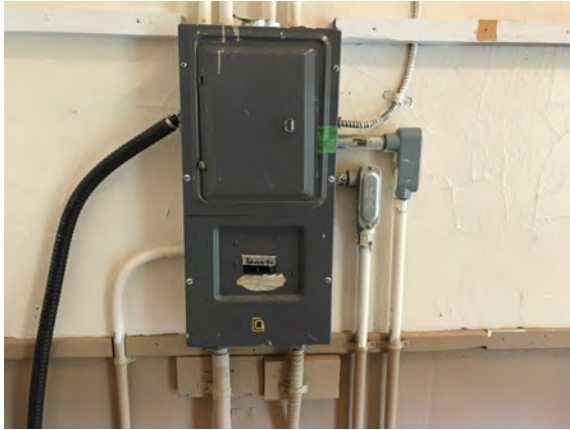
Photos



Golata Creek Community Hall - D502001



Golata Creek Community Hall - D502001



Golata Creek Community Hall - D502001



Golata Creek Community Hall - D502001



Golata Creek Community Hall - D502001

Recommendations

| Recommendations #1 - Branch Wiring and Devices | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2037 |
| Cost | \$50,371.66 |

Replace Branch Wiring and Devices

| Element Description | |
|---|--|
| Name | D502001 - Branch Wiring and Devices - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 45 / SM Building |
| Unit Cost | \$95.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$7,981.43 |

Description

The low voltage electrical distribution system in the addition includes residential branch wiring to end devices such as switches and receptacles. The wiring is presumably composed of insulated copper and includes non-metallic cable, outlets, switches and receptacles.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D502001

| Element Description | |
|---|--|
| Name | D502021 - Interior Lighting Residential - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 22 Years |
| Renewal Year | 2043 |
| Quantity / Unit of Measure | 329 / SM |
| Unit Cost | \$30.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$18,427.29 |

Description

The interior lighting system includes a combination of ceiling-mounted light fixtures with incandescent lamps in the addition. Lighting in the school and hall is ceiling or wall-mounted fluorescent tube fixtures with T8 lamps.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D502002



Golata Creek Community Hall - D502002



Golata Creek Community Hall - D502002



Golata Creek Community Hall - D502002

Recommendations

| Recommendations #1 - Interior Lighting Residential | |
|--|------------------------|
| Type | Life Cycle Replacement |
| Year | 2043 |
| Cost | \$18,427.29 |

Replace Interior Lighting Residential

| Element Description | |
|---|----------------------------------|
| Name | D502052 - Illuminated Exit Signs |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 35 Years |
| Remaining Useful Life | 22 Years |
| Renewal Year | 2043 |
| Quantity / Unit of Measure | 2 / Each |
| Unit Cost | \$300.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$1,120.20 |

Description

Wall-mounted, single-faced exit light fixtures that are understood to incorporate LED lamps are installed throughout the building. The light fixtures are provided with red "EXIT" placards.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - D502051



Golata Creek Community Hall - D502051

Recommendations

| Recommendations #1 - Illuminated Exit Signs | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2043 |
| Cost | \$1,120.20 |

Replace Illuminated Exit Signs

G Building Sitework

G20 Site Improvements

| Element Description | |
|---|---|
| Name | G204021 - Fencing and Gates - Chain Link Fence - Addition |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 30 Years |
| Remaining Useful Life | 17 Years |
| Renewal Year | 2038 |
| Quantity / Unit of Measure | 105 / LM |
| Unit Cost | \$360.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$70,572.60 |

Description

On the north property perimeter a chain link fence is provided.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - G204021



Golata Creek Community Hall - G204021

Recommendations

| Recommendations #1 - Fencing and Gates - Chain Link Fence | |
|---|------------------------|
| Type | Life Cycle Replacement |
| Year | 2038 |
| Cost | \$70,572.60 |

Replace Fencing and Gates - Chain Link Fence

G30 Site Mechanical Utilities

| Element Description | |
|---|-----------------------|
| Name | G301001 - Well System |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$90,000.00 |
| Difficulty / Regional / Soft Cost Factors | 0.50 / 1.867 / 1 |
| Replacement Cost | \$84,015.00 |

Description

The building site includes a water well system located on the south/west corner.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been adjusted to reflect the presumed smaller size of well.

Photos



Golata Creek Community Hall - G301001

| Element Description | |
|---|------------------------|
| Name | G301021 - Water Supply |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 20 / LM |
| Unit Cost | \$153.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$5,713.02 |

Description

The underground water supply line is assumed to be PVC piping and leads from the water well to the building.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

| Element Description | |
|---|--------------------------|
| Name | G302001 - Sanitary Sewer |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 20 / LM |
| Unit Cost | \$200.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$7,468.00 |

Description

The underground sanitary sewer line is assumed to be PVC piping from the building to the septic system.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

| Element Description | |
|---|--------------------------------------|
| Name | G302016 - Septic Tank (4000 Gallons) |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 1 / Each |
| Unit Cost | \$26,500.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$49,475.50 |

Description

The building site includes a septic system located on the south/west elevation consisting of an underground concrete septic tank connected to a drain field. Technical specifications for the tank are not available.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - G302016

G40 Site Electrical Utilities

| Element Description | |
|---|------------------------------|
| Name | G401011 - Electrical Service |
| Installation Year | 2008 |
| Condition | 2 - Good |
| Expected Useful Life | 50 Years |
| Remaining Useful Life | 37 Years |
| Renewal Year | 2058 |
| Quantity / Unit of Measure | 70 / LM |
| Unit Cost | \$655.00 |
| Difficulty / Regional / Soft Cost Factors | 1.00 / 1.867 / 1 |
| Replacement Cost | \$85,601.95 |

Description

The overhead electrical service is 100A 3 wire single phase from the utility pole mounted transformer to the building's electrical service equipment.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golata Creek Community Hall - G401011



Golata Creek Community Hall - G401011

Collaborating to Provide Asset Data You Can Trust

APPENDIX B

30-Year Capital Plan Renewal and Repair Summary

Project No. 21075

© Copyright 2021 FCAPX a Division of Roth IAMS Ltd.- All rights reserved



Golata Creek Community Hall Facility Condition Assessment Report

© Copyright 2020 FCAPI a Division of Faith+Values Ltd. All rights reserved. Page 1 of 1

B1 11/18/2021

Golata Creek Community Hall Facility Condition Assessment Report

Fin

APPENDIX C
Reserve Fund Analysis

| 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 | | | \$ 1,350 | 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 | \$ - | \$ - | \$ 15,000 | \$ 13,650 | \$ - | n/a | \$ 1,350 | \$ - |
| 2022 | \$ 1,350 | \$ 56,500 | \$ - | \$ 5,355 | \$ 14 | 2.00% | \$ 52,509 | \$ 4,708 |
| 2023 | \$ 52,509 | \$ 57,630 | \$ - | \$ 9,832 | \$ 539 | 2.00% | \$ 100,845 | \$ 4,803 |
| 2024 | \$ 100,845 | \$ 58,783 | \$ - | \$ 89,141 | \$ 1,534 | 2.00% | \$ 72,020 | \$ 4,899 |
| 2025 | \$ 72,020 | \$ 59,958 | \$ - | \$ 72,739 | \$ 1,729 | 2.00% | \$ 60,967 | \$ 4,997 |
| 2026 | \$ 60,967 | \$ 61,157 | \$ - | \$ 6,956 | \$ 1,330 | 2.00% | \$ 116,499 | \$ 5,096 |
| 2027 | \$ 116,499 | \$ 62,381 | \$ 75,000 | \$ 253,049 | \$ 1,775 | 2.00% | \$ 2,606 | \$ 5,198 |
| 2028 | \$ 2,606 | \$ 63,628 | \$ - | \$ - | \$ 1,191 | 2.00% | \$ 67,425 | \$ 5,302 |
| 2029 | \$ 67,425 | \$ 64,901 | \$ - | \$ - | \$ 700 | 2.00% | \$ 133,026 | \$ 5,408 |
| 2030 | \$ 133,026 | \$ 66,199 | \$ - | \$ 76,546 | \$ 2,005 | 2.00% | \$ 124,683 | \$ 5,517 |
| 2031 | \$ 124,683 | \$ 67,523 | \$ - | \$ - | \$ 2,577 | 2.00% | \$ 194,783 | \$ 5,627 |
| 2032 | \$ 194,783 | \$ 68,873 | \$ - | \$ - | \$ 3,195 | 2.00% | \$ 266,851 | \$ 5,739 |
| 2033 | \$ 266,851 | \$ 70,251 | \$ - | \$ 227,713 | \$ 4,616 | 2.00% | \$ 114,005 | \$ 5,854 |
| 2034 | \$ 114,005 | \$ 71,656 | \$ - | \$ 8,150 | \$ 3,809 | 2.00% | \$ 181,320 | \$ 5,971 |
| 2035 | \$ 181,320 | \$ 73,089 | \$ - | \$ 13,855 | \$ 2,953 | 2.00% | \$ 243,507 | \$ 6,091 |
| 2036 | \$ 243,507 | \$ 74,551 | \$ - | \$ - | \$ 4,248 | 2.00% | \$ 322,306 | \$ 6,213 |
| 2037 | \$ 322,306 | \$ 76,042 | \$ - | \$ 72,071 | \$ 5,658 | 2.00% | \$ 331,935 | \$ 6,337 |
| 2038 | \$ 331,935 | \$ 77,562 | \$ - | \$ 185,252 | \$ 6,542 | 2.00% | \$ 230,787 | \$ 6,464 |
| 2039 | \$ 230,787 | \$ 79,114 | \$ - | \$ - | \$ 5,627 | 2.00% | \$ 315,528 | \$ 6,593 |
| 2040 | \$ 315,528 | \$ 80,696 | \$ - | \$ - | \$ 5,463 | 2.00% | \$ 401,687 | \$ 6,725 |
| 2041 | \$ 401,687 | \$ 82,310 | \$ - | \$ 56,169 | \$ 7,172 | 2.00% | \$ 435,000 | \$ 6,859 |
| 2042 | \$ 435,000 | \$ 83,956 | \$ - | \$ 28,646 | \$ 8,367 | 2.00% | \$ 498,677 | \$ 6,996 |
| 2043 | \$ 498,677 | \$ 85,635 | \$ - | \$ 58,438 | \$ 9,337 | 2.00% | \$ 535,211 | \$ 7,136 |
| 2044 | \$ 535,211 | \$ 87,348 | \$ - | \$ 9,934 | \$ 10,339 | 2.00% | \$ 622,963 | \$ 7,279 |
| 2045 | \$ 622,963 | \$ 89,095 | \$ - | \$ 37,155 | \$ 11,582 | 2.00% | \$ 686,485 | \$ 7,425 |
| 2046 | \$ 686,485 | \$ 90,877 | \$ - | \$ - | \$ 13,094 | 2.00% | \$ 790,456 | \$ 7,573 |
| 2047 | \$ 790,456 | \$ 92,694 | \$ - | \$ - | \$ 14,769 | 2.00% | \$ 897,920 | \$ 7,725 |
| 2048 | \$ 897,920 | \$ 94,548 | \$ - | \$ 500,032 | \$ 16,884 | 2.00% | \$ 509,319 | \$ 7,879 |
| 2049 | \$ 509,319 | \$ 96,439 | \$ - | \$ 106,028 | \$ 14,072 | 2.00% | \$ 513,803 | \$ 8,037 |
| 2050 | \$ 513,803 | \$ 98,368 | \$ - | \$ - | \$ 10,231 | 2.00% | \$ 622,402 | \$ 8,197 |

Note 1: The contributions for the 2021 fiscal year are amounts budgeted by Golata 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.

F·CAP·X

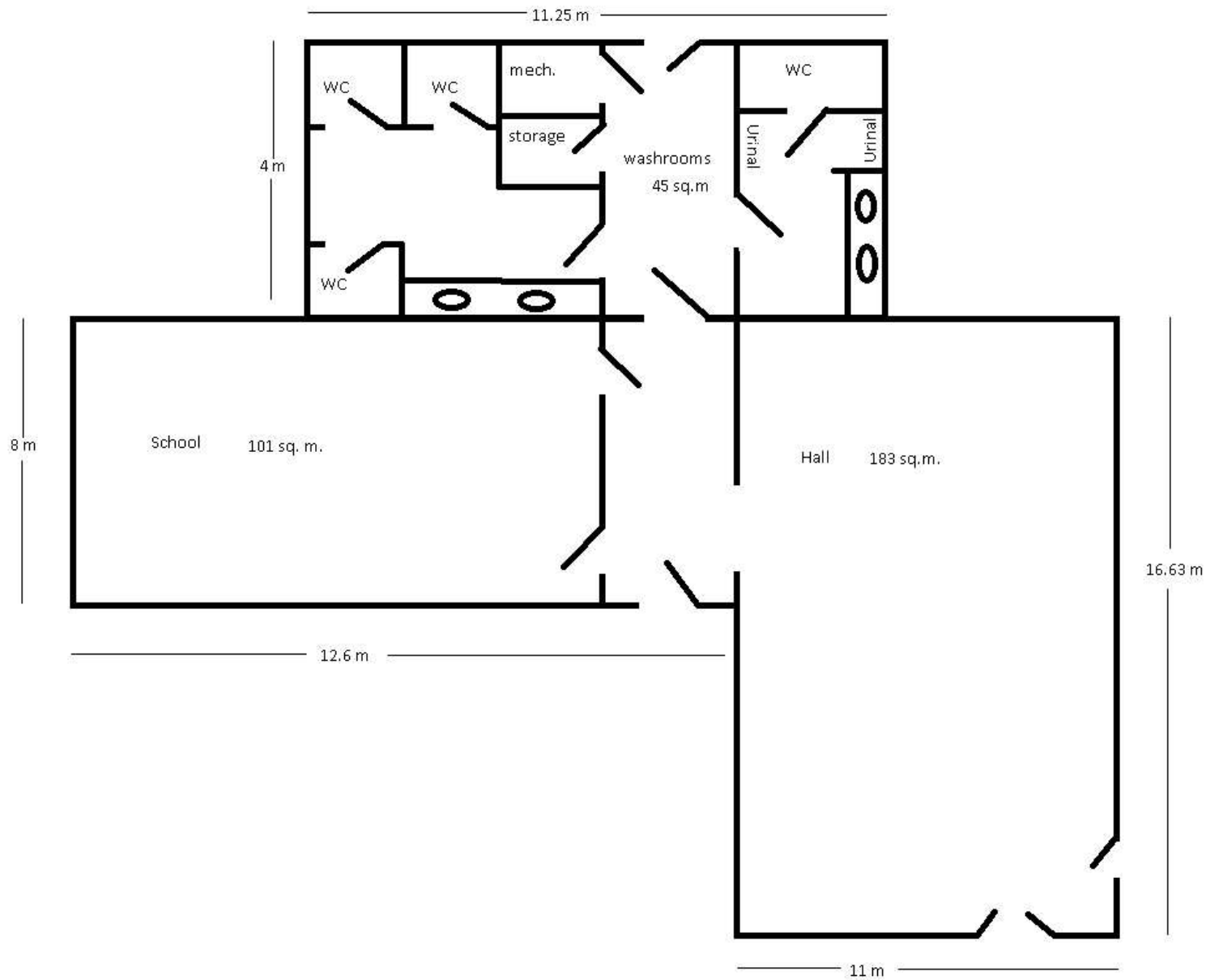
APPENDIX D
Floor Plan/Site Plan



Golata Creek Rd.

Golata Creek Rd.

Golat



APPENDIX E
Preventative Maintenance Plan

Golata Creek Community Hall

Equipment List

| Uniformat Code | Uniformat Name | Quantity | Description (If Applicable) | PM ID Number |
|----------------|---|---------------|-----------------------------|--------------|
| D202006 | Domestic Water Booster Systems/Pumps | 1 | | 0016 |
| D202008 | Domestic Water Expansion Tanks/Pressure Tank | 1 | Well Water Pressure Tank | 0017 |
| D202035 | Electric Domestic Water Heaters (Residential Tank Type) | 1 | | 0023 |
| D302003 | Fuel Fired Forced Air Furnace | 1 | | 0030 |
| D304031 | Exhaust Fan - Roof/Wall Mounted Small | 1 | | 0045 |
| D305008 | Force Flow Units (Electric) | 3 | | 0057 |
| D403002 | Fire Extinguishers | Not Available | | 0071 |
| D501033 | Panelboards Residential | 4 | | 0077 |
| D502052 | Illuminated Exit Signs | Not Available | | 0090 |

Golata 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) |
|--------------|---|--|---------------|--------------------------|----------|---------------------|--|------------|
| 0016 | Pumps | Visually assess the pump, fittings, and mounts for signs of corrosion, excessive sweating, and leaks. | weekly | 10 | Each | Building Technician | Toolset | N |
| | | Lubricate pump bearings as per manufacturer's specifications | | | | | | |
| | | Lubricate motor bearing as per manufacturer's specifications | | | | | | |
| | | Check motor mounts and vibration pads to ensure there is not excessive vibration (if applicable). | | | | | | |
| | | Ensure vents are clear of dust and obstruction. | | | | | | |
| | | Visually assess electrical connections for loose or frayed wiring. | | | | | | |
| | | Visually assess all mechanical seals. | | | | | | |
| 0017 | Domestic Water Expansion Tanks/Pressure Tank, | Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms. | weekly | 5 | Each | Building Technician | NA | N |
| | | Visually assess the tank and associated fittings for signs of corrosion or leaks. | | | | | | |
| | | Check and record any associated pressure gauges and compare with past data. | | | | | | |
| | | If there is a drop in pressure, or domestic water pressure is low, test the pressure of the tank and add/remove air as required. | | | | | | |
| 0023 | Electric Domestic Water Heaters | If possible, listen for unusual sounds that may indicate a perforation in the interior bladder (if applicable) such as bubbling or dripping. | semi-annually | 20 | Each | Building Technician | Toolset, Drain Hose/Transfer Pump | N |
| | | Inspect the tank and associated pipes and fittings for signs of leaks or corrosion. | | | | | | |
| | | Visually assess electrical connections for loose or frayed wiring. | | | | | | |
| | | Flush the tank. To prevent a vacuum from forming during flushing, run the hot water in a nearby sink and leave it running for the duration of the flushing process. Connect a hose or transfer pump to the drain outlet of the hot water heater and open the drain/blow down valve. Leave the valve open until water runs clear and free of sediment. Close the drain valve and turn off the hot water in the nearby tapset. | | | | | | |
| 0030 | Fuel Fired Forced Air Furnace | Replace filters, if needed. | quarterly | 20 | Each | Building Technician | Toolset, Filters, Cleaning Supplies | Y |
| | | Depower the furnace and remove the front cover(s). Remove any dirt and debris from the cabinet interior. | | | | | | |
| | | Check the interior components for signs of excessive wear and tear, indications of burn marks or short circuits, and oxidation. | | | | | | |
| | | Check the burner element for signs of material breakdown or blockages. | | | | | | |
| | | Inspect the blower motor for signs of damage or excessive wear and tear. | | | | | | |
| | | Visually assess electrical connections for loose or frayed wiring. | | | | | | |
| | | Check to ensure the condensate drain line is free of clogs or blockages and is properly directed to a sanitary drain. (If applicable) | | | | | | |
| | | Check to ensure the vent/chimney is free of blockages. | | | | | | |
| | | Inspect the chimney to ensure it is free of rust, moisture, or leaks. | | | | | | |
| | | Inspect gas/fuel piping to ensure it is free of rust or leaks. | | | | | | |
| 0030 | Fuel Fired Forced Air Furnace | Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms. | semi-annually | 45 | Each | HVAC Technician | Toolset, Filters, Belts, Testing Equipment | Y |
| | | Replace filters. | | | | | | |
| | | Replace the fan belt (if applicable). | | | | | | |
| | | Remove the front cover(s) and inspect and test all system components including but not limited to; gas/fuel-fired burners, ignition systems, pilot light systems, burner assemblies, blower motor, dampers, and chimneys. | | | | | | |
| 0045 | Exhaust Fans - Direct Drive | Tighten all mechanical and electrical components. | quarterly | 20 | Each | Building Technician | Toolset, Lubricant, Cleaning Supplies | Y |
| | | Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms. | | | | | | |
| | | Depower the unit and open the fan cabinet/remove the fan hood and clean the interior, including fan blades. | | | | | | |
| | | 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 for loose or frayed wiring. | | | | | | |
| 0057 | Forced Flow Units (Electric) | Replace fan hood/close the fan cabinet and restore power to the unit. | quarterly | 30 | Each | Building Technician | Toolset, Cleaning Supplies | Y |
| | | 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. | | | | | | |
| | | 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. | | | | | | |
| 0071 | Fire Extinguishers | Clean any fins or manifolds. | monthly | 5 | Each | Building Technician | NA | N |
| | | 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. | | | | | | |
| 0071 | Fire Extinguishers | Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms. | monthly | 5 | Each | Building Technician | NA | N |
| | | 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. | | | | | | |
| 0071 | Fire Extinguishers | Initial the monthly inspection tags. | monthly | 5 | Each | Building Technician | NA | N |
| | | | | | | | | |

Golata 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) |
|--------------|---------------------------------------|---|-----------|--------------------------|----------|---------------------|------------------------------------|------------|
| 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. | 3 years | 10 | Each | Electrician | Thermal Imaging Camera, Toolset | N |
| | | 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. | | | | | | |
| 0090 | Exit Lighting, Illuminated Exit Signs | Check to confirm operation of light and that unit is secure and free from obstruction. Confirm operation of light by engaging test switch (Battery Operated Devices) or otherwise depowering the unit. Lights must remain illuminated for 30 minutes. | monthly | 60 | Total | Building Technician | NA | N |
| | | Confirm the light operates on battery power. | | | | | | |
| | | Initial the monthly inspection tags. | | | | | | |