



PEACE RIVER REGIONAL DISTRICT



Submission to

Peace River Regional District

**Facility Condition Assessment Report
Upper Halfway Community Hall**

Version: Final

November 16, 2021

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

FCAPX



A Division of Roth IAMS

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Executive Summary

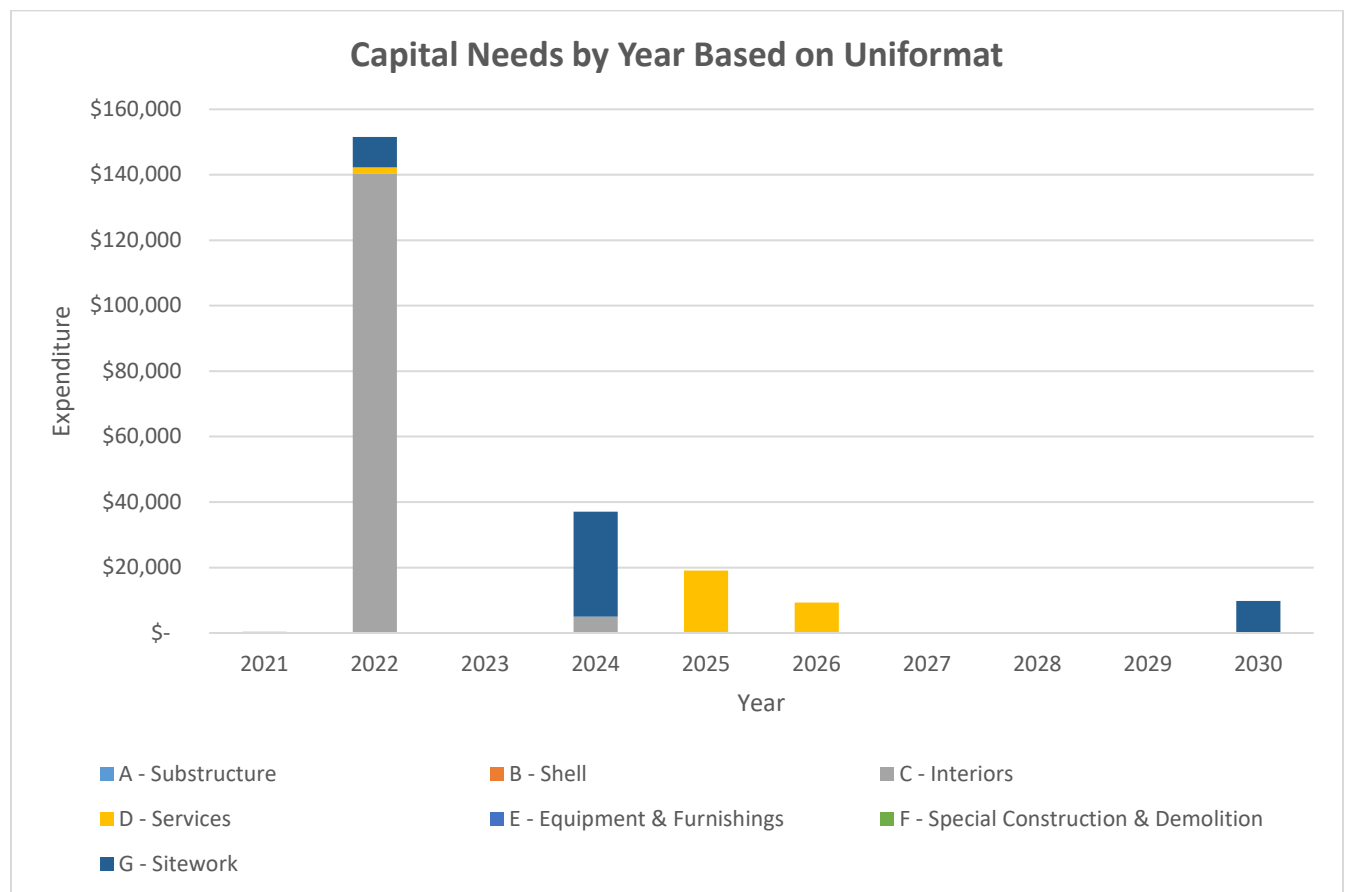
FCAPX a division of Roth IAMS Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Upper Halfway Community Hall in Peace River, BC. The objective of the FCA was to identify, based on current observed conditions, deficiencies and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

Facility Summary

Upper Halfway Community Hall is located at 22380 Highlands Subdivision, Upper Halfway, BC. This facility is a single-story Quonset structure without a basement, constructed in 1983. The total gross floor area is estimated to be about 230 SM in size. The building was assessed on June 26, 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.



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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	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ -	\$ 41,074	\$ 41,074
C – Interiors	\$ -	\$ 145,380	\$ -	\$ 140,379	\$ 285,759
D – Services	\$ 396	\$ 30,320	\$ 396	\$ 78,772	\$ 109,884
E – Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F – Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G – Building Sitework	\$ -	\$ 41,447	\$ 9,802	\$ 101,565	\$ 152,814
Totals	\$ 396	\$ 217,147	\$ 10,198	\$ 361,790	\$ 589,532

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

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Appendix A – Facility Condition Assessment Findings

Appendix B – 30-Year Capital Plan Summary

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Appendix C – Reserve Fund Analysis

Appendix D – Floor Plan/Site Plan

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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 Upper Halfway Community Hall in Peace River, 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	Upper Halfway Community Hall
Address	22380 Highlands Road, Peace River, BC
Estimated Building Floor Area (sq.m.)	230
Number of Storeys	1
Date of Construction	1997

1.2 SITE REVIEW

A site visit was performed on June 26, 2021 by the following FCAPX personnel:

- Brenton Wier, Facility Assessor

1.3 OWNER SUPPLIED MATERIAL

In this report, reference is made to the “reported” condition of particular systems and/or components. The reported condition pertains to information provided by the building’s operations and maintenance personnel and/or tenants. In some cases, this information was gathered through either an onsite interview process or a formal off-site interview process.

- No Documents were available for review.

1.4 FACILITY SUMMARY

1.4.1 Structural and Architectural Summary

The Upper Halfway Community Hall is located at 22380 Highlands Road, Peace River, British Columbia. Construction years and the total area of the facility have been estimated. The facility was constructed around 1983. The total building area is approximately 230 SM. The facility sits on the property with Highlands Road to the south and is bordered on the north, south, and west by forest. The main entrance is installed on the north elevation. East of the Community Hall is two single-user outhouses.

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The building is a wood-framed Quonset structure that rests atop a cast-in-place concrete foundation. The structure has a crawlspace. Exterior north and south elevations are clad in vinyl siding, while the domed east and west elevations are continuously clad in sheet metal roofing. Metal doors are provided at the north and south elevations. Interior finishes comprise rolled vinyl flooring and artificial wood wall panelling.

1.4.2 Plumbing and Mechanical Systems Summary

The building is without domestic water or a sanitary sewer system. The building is heated and ventilated via a single propane gas-fired forced air furnace.

1.4.3 Electrical Systems Summary

A Single-Phase, 120/240V electrical service enters a subdistribution panelboard that includes the main breaker. Interior and exterior lighting is provided by a mix of T5 fluorescent and incandescent fixtures.

1.4.4 Site Feature Systems Executive Summary

An entrance ramp with stairs to grade is installed at the south elevation main entrance. A gravel parking area is provided to the east of the building. A gravel driveway connects to Highlands Road to the south. An overhead electrical service is provided for the local utility. A pole-mounted light fixture is provided to illuminate the parking lot.

2 SCOPE OF WORK

The FCA carried out by FCAPX is generally based on the ASTM Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E2018-15) and consisted of the following:

- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;
- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

The ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL)

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should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not constitute a material physical deficiency of the site.

The review of the Site was based on a visual walk-through review of the visible and accessible components of the property, building and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to determine their condition and to identify physical deficiencies, where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted, and no samples of building materials were collected to substantiate observations made, or for any other reason.

The review of the mechanical systems, electrical systems, and fire & life safety systems at the property included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition, with considerations of the reported performance. No physical tests were conducted on these systems.

A detailed evaluation of the property development's compliance with applicable national and/or provincial Building Codes and/or Fire Codes is not part of the scope of this assessment. It is assumed that the existing buildings and related structures were reviewed and approved by local authorities at the time of construction. However, applicable codes may be referenced by FCAPX, at their discretion, to identify deficiencies and appropriate recommendations.

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

Opinions of probable costs for deficiencies that are individually less than the established threshold amount are generally not included in the FCA cost tables. The exception are deficiency costs relating to life, safety or accessibility, these may be included regardless of this cost threshold.

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2.1 DEVIATIONS FROM THE GUIDE

The major deviations from ASTM E2018-15 for this project that was not included are as follows:

- A review of municipal/public records for zoning;
- A comprehensive building and/or fire & life safety code/regulatory review for compliance. It is assumed that at the time of building construction/commission and/or subsequent renovation(s), a duty of care was undertaken to ensure the building and related structures were constructed in accordance with the current building and fire code, as well as reviewed and approved by the local authorities having jurisdiction;
- An assessment of the property's compliance with barrier-free accessibility requirements; and
- A review of municipal/regional records to determine if the property resides in a designated flood plain.

Furthermore, the FCA did not include a:

- Verification of the number of parking spaces;
- Verification of gross and net usable areas of the site building(s); and
- Review of as-built construction drawings for the building and site.

2.2 LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the Peace River Regional District. 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

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engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. FCAPX did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, FCAPX has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, FCAPX requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for order of magnitude budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the element/system in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

3 DEFINITIONS

The following are definitions to aid in the understanding of the assessment.

3.1 EVALUATION PERIOD

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued

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operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a thirty (30) year evaluation period.

3.2 OPINIONS OF PROBABLE COSTS

Opinions of probable costs for repair and/or replacement of components and/or additional investigation of the conditions identified in this report are based on the noted method of evaluation. These opinions are not construction costs and are for general budgeting purposes only since they are based on historical costing information and our experience with similar systems in other buildings. A detailed or exhaustive examination of quantities/costs of equipment, materials, or labour required for the remedial work has not been performed. Unless otherwise stated, engineering costs for remedial work have not been included in this report.

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

Only planned actions with a total cost over \$5,000 have been included in this report. Actions below this cost threshold are assumed to be handled under Operation and Maintenance budgets. Actions relating to life safety may be included in the report, regardless of cost.

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

3.3 ASSET LIFE EXPECTANCY

The facility systems observed during the assessment were broken down by their major assets and assigned an expected useful life (EUL). This value was used to determine the remaining useful life (RUL) of the asset. The values for EUL are based on information provided in manufacturer's literature, industry standards, our observations of the assets, and our experience with similar materials and systems in similar locales. Based on the asset's overall reported and/or observed physical condition an "Equivalent Age" was determined that represents the point within the asset's lifecycle based on the EUL. This was then used to determine the RUL.

The EUL of assets is a theoretical number, which is an estimate, that is a function of quality of materials used, manufacturing and installation, as well as frequency and intensity of service, the degree of maintenance afforded to the asset, and local weather conditions.

The realization of an asset's EUL does not necessarily constitutes its replacement. A detailed condition assessment or investigation is recommended as a prudent approach to confirm the component RUL and the need for either a repair (maintenance) or a refurbishment. Risk, including safety or the cost of damage to the facility and its use, was considered in estimating the RUL and the schedule for major repairs or replacements.

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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 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

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maintenance. Recommendations may include urgent repair, replacement or upgrades within 1-2 years.

5- **CRITICAL:** Generally, components may have failed resulting in a high risk of injury, health and safety concerns, or critical system failure. Recommendations for urgent repair, replacement or upgrades are anticipated within the year (<12 months).

3.6 FACTORS

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

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

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

4 FACILITY CONDITION ASSESSMENT

Herein we present the findings of our assessment, based on the Scope of Work outlined in this report. The Facility Condition Assessment & Opinion of Probable Cost is included in Appendix A. Appendix B contains the Capital Planning Table.

4.1 FACILITY CONDITION INDEX

The Facility Condition Index (FCI) gives an indication of a building or portfolio's overall condition. The value is based on a 0-100%+ scale and is derived by dividing the repair costs for a facility by a Current Replacement Value (CRV). The FCI is calculated using only the current condition values, not taking into account the future needs identified in the life cycle evaluation. Site and miscellaneous items are removed from this calculation as the focus is on the building itself.

The overall condition is based on Table 1 below. It should be noted that there is no industry standard for the overall building condition based on a 5-Year FCI. The condition categories are recommendations to be considered.

Table 1: FCI Condition Categories
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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:

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

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

$$\text{5-Year FCI} = 22.5\%$$

The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made. The total 5-Year Renewal Need cost, (2021-2025) excluding the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building is \$166,761. 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 \$741,700 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 22.5%. Based on the table above, the FCI suggests that the building is in Poor condition overall.

5 RESERVE FUND ANALYSIS

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

Upper Halfway 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.

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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 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

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be budgeted for each task, and the required skill sets and/or recommendations for the staff who should conduct the tasks.

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

8 CLOSURE

This report has been prepared for the use of the Peace River Regional District as part of the due diligence process regarding the noted property, and no representations are made by FCAPX to any party other than Peace River Regional District.

Prepared by,

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APPENDIX A
Facility Condition Assessment

Project No. 21075

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A Substructure

A10 Foundations

Element Description	
Name	A101001 - Standard Foundations
Installation Year	1983
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Renewal Year	2058
Quantity / Unit of Measure	80 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$146,970.24

Description

Construction drawings outlining the building's foundation plan were not available for review during the assessment. While concealed from view, foundations are assumed to consist of conventionally reinforced, cast-in-place concrete strip footings on the building perimeter, and below internal load-bearing sections of the suspended main floor structure. There is a shallow, earthen floor crawlspace under the community centre.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Upper Halfway Community Hall - A101001



Upper Halfway Community Hall - A101001



Upper Halfway Community Hall - A101001

B Shell
B10 Superstructure

Element Description	
Name	B103001 - Structure
Installation Year	1983
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Renewal Year	2058
Quantity / Unit of Measure	212 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$110,825.12

Description

The suspended main floor is composed of wood decking supported by wood joists, beams, and a combination of timber piers, grade beams, and concrete foundation walls. The above-grade structure is a conventional wood-framed Quonset with wood purlins and wood decking.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Upper Halfway Community Hall - B103001



Upper Halfway Community Hall - B103001

B20 Exterior Enclosure

Element Description	
Name	B201099 - Other Exterior Walls
Installation Year	2013
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	\$18,670.00

Description

North and south exterior elevations are clad in horizontal cement fibreboard siding.

Condition Narrative

No major deficiencies were observed or reported. The cost adjustment factor has been adjusted to account for 60 SM of siding at \$160/SM.

Photos



Upper Halfway Community Hall - B201025



Upper Halfway Community Hall - B201025



Upper Halfway Community Hall - B201025

Recommendations

Recommendations #1 - Other Exterior Walls	
Type	Life Cycle Replacement
Year	2038
Cost	\$18,670.00

Replace Other Exterior Walls

Element Description	
Name	B203026 - Double Door - Hollow Metal
Installation Year	2013
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	2 / Each
Unit Cost	\$6,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$22,404.00

Description

Double-door assemblies on the north and south elevations are composed of painted hollow metal swing-type units that are hinge-mounted in painted, pressed steel frames.

Condition Narrative

The south exit doors had gaps and damage that is consistent with break-in attempts. It is recommended to repair or replace the damaged doors. The cost to complete these repairs is presumed to fall below the cost threshold for repair recommendations (\$5,000) and should be completed as a routine maintenance activity. The remaining useful life has been left unchanged with the assumption that repairs are completed.

Photos



Upper Halfway Community Hall - B203026



Upper Halfway Community Hall - B203026



Upper Hallway Community Hall - B203026



Upper Hallway Community Hall - B203026



Upper Hallway Community Hall - B203026

Recommendations

Recommendations #1 - Double Door - Hollow Metal	
Type	Life Cycle Replacement
Year	2043
Cost	\$22,404.00

Replace Double Door - Hollow Metal

B30 Roofing

Element Description	
Name	B301028 - Metal Roofing
Installation Year	2013
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	250 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$130,690.00

Description

The roof is clad in sheet metal roofing. Roofing extends to the ground on the east and west elevations to encircle the Community Hall. The roof assembly includes perforated metal soffits at north and south elevations.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Upper Hallway Community Hall - B301028



Upper Hallway Community Hall - B301028

C Interiors

C10 Interior Construction

Element Description	
Name	C101001 - Fixed Partitions
Installation Year	1983
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Renewal Year	2058
Quantity / Unit of Measure	212 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$37,601.38

Description

Interior fixed partitions are wood stud assemblies. There is a wood frame storage mezzanine installed over the kitchen and storage area. The mezzanine floor is composed of plywood decking that is supported by wood joists and wood stud framework. There is a hollow wood door set in a wood frame installed to grant access to the concessions area.

Condition Narrative

No major deficiencies were observed or reported. A hazmat study is recommended based on the construction year. A cost to undertake a hazardous materials study has been provided herein.

Photos



Upper Halfway Community Hall - C101001



Upper Halfway Community Hall - C101001

Recommendations

Recommendations #1 - Hazardous Materials Assessment	
Type	Engineering Study
Year	2024
Cost	\$5,000.00

Undertake a hazardous materials assessment.

C20 Stairs

Element Description	
Name	C201001 - Interior Stair Construction
Installation Year	1983
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Renewal Year	2058
Quantity / Unit of Measure	12 / Per Riser
Unit Cost	\$800.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,923.20

Description

An open-backed interior staircase provides access to the storage mezzanine. A wood guardrail is provided along the edge of the stairs and along the edge of the mezzanine.

Condition Narrative

No major deficiencies were observed or reported, however, the stairs are very narrow. It is recommended to consult with local authorities having jurisdiction to ensure the staircase meets legislative code requirements. Worn tread surfaces are recommended to be refinished as a maintenance activity.

Photos



Upper Hallway Community Hall - C201001

C30 Interior Finishes

Element Description	
Name	C301022 - Wood Wall Finish
Installation Year	1983
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	290 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	\$73,093.05

Description

All interior walls/continuous ceilings are clad in laminated wood paneling. Panels are applied directly to the wood stud framework.

Condition Narrative

The paneling has exceeded its expected useful life and is exhibiting heavy wear and tear, gouging, and buckling. Lifecycle replacement is recommended. The difficulty factor has been reduced to account for the material type.

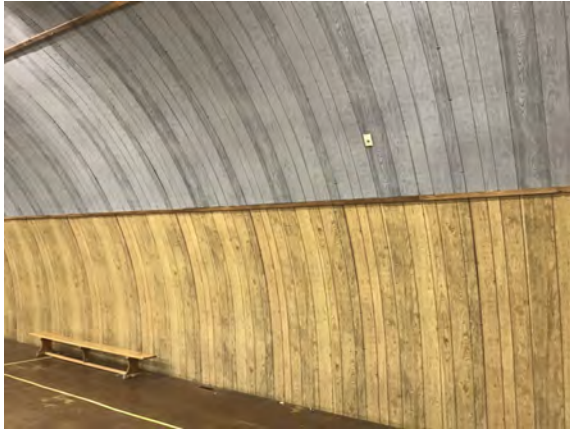
Photos



Upper Hallway Community Hall - C301022



Upper Hallway Community Hall - C301022



Upper Halfway Community Hall - C301022

Recommendations

Recommendations #1 - Wood Wall Finish	
Type	Life Cycle Replacement
Year	2022
Cost	\$73,093.05

Replace Wood Wall Finish

Element Description	
Name	C302025 - Wood Laminate Floor
Installation Year	1983
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	212 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$67,286.68

Description

All interior spaces are provided with wood fibreboard floors with a laminate coating.

Condition Narrative

The flooring has exceeded its expected useful life and is exhibiting heavy wear and tear. Lifecycle replacement is recommended.

Photos



Upper Hallway Community Hall - C302023



Upper Hallway Community Hall - C302023



Upper Hallway Community Hall - C302023

Recommendations

Recommendations #1 - Wood Laminate Floor	
Type	Life Cycle Replacement
Year	2022
Cost	\$67,286.68

Replace Wood Laminate Floor

D Services D30 HVAC

Element Description	
Name	D301002 - Gas Supply Systems
Installation Year	1983
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	212 / SM
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$7,916.08

Description

There is a steel piped propane gas distribution system to provide propane gas to gas-fired mechanical equipment. Propane is delivered via a tank located on the site grounds. The regulator valve is installed on the exterior south elevation. Buried piping connects to the external propane tank.

Condition Narrative

No major deficiencies were observed or reported. The component will reach its expected useful life, however replacement has been extended to a later year due to the absence of significant deficiencies. The exterior propane tank is utility-owned and operated and is not included within this report.

Photos



Upper Halfway Community Hall - D301002

Recommendations

Recommendations #1 - Gas Supply Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$7,916.08

Replace Gas Supply Systems

Element Description	
Name	D302003 - Fuel Fired Forced Air Furnace
Installation Year	2005
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	150 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$11,202.00

Description

There is a propane gas-fired forced-air furnace installed in the mechanical room. It is manufactured by International Comfort Products (Model: C8MPN150J220B1). The furnace is presumed to include a natural gas to propane gas conversion kit. The furnace has a heating input rating of 150 MBH.

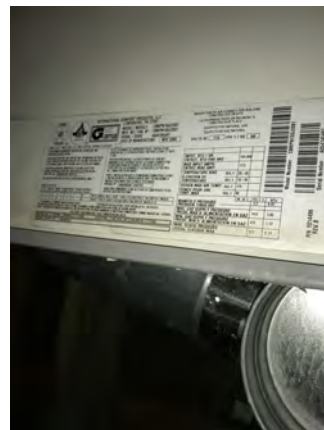
Condition Narrative

No major deficiencies were observed or reported. The component will reach its expected useful life, however replacement has been extended to a later year due to the absence of significant deficiencies.

Photos



Upper Hallway Community Hall - D302003



Upper Hallway Community Hall - D302003

Recommendations

Recommendations #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$11,202.00

Replace Fuel Fired Forced Air Furnace

Element Description	
Name	D304001 - Air Distribution Systems
Installation Year	1983
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	212 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$47,496.48

Description

There is low velocity galvanized steel ductwork installed to provide ventilation. Ductwork terminates in floor-mounted air registers.

Condition Narrative

No major deficiencies were observed or reported, however, some floor registers were damaged or misaligned and should be repaired as a routine maintenance activity.

Photos



Upper Hallway Community Hall - D304001

Recommendations

Recommendations #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2033
Cost	\$47,496.48

Replace Air Distribution Systems

D40 Fire Protection

Element Description	
Name	D403002 - Fire Extinguishers
Installation Year	1983
Condition	5 - Missing/Failed
Expected Useful Life	10 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	212 / SM Building
Unit Cost	\$1.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$395.80

Description

There were no fire extinguishers observed.

Condition Narrative

A fire extinguisher should be provided for the facility.

Recommendations

Recommendations #1 - Fire Extinguishers	
Type	Life Cycle Replacement
Year	2021
Cost	\$395.80

Replace Fire Extinguishers

D50 Electrical

Element Description	
Name	D501005 - Panelboards up to 400A
Installation Year	1983
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Renewal Year	2026
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 incoming single-phase, 120/240V electrical feed connects with a distribution panelboard installed in the concessions area. The panelboard, manufactured by Square D, is rated for 125A and is provided with a 100A main breaker.

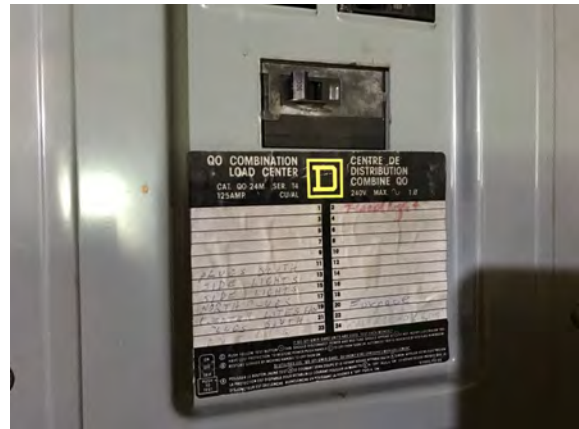
Condition Narrative

No major deficiencies were observed or reported. The component will reach its expected useful life, however replacement has been extended to a later year due to the absence of significant deficiencies.

Photos



Upper Hallway Community Hall - D501005



Upper Hallway Community Hall - D501005

Recommendations

Recommendations #1 - Panelboards up to 400A	
Type	Life Cycle Replacement
Year	2026
Cost	\$9,335.00

Replace Panelboards up to 400A

Element Description	
Name	D502002 - Interior Lighting
Installation Year	2017
Condition	3 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2052
Quantity / Unit of Measure	212 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	0.60 / 1.867 / 1
Replacement Cost	\$20,186.00

Description

Interior lighting for the Main Hall is provided via ceiling-mounted T5 fluorescent fixtures. Lighting in the concessions and storage area is provided via incandescent fixtures.

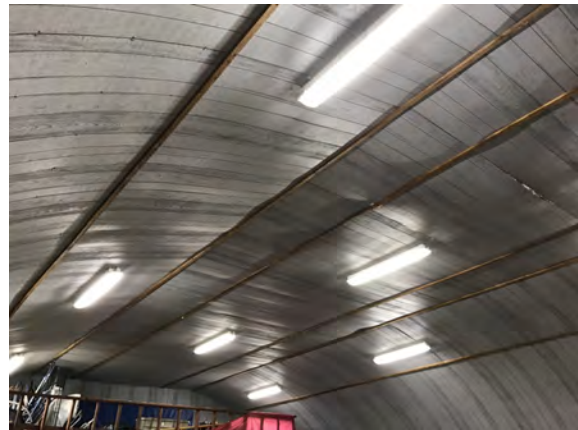
Condition Narrative

No major deficiencies were observed or reported, however, the incandescent fixtures in concessions and storage area were loose, and featured exposed wiring maretted to a light socket. It is recommended to immediately install lighting fixtures that enclose bare wiring. The cost to complete these repairs is presumed to fall below the cost threshold for repair recommendations (\$5,000) and should be completed as a routine maintenance activity. The remaining useful life has been left unchanged with the assumption that repairs are completed within the immediate term. The cost factor has been decreased to account for the small number of lighting fixtures.

Photos



Upper Hallway Community Hall - D502002



Upper Hallway Community Hall - D502002

Element Description	
Name	D502011 - Branch Wiring and Devices Residential
Installation Year	1983
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	212 / SM
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,811.18

Description

Branch wiring likely consists of residential-grade insulated copper wiring which connects with terminal components. Branch wiring is primarily hidden behind wall and ceiling finishes.

Condition Narrative

No major deficiencies were observed or reported, however, some faceplates were damaged or missing and should be replaced as a routine maintenance activity. It is recommended to consult with local authorities having jurisdiction to determine the need for smoke/fire detection for the facility.

Photos



Upper Hallway Community Hall - D502011

Recommendations

Recommendations #1 - Branch Wiring and Devices Residential	
Type	Life Cycle Replacement
Year	2033
Cost	\$17,811.18

Replace Branch Wiring and Devices Residential

Element Description	
Name	D502041 - Exterior Lighting
Installation Year	1983
Condition	4 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	2 / Each
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$1,867.00

Description

There are wall-mounted incandescent exterior light fixtures installed at exterior doors.

Condition Narrative

The light fixtures are without lenses. Exterior lights have exceeded their expected useful life. Lifecycle replacement is recommended.

Photos



Upper Hallway Community Hall - D502041

Recommendations

Recommendations #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,867.00

Replace Exterior Lighting

G Building Sitework

G20 Site Improvements

Element Description	
Name	G201025 - Gravel Paved Surface - Roadway
Installation Year	2015
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	150 / SM
Unit Cost	\$35.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$9,801.75

Description

There is a gravel driveway that enters the property on the south side to connect to Highlands Road.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Upper Hallway Community Hall - G201025



Upper Hallway Community Hall - G201025

Recommendations

Recommendations #1 - Gravel Paved Surface - Roadway	
Type	Life Cycle Replacement
Year	2030
Cost	\$9,801.75

Replace Gravel Paved Surface - Roadway

Element Description	
Name	G202024 - Gravel Paved Surface - Parking Area
Installation Year	1983
Condition	4 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	200 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$9,335.00

Description

There is an unpaved parking area located east of the Community Hall.

Condition Narrative

The parking lot should have the gravel surface renewed as it is overgrown with vegetation.

Photos



Upper Halfway Community Hall - G202024



Upper Halfway Community Hall - G202024

Recommendations

Recommendations #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2022
Cost	\$9,335.00

Replace Gravel Paved Surface - Parking Area

Element Description	
Name	G203029 - Exterior Ramps - Wood
Installation Year	2013
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	10 / SM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$9,335.00

Description

There is a wood entrance ramp installed at the north entrance. The ramp includes an upper wood-framed landing, wood stairs leading to grade, and a wood railing. The south exit includes a concrete and wood step.

Condition Narrative

No major deficiencies were observed or reported, however, there is some localized damage to the bottom of the entrance ramp that should be repaired as a routine maintenance activity. It is recommended to consult with the local authority having jurisdiction to determine if the exit ramp and platform configuration is in compliance with national building code requirements.

Photos



Upper Halfway Community Hall - G203029



Upper Halfway Community Hall - G203029



Upper Hallway Community Hall - G203029



Upper Hallway Community Hall - G203029



Upper Hallway Community Hall - G203029

Recommendations

Recommendations #1 - Exterior Ramps - Wood	
Type	Life Cycle Replacement
Year	2033
Cost	\$9,335.00

Replace Exterior Ramps - Wood

Element Description	
Name	G204099 - Other Site Development - Outhouses
Installation Year	2009
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	13 Years
Renewal Year	2034
Quantity / Unit of Measure	2 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	0.75 / 1.867 / 1
Replacement Cost	\$14,002.50

Description

There are two (2) wood-framed outhouse buildings constructed east of the Community Hall on the site grounds. Each outhouse comprises a buried waste tank, and a conventional wood-framed structure with a swinging wood door. An open-backed set of wood stairs is provided at each outhouse.

Condition Narrative

No major deficiencies were observed or reported. The cost adjustment factor has been decreased to account for the small structure sizes.

Photos



Upper Hallway Community Hall - G204099



Upper Hallway Community Hall - G204099



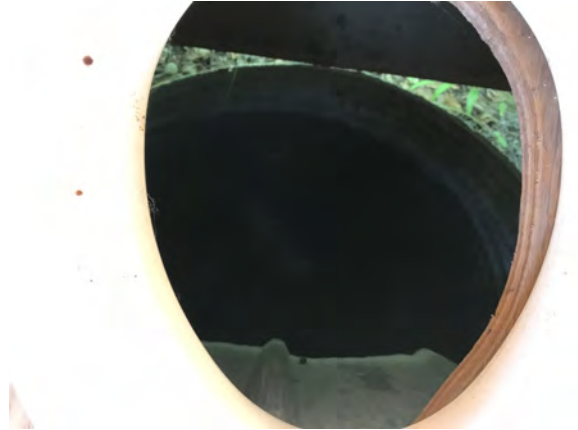
Upper Hallway Community Hall - G204099



Upper Hallway Community Hall - G204099



Upper Hallway Community Hall - G204099



Upper Hallway Community Hall - G204099

Recommendations

Recommendations #1 - Other Site Development	
Type	Life Cycle Replacement
Year	2034
Cost	\$14,002.50

Replace Other Site Development

G40 Site Electrical Utilities

Element Description	
Name	G401011 - Electrical Service
Installation Year	1983
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	30 / LM
Unit Cost	\$655.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$36,686.55

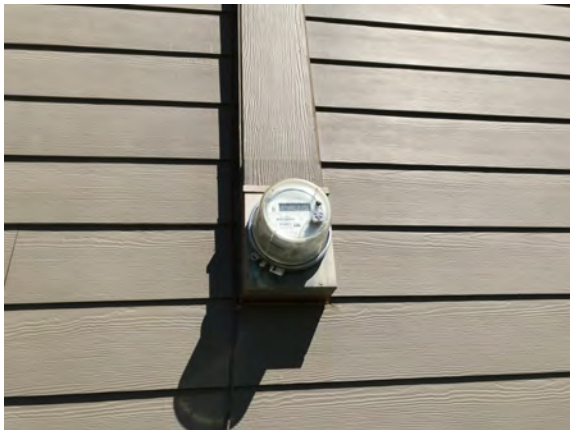
Description

An overhead, single-phase, 120/240V electrical feed connects a utility meter installed on the south elevation with a utility-owned pole-mounted transformer located on Highland Road.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Upper Hallway Community Hall - G401011



Upper Hallway Community Hall - G401011

Recommendations

Recommendations #1 - Electrical Service	
Type	Life Cycle Replacement
Year	2033
Cost	\$36,686.55

Replace Electrical Service

Element Description	
Name	G401021 - Site Branch Wiring and Devices
Installation Year	1983
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	50 / LM
Unit Cost	\$65.00
Difficulty / Regional / Soft Cost Factors	1.60 / 1.867 / 1
Replacement Cost	\$9,708.40

Description

Buried wiring connects to the two exterior light poles.

Condition Narrative

No major deficiencies were observed or reported. The component will reach its expected useful life, however replacement has been extended to a later year due to the absence of significant deficiencies. The cost adjustment factor has been increased to account for mobilization for a small quantity.

Recommendations

Recommendations #1 - Site Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2024
Cost	\$9,708.40

Replace Site Branch Wiring and Devices

Element Description	
Name	G402011 - Site Lighting
Installation Year	1983
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	2 / Each
Unit Cost	\$6,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$22,404.00

Description

There are two (2) pole-mounted exterior lights with two (2) metal halide lamps installed each.

Condition Narrative

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

Photos



Upper Hallway Community Hall - G402011



Upper Hallway Community Hall - G402011



Upper Hallway Community Hall - G402011

Recommendations

Recommendations #1 - Site Lighting	
Type	Life Cycle Replacement
Year	2024
Cost	\$22,404.00

Replace Site Lighting

Collaborating to Provide Asset Data You Can Trust

APPENDIX B

30-Year Capital Plan Renewal and Repair Summary

Project No. 21075

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Client	Peace River Regional District																													
Site No.																														
Building Name	Upper Halfway Community Hall																													
Address																														
Project No.	21071																													
Date	November 16, 2021																													

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Yr/ft)	Recommendation Year	Recommendation Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals (2021 - 2050)																																
A. Substructure																																																																					
B. Shell																																																																					
B10 - Superstructure																																																																					
B20 - Exterior Enclosure																																																																					
B201099 Other Exterior Walls	Replace Other Exterior Walls	2 - Good	Life Cycle Replacement	40	2038	\$18,670																			\$18,670														\$18,670																														
B203026 Double Door - Hollow Metal	Replace Double Door - Hollow Metal	2 - Good	Life Cycle Replacement	30	2043	\$22,404																																	\$22,404																														
B30 - Roofing																																																																					
C. Interiors																																																																					
C101001 Fixed Partitions	Undertake a hazardous materials assessment	2 - Good	Engineering Study	75	2024	\$5,000																																	\$5,000																														
C301022 Wood Wall Finish	Replace Wood Wall Finish	4 - Poor	Life Cycle Replacement	25	2022	\$73,093									\$73,093																							\$73,093																															
C302025 Wood Laminate Floor	Replace Wood Laminate Floor	4 - Poor	Life Cycle Replacement	25	2022	\$67,287									\$67,287																								\$67,287																														
D. Services																																																																					
D10 - Carpentry																																																																					
D20 - Plumbing																																																																					
D30 - HVAC																																																																					
D301002 Gas Supply Systems	Replace Gas Supply Systems	3 - Fair	Life Cycle Replacement	40	2025	\$7,916																																	\$7,916																														
D302003 Fuel Fired Forced Air Furnace	Replace Fuel Fired Forced Air Furnace	3 - Fair	Life Cycle Replacement	18	2025	\$11,202																																	\$11,202																														
D304001 Air Distribution Systems	Replace Air Distribution Systems	2 - Good	Life Cycle Replacement	50	2033	\$47,496																																	\$47,496																														
D40 - Fire Protection																																																																					
D403002 Fire Extinguishers	Replace Fire Extinguishers	5 - Missing/Failed	Life Cycle Replacement	10	2021	\$396	\$396																																\$396																														
D50 - Electrical																																																																					
D501005 Panelboards up to 400A	Replace Panelboards up to 400A	3 - Fair	Life Cycle Replacement	40	2026	\$9,335																																	\$9,335																														
D502011 Branch Wiring and Devices Residential	Replace Branch Wiring and Devices Residential	2 - Good	Life Cycle Replacement	50	2033	\$17,811																																	\$17,811																														
D502041 Exterior Lighting	Replace Exterior Lighting	4 - Poor	Life Cycle Replacement	20	2022	\$1,867		\$1,867																															\$1,867																														
E. Equipment & Furnishings																																																																					
F. Special Construction & Demolition																																																																					
G. Site Surfacing and Landscaping																																																																					
G201025 Gravel Paved Surface - Roadway	Replace Gravel Paved Surface - Roadway	2 - Good	Life Cycle Replacement	15	2030	\$9,802																																	\$9,802																														
G202024 Gravel Paved Surface - Parking Area	Replace Gravel Paved Surface - Parking Area	4 - Poor	Life Cycle Replacement	15	2022	\$9,335																																	\$9,335																														
G203029 Exterior Ramps - Wood	Replace Exterior Ramps - Wood	2 - Good	Life Cycle Replacement	20	2033	\$9,335																																	\$9,335																														
G204099 Other Site Development - Outhouses	Replace Other Site Development	2 - Good	Life Cycle Replacement	25	2034	\$14,003																																	\$14,003																														
G401011 Electrical Service	Replace Electrical Service	2 - Good	Life Cycle Replacement	50	2033	\$36,687																																	\$36,687																														
G401021 Site Branch Wiring and Devices	Replace Site Branch Wiring and Devices	3 - Fair	Life Cycle Replacement	40	2024	\$9,708																																	\$9,708																														
G402011 Site Lighting	Replace Site Lighting	3 - Fair	Life Cycle Replacement	25	2024	\$22,404																																	\$22,404																														
Total Capital Renewals						\$393,750	\$396	\$151,582	\$0	\$37,112	\$19,118	\$9,335	\$0	\$0	\$0	\$9,802	\$396	\$0	\$111,329	\$14,003	\$0	\$0	\$9,335	\$18,670	\$0	\$0	\$396	\$1,867	\$33,606	\$0	\$9,802	\$0	\$140,380	\$0	\$22,404	\$0	\$689,532																																

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			\$	2,397	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	\$ -		\$ -	\$ -	\$ -	n/a	\$ -	\$ -
2022	\$ -	\$ 18,500	\$ 150,000	\$ 161,721	\$ -	2.00%	\$ 6,779	\$ 1,542
2023	\$ 6,779	\$ 18,870	\$ -	\$ -	\$ 68	2.00%	\$ 25,717	\$ 1,573
2024	\$ 25,717	\$ 19,247	\$ -	\$ 41,228	\$ 325	2.00%	\$ 4,061	\$ 1,604
2025	\$ 4,061	\$ 19,632	\$ -	\$ 21,595	\$ 298	2.00%	\$ 2,397	\$ 1,636
2026	\$ 2,397	\$ 20,025	\$ -	\$ 10,434	\$ 65	2.00%	\$ 12,053	\$ 1,669
2027	\$ 12,053	\$ 20,425	\$ -	\$ -	\$ 144	2.00%	\$ 32,623	\$ 1,702
2028	\$ 32,623	\$ 20,834	\$ -	\$ -	\$ 447	2.00%	\$ 53,904	\$ 1,736
2029	\$ 53,904	\$ 21,251	\$ -	\$ -	\$ 865	2.00%	\$ 76,020	\$ 1,771
2030	\$ 76,020	\$ 21,676	\$ -	\$ 12,548	\$ 1,299	2.00%	\$ 86,446	\$ 1,806
2031	\$ 86,446	\$ 22,109	\$ -	\$ -	\$ 1,625	2.00%	\$ 110,180	\$ 1,842
2032	\$ 110,180	\$ 22,551	\$ -	\$ -	\$ 1,966	2.00%	\$ 134,698	\$ 1,879
2033	\$ 134,698	\$ 23,002	\$ -	\$ 147,814	\$ 2,449	2.00%	\$ 12,335	\$ 1,917
2034	\$ 12,335	\$ 23,462	\$ -	\$ 19,016	\$ 1,470	2.00%	\$ 18,252	\$ 1,955
2035	\$ 18,252	\$ 23,932	\$ -	\$ -	\$ 306	2.00%	\$ 42,490	\$ 1,994
2036	\$ 42,490	\$ 24,410	\$ -	\$ -	\$ 607	2.00%	\$ 67,507	\$ 2,034
2037	\$ 67,507	\$ 24,899	\$ -	\$ 12,973	\$ 1,100	2.00%	\$ 80,533	\$ 2,075
2038	\$ 80,533	\$ 25,397	\$ -	\$ 27,935	\$ 1,480	2.00%	\$ 79,475	\$ 2,116
2039	\$ 79,475	\$ 25,904	\$ -	\$ -	\$ 1,600	2.00%	\$ 106,980	\$ 2,159
2040	\$ 106,980	\$ 26,423	\$ -	\$ -	\$ 1,865	2.00%	\$ 135,267	\$ 2,202
2041	\$ 135,267	\$ 26,951	\$ -	\$ -	\$ 2,422	2.00%	\$ 164,640	\$ 2,246
2042	\$ 164,640	\$ 27,490	\$ -	\$ 3,183	\$ 2,999	2.00%	\$ 191,946	\$ 2,291
2043	\$ 191,946	\$ 28,040	\$ -	\$ 53,568	\$ 3,566	2.00%	\$ 169,984	\$ 2,337
2044	\$ 169,984	\$ 28,601	\$ -	\$ -	\$ 3,619	2.00%	\$ 202,204	\$ 2,383
2045	\$ 202,204	\$ 29,173	\$ -	\$ 16,889	\$ 3,722	2.00%	\$ 218,210	\$ 2,431
2046	\$ 218,210	\$ 29,756	\$ -	\$ -	\$ 4,204	2.00%	\$ 252,170	\$ 2,480
2047	\$ 252,170	\$ 30,351	\$ -	\$ 245,992	\$ 4,704	2.00%	\$ 41,233	\$ 2,529
2048	\$ 41,233	\$ 30,958	\$ -	\$ -	\$ 2,934	2.00%	\$ 75,125	\$ 2,580
2049	\$ 75,125	\$ 31,577	\$ -	\$ 40,218	\$ 1,164	2.00%	\$ 67,648	\$ 2,631
2050	\$ 67,648	\$ 32,209	\$ -	\$ -	\$ 1,428	2.00%	\$ 101,285	\$ 2,684

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

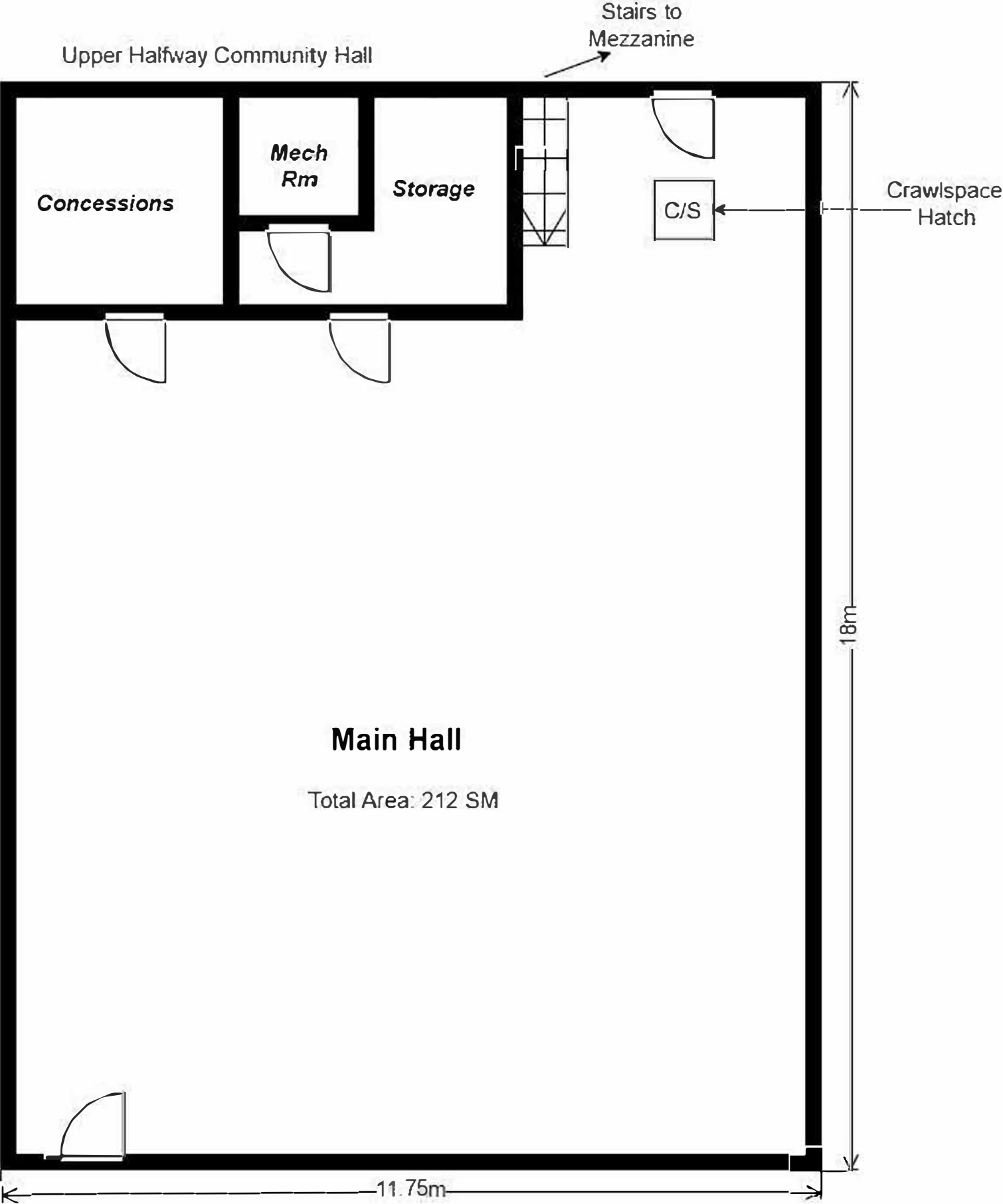
Note 2: The 2021 Estimated Inflation Adjusted Expenditures includes approved CRF expenditures for the fiscal year, if any.

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



APPENDIX D
Floor Plan/Site Plan





APPENDIX E
Preventative Maintenance Plan

Upper Halfway Community Hall

Equipment List

Uniformat Code	Uniformat Name	Quantity	Description (If Applicable)	PM ID Number
D302003	Fuel Fired Forced Air Furnace	1		0030
D304001	Fire Extinguishers	Not Available		0071
D501005	Panelboards up to 400A	1		0077

**Upper Halfway 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)
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.						
		Tighten all mechanical and electrical components.						
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.						
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.						