



PEACE RIVER REGIONAL DISTRICT



Submission to

**Peace River Regional District**

**Facility Condition Assessment Report  
North Peace Fall Fair Grounds**

**Version: Final**

**November 18, 2021**

Prepared by:  
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**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 North Peace Fall Fair Grounds in Rose Prairie, BC. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 30 years.

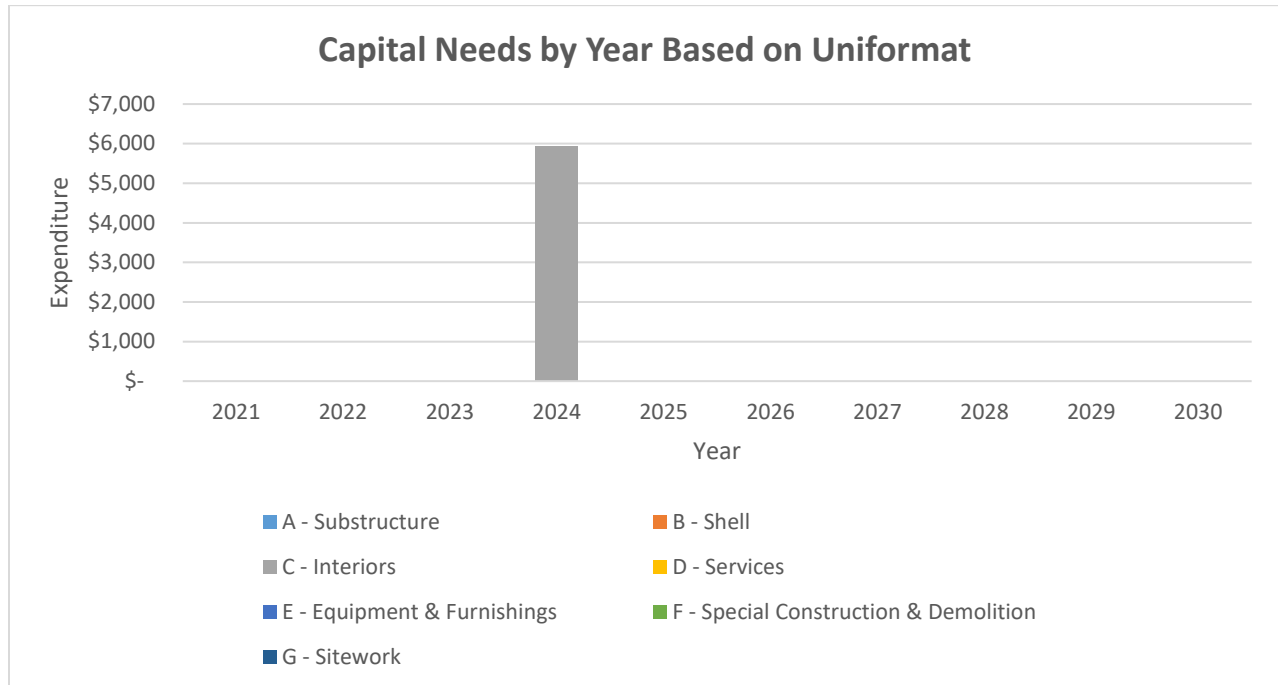
## Facility Summary

The North Peace Fall Fair Grounds is located on 15177 Rose Prairie Road in Rose Prairie, British Columbia. The fair grounds buildings' construction range circa 1890 to 2016. The buildings occupancy includes kitchen, cabin, church, four (4) kiosk sheds, six (6) concessions, exhibition centre, five (5) barns, storage washrooms, and a hall. The site visit was undertaken on June 18, 2021.

## Findings

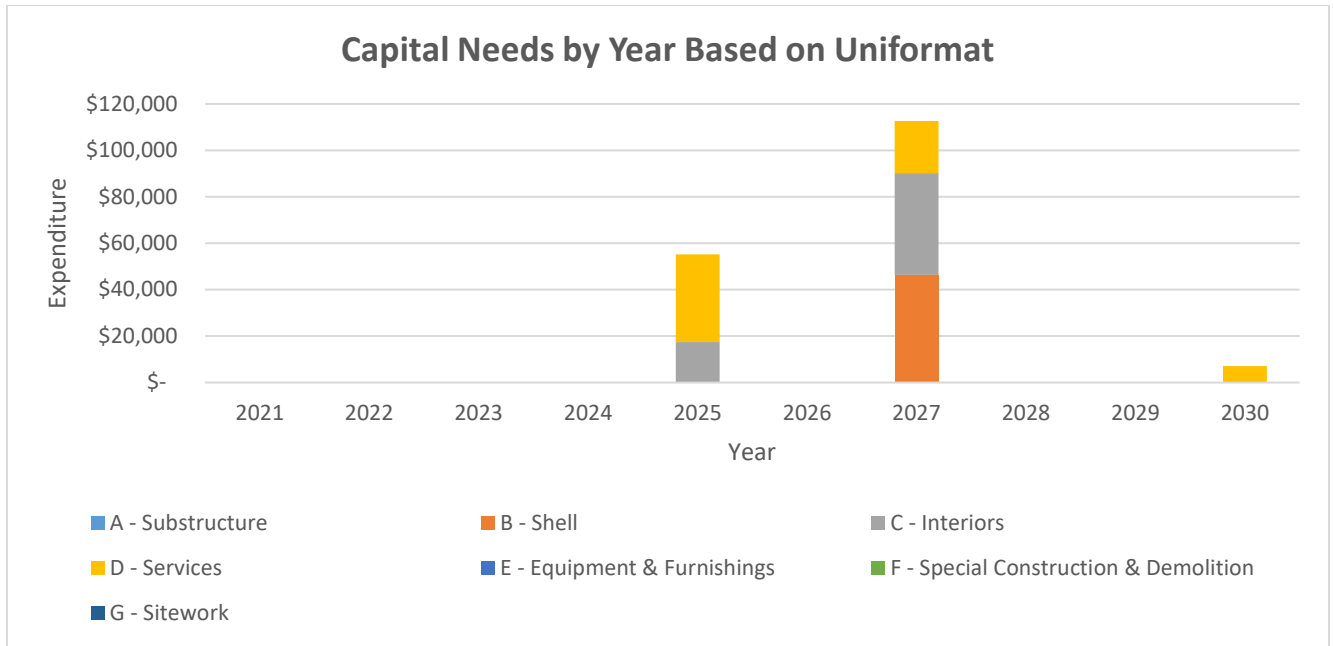
An analysis of the capital needs by building systems over the next 10 years was created for the building to visually view the replacement/repair forecast.

Adeline Kelly Exhibit

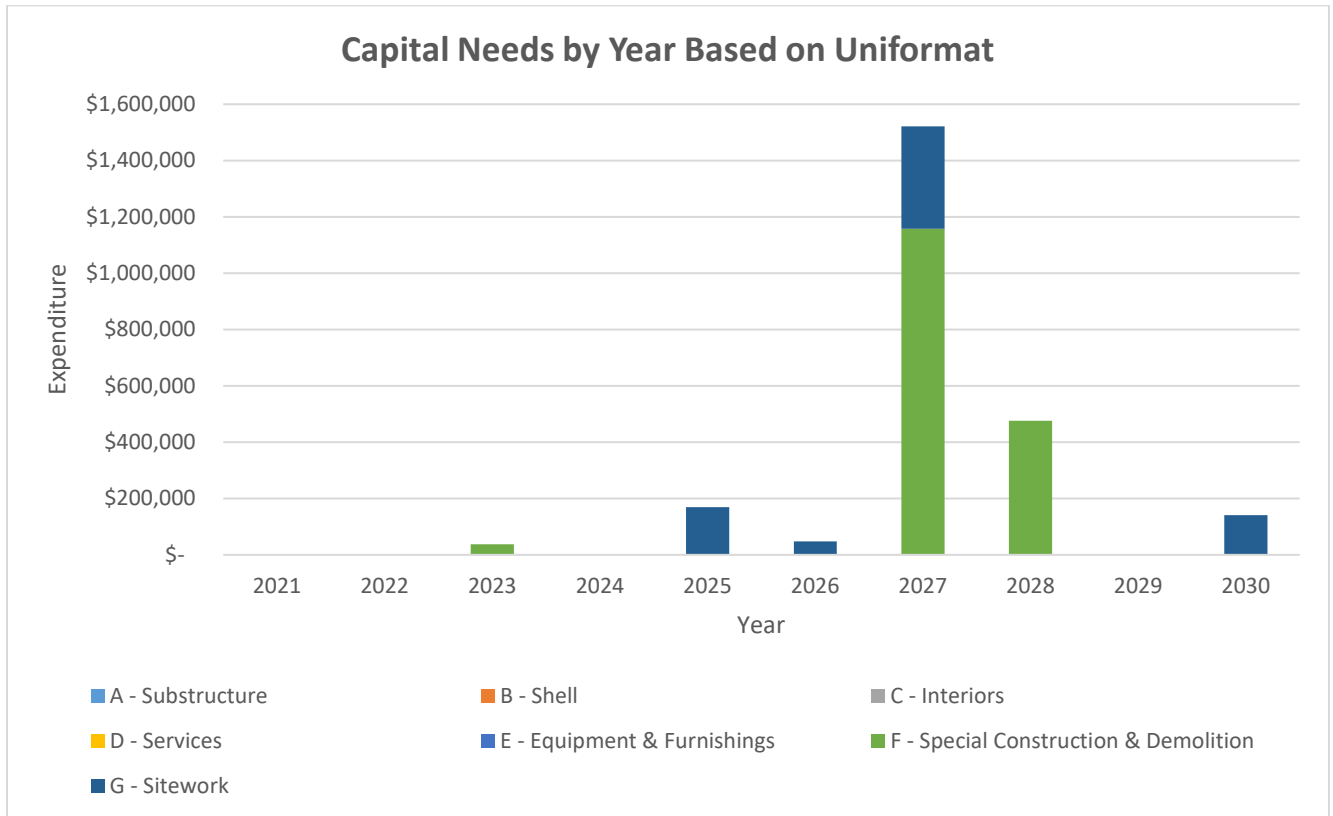


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## Washroom Building



## Site



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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.

### Adeline Kelly Exhibit

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

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

### Washroom Building

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ 67,716	\$ 76,379	\$ 144,095
C – Interiors	\$ -	\$ 17,475	\$ 43,800	\$ 77,555	\$ 138,830
D – Services	\$ -	\$ 37,713	\$ 67,287	\$ 119,189	\$ 224,189
E – Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F – Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G – Building Sitework	\$ -	\$ -	\$ -	\$ 234,962	\$ 234,962
<b>Totals</b>	<b>\$ -</b>	<b>\$ 55,188</b>	<b>\$ 178,803</b>	<b>\$ 508,085</b>	<b>\$ 742,076</b>

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

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Site

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ -	\$ -
B- Shell	\$ -	\$ -	\$ -	\$ -	\$ -
C – Interiors	\$ -	\$ -	\$ -	\$ -	\$ -
D – Services	\$ -	\$ -	\$ -	\$ -	\$ -
E – Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F – Special Construction	\$ -	\$ 38,000	\$ 1,633,625	\$ 28,005	\$ 1,699,630
G – Building Sitework	\$ -	\$ 217,879	\$ 505,443	\$ 564,581	\$ 1,287,903
<b>Totals</b>	<b>\$</b>	<b>\$ 255,879</b>	<b>\$ 2,139,068</b>	<b>\$ 592,586</b>	<b>\$ 2,987,533</b>

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

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## 1 INTRODUCTION

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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 North Peace Fall Fair Grounds in Rose Prairie, 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:

<b>Building Name</b>	North Peace Fall Fair Grounds
<b>Address</b>	15177 Rose Prairie Road, Rose Prairie, BC
<b>Estimated Building Floor Area (sq.m.)</b>	
<b>Number of Storeys</b>	1
<b>Date of Construction</b>	1890 to 2016

### 1.2 SITE REVIEW

A site visit was performed on June 18, 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 Buildings Summary

The single-storey office building is a wood-framed structure that features vinyl-clad walls, pre-finished metal soffit panels at roof eaves, vinyl-framed windows, and a pitched roof covered with asphalt shingles. A metal-faced, wood-framed passage door provides access to/from the building. The interior features sheet vinyl flooring, laminated wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T12 lamps are installed on the building interior, while

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an incandescent fixture is wall-mounted on the front exterior elevation. The overall condition is good to fair condition.

The single-storey storage building is a wood-framed structure that features vinyl-clad walls, pre-finished metal soffit panels at roof eaves, vinyl-framed windows, and a pitched roof covered with metal panels. A hollow, wood-framed passage door provides access to/from the building. The interior features painted plywood floor. Incandescent fixtures are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation. The overall condition is good to fair condition.

The six (6) single-storey concession buildings are wood-framed structure that features painted plywood walls and a pitched roof covered with metal panels. A hollow, wood-framed passage door provides access to/from the building. The interior features painted plywood floor. Incandescent fixtures are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation. The overall condition is good condition.

The single-storey Handicraft building is a wood-framed structure that features vinyl-clad walls, painted wood soffit panels at roof eaves, wood-framed windows, and a pitched roof covered with metal panels. Hollow wood, wood-framed passage door provides access to/from the building. The interior features painted plywood flooring, painted wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T12 lamps are installed on the building interior. The overall condition is good to fair condition.

The single-storey Log Cabin building is a wood-framed structure with slab on grade that features wood soffit panels at roof eaves, wood-framed windows, and a pitched roof covered with asphalt shingles. A solid wood, wood-framed passage door provides access to/from the building. The interior features painted concrete floors. An incoming electrical feed leads to an internal electrical distribution panel. The single-storey Log Cabin building is a wood-framed structure with slab on grade that features wood soffit panels at roof eaves, wood-framed windows, and a pitched roof covered with asphalt shingles. A solid wood, wood-framed passage door provides access to/from the building. The interior features painted concrete floors. An incoming electrical feed leads to an internal electrical distribution panel. The overall condition is good to fair condition.

The single-storey Kitchen building is a wood-framed structure with slab on grade that features painted plywood walls, wood-framed screen windows, and a pitched roof covered with metal panels. A wood, wood-framed passage door provides access to/from the building. The interior features painted concrete flooring, painted wood panel walls, and painted wood ceilings. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T8 lamps and incandescent fixtures are installed on the building interior. The overall condition is good to fair condition.

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The single-storey Collect All building is a wood-framed structure that features a pitched roof covered with metal panels. The are solid wood, wood-framed passage door provides access to/from the building. The interior features painted wood panel walls, and wood benches. An incoming electrical feed leads to an internal electrical distribution panel. Incandescent fixtures are installed on the building interior. The overall condition is good to fair condition.

The single-storey Oliver 4-H building is a wood-framed structure that features painted wood walls and a pitched roof covered with metal panels. Hollow wood, wood-framed passage door provides access to/from the building. The interior features painted plywood flooring. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Incandescent fixtures are installed on the building interior. The overall condition is good to fair condition.

The two (2) poultry barns consist of buried wood post frame construction with a wood rafter gable roof. Metal panels cover the wood rafters and purlins. There are metal gutters and downspouts. The buildings are open on all sides. The overall condition is good condition. The 4 single-storey Kiosk buildings are wood-framed structure that features painted plywood walls and a pitched roof covered with metal panels. A hollow, wood-framed passage door provides access to/from the building. The interior features painted plywood floor. The overall condition is good condition.

The six (6) animal holding barns consist of buried wood post frame construction with a wood rafter gable roof. Metal panels cover the wood roof structure. There are metal gutters and downspouts. The buildings are open on all sides. The overall condition is good condition. The Adeline Kelly Exhibit building's foundations appear to be composed of wood grade boards and posts embedded into grade, with a concrete slab-on-grade floor structure. The building appears to be a wood-frame with a wood roof structure. The building exterior walls are generally comprised of metal siding. The windows are typically insulated glass units (IGUs) set in vinyl frames. The exterior sliding barn doors are composed of prefinished metal siding panels secured to metal framework. The roof covers are pre-formed, factory-finished, overlapping metal roof panels. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T5 lamps are installed on the building interior, while CFL fixtures are wall-mounted on the perimeter of the building. Overall, condition is good.

The single-storey Washroom building is a wood-framed structure that features vinyl-clad walls, pre-finished metal soffit panels at roof eaves, vinyl-framed windows, and a pitched roof covered with metal panels. Metal-faced, wood-framed passage doors provides access to/from the building. The interior features sheet vinyl flooring, painted gypsum walls, and painted gypsum ceilings. A wood-framed deck is constructed outside the main entrance. The facility is provided with a domestic water distribution system that appears to be composed of copper pipes and is fed from local well. Sanitary waste drainage

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appears to be composed of cast iron pipes discharging to septic system. The washroom plumbing fixtures include floor mounted water closets with flush tanks, countertop mounted lavatory of enameled and stainless steel construction and fibreglass shower assemblies. Domestic hot water is provided by two electric domestic water heaters rated 68,400btuh and capacity of 284 L (75 U.S. gal). Ventilation for the washrooms is provided by wall mounted exhaust fans. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T8 lamps are installed on the building interior, while an CFL fixture is wall-mounted on the front exterior elevation. Overall, condition is good.

### 1.4.2 Site Feature Systems Executive Summary

The site elements include concrete paved pad, wood post and metal wire fencing, and a chain-link fence. There are three (3) pre-manufactured shipping containers two located on the east end of the site that are used for main electrical service and distribution and one first aid station. The overhead electrical service is 200A 3 wire single phase from the utility to the building electrical service equipment. The site lighting is provided by 2 HID Post Lights.

## 2 SCOPE OF WORK

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

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

The ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition

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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 engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. FCAPX did not design or

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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

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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

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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

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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.



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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:

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

$$\text{5-Year FCI} = \frac{\$99,125}{\$3,050,000} \times 100$$

$$\text{5-Year FCI} = 3.3\%$$

The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the buildings 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 buildings is \$99,125. 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 \$3,050,000 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 3.3%. 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 North Peace Fall Fair Grounds includes the review of the Asset Management Reserve Fund (AMRF) to ensure funding levels meet the required amounts.

North Peace Fall Fair Grounds 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 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 SITE PLAN

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

## 7 PREVENTATIVE MAINTENANCE PLAN

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The compiled Preventative Maintenance Plans (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.

## Collaborating to Provide Asset Data You Can Trust

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

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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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**Collaborating to Provide Asset Data You Can Trust**

**APPENDIX A**  
**Facility Condition Assessment**

**Project No. 21075**

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**FCAPX**

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## A Substructure

### A10 Foundations

Element Description	
Name	A101001 - Standard Foundations
Installation Year	2014
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	68 Years
Renewal Year	2089
Quantity / Unit of Measure	83 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	0.25 / 1.867 / 1
Replacement Cost	\$38,120.41

### Description

While concealed from view below-grade, foundations for the building structure are understood to be composed of wood grade boards and posts embedded into grade.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. Difficulty factor adjusted to reflect size of foundation.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit -  
A101001



North Peace Fair Grounds - Adeline Kelly Exhibit -  
A101001

Element Description	
Name	A103001 - Slab on Grade
Installation Year	2014
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	68 Years
Renewal Year	2089
Quantity / Unit of Measure	318 / SM Footprint
Unit Cost	\$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$42,349.05

### Description

A cast-in-place concrete slab-on-grade floor is constructed throughout the building. The slab is presumably reinforced with conventional steel.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit -  
A103001



North Peace Fair Grounds - Adeline Kelly Exhibit -  
A103001

**B Shell**  
**B10 Superstructure**

Element Description	
Name	B103001 - Structure
Installation Year	2014
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	68 Years
Renewal Year	2089
Quantity / Unit of Measure	418 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$218,513.68

**Description**

The wood roof structure is composed of dimensional wood purlins and trusses that are supported by wood posts and supporting framework on the building perimeter.

**Condition Narrative**

No major deficiencies were observed or reported during the assessment.

**Photos**



North Peace Fair Grounds - Adeline Kelly Exhibit - B103001



North Peace Fair Grounds - Adeline Kelly Exhibit - B103001



## B20 Exterior Enclosure

Element Description	
Name	B201008 - Exterior Soffits
Installation Year	2014
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	43 Years
Renewal Year	2064
Quantity / Unit of Measure	83 / SM
Unit Cost	\$110.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,045.71

### Description

Prefinished, perforated metal soffit panels are installed on the roof overhang on the building perimeter.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit -  
B201008



North Peace Fair Grounds - Adeline Kelly Exhibit -  
B201008



Element Description	
Name	B201024 - Metal Siding
Installation Year	2014
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	33 Years
Renewal Year	2054
Quantity / Unit of Measure	418 / SM
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$124,864.96

### Description

Pre-finished corrugated metal cladding is installed around the perimeter of the building, and as a soffit below recessed building areas on the building perimeter.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - B201024



North Peace Fair Grounds - Adeline Kelly Exhibit - B201024

Element Description	
Name	B202001 - Windows
Installation Year	2014
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	28 Years
Renewal Year	2049
Quantity / Unit of Measure	2 / SM
Unit Cost	\$950.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$3,547.30

### Description

Exterior windows composed of insulating (double-pane) glazing units set in fixed and operable (horizontal-sliding) vinyl sashes and frames are installed on the building's east and west elevations.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - B202001



North Peace Fair Grounds - Adeline Kelly Exhibit - B202001

### Recommendations

Recommendations #1 - Windows	
Type	Life Cycle Replacement
Year	2049
Cost	\$3,547.30

Replace Windows

Element Description	
Name	B203023 - Single Door - Hollow Metal
Installation Year	2014
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	23 Years
Renewal Year	2044
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,923.20

### Description

Exterior doors on the east, south, and west elevations are composed of painted hollow metal swing-type unit that is hinge-mounted in painted, pressed steel frames.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - B203023



North Peace Fair Grounds - Adeline Kelly Exhibit - B203023



North Peace Fair Grounds - Adeline Kelly Exhibit - B203023

## Recommendations

<b>Recommendations #1 - Single Door - Hollow Metal</b>	
Type	Life Cycle Replacement
Year	2044
Cost	\$17,923.20

Replace Single Door - Hollow Metal

Element Description	
Name	B203099 - Other Exterior Doors
Installation Year	2014
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	18 Years
Renewal Year	2039
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.867 / 1
Replacement Cost	\$28,005.00

### Description

Exterior sliding barn doors on the east, south, and west elevations are composed of prefinished metal siding panels secured to metal framework

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - B203099



North Peace Fair Grounds - Adeline Kelly Exhibit - B203099



North Peace Fair Grounds - Adeline Kelly Exhibit - B203099

## Recommendations

<b>Recommendations #1 - Other Exterior Doors</b>	
Type	Life Cycle Replacement
Year	2039
Cost	\$28,005.00

Replace Other Exterior Doors

## B30 Roofing

Element Description	
Name	B301005 - Gutters and Downspouts
Installation Year	2014
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	23 Years
Renewal Year	2044
Quantity / Unit of Measure	60 / LM
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$5,040.90

### Description

Prefinished metal gutters are installed along 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.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - B301005



North Peace Fair Grounds - Adeline Kelly Exhibit - B301005

### Recommendations

Recommendations #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2044
Cost	\$5,040.90

Replace Gutters and Downspouts



Element Description	
Name	B301028 - Metal Roofing
Installation Year	2014
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	33 Years
Renewal Year	2054
Quantity / Unit of Measure	502 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$262,425.52

### Description

The building's pitched roof is covered with pre-formed, factory-finished, overlapping metal roof panels that are mechanically-fastened to the wood roof structure.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - B301028



North Peace Fair Grounds - Adeline Kelly Exhibit - B301028



North Peace Fair Grounds - Adeline Kelly Exhibit - B301028



C Interiors  
C30 Interior Finishes

Element Description	
Name	C301005 - Paint Wall Covering
Installation Year	2014
Condition	3 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	318 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	0.25 / 1.867 / 1
Replacement Cost	\$5,937.06

### Description

Oriented strand board sheathing on the building interior is provided with a paint finish.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been decreased based on coverage area of the wall finish.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit -  
C301005

### Recommendations

Recommendations #1 - Paint Wall Covering	
Type	Life Cycle Replacement
Year	2024
Cost	\$5,937.06

Replace Paint Wall Covering

Element Description	
Name	C301022 - Wood Wall Finish
Installation Year	2014
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	18 Years
Renewal Year	2039
Quantity / Unit of Measure	132 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	0.25 / 1.867 / 1
Replacement Cost	\$16,634.97

### Description

Oriented strand board sheathing is applied to the lower-half of wall surfaces on the building interior.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been lowered based on the finish quality.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit -  
C301022

### Recommendations

Recommendations #1 - Wood Wall Finish	
Type	Life Cycle Replacement
Year	2039
Cost	\$16,634.97

Replace Wood Wall Finish

**D Services**  
**D50 Electrical**

<b>Element Description</b>	
Name	D501033 - Panelboards Residential
Installation Year	2014
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	33 Years
Renewal Year	2054
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	\$8,961.60

**Description**

There are two (2) distribution panelboards installed in the building, labelled as Panels A and B. Both panels are manufactured by Square D. Panel A is rated for 100A at 120/208V and Panel B is rated for 60A at 120/208V.

**Condition Narrative**

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

**Photos**



North Peace Fair Grounds - Adeline Kelly Exhibit - D501033



North Peace Fair Grounds - Adeline Kelly Exhibit - D501033

Element Description	
Name	D502011 - Branch Wiring and Devices Residential
Installation Year	2014
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	43 Years
Renewal Year	2064
Quantity / Unit of Measure	418 / SM
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$35,118.27

### Description

The low voltage electrical distribution system includes branch wiring to end devices such as switches and receptacles. The wiring includes commercial grade insulated copper wire, flex cable, outlets, switches and receptacles.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit -  
D502001



North Peace Fair Grounds - Adeline Kelly Exhibit -  
D502001

Element Description	
Name	D502021 - Interior Lighting Residential
Installation Year	2014
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	28 Years
Renewal Year	2049
Quantity / Unit of Measure	318 / SM
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,811.18

### Description

The interior lighting system includes ceiling-suspended linear fluorescent light fixtures throughout the building, which are provided with T5 lamps.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - D502002



North Peace Fair Grounds - Adeline Kelly Exhibit - D502002



North Peace Fair Grounds - Adeline Kelly Exhibit - D502002

## Recommendations

<b>Recommendations #1 - Interior Lighting Residential</b>	
Type	Life Cycle Replacement
Year	2049
Cost	\$17,811.18

Replace Interior Lighting Residential



Element Description	
Name	D502041 - Exterior Lighting
Installation Year	2014
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	13 Years
Renewal Year	2034
Quantity / Unit of Measure	4 / Each
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$3,734.00

### Description

Exterior lighting installed along the perimeter is predominantly via wall-mounted fixtures that incorporate CFL..

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Adeline Kelly Exhibit - D502041



North Peace Fair Grounds - Adeline Kelly Exhibit - D502041

### Recommendations

Recommendations #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2034
Cost	\$3,734.00

Replace Exterior Lighting

**G Building Sitework**  
**G20 Site Improvements**

<b>Element Description</b>	
Name	G204081 - Message Sign - Wall-Mounted
Installation Year	2014
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	13 Years
Renewal Year	2034
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,300.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$4,854.20

**Description**

Two (2) painted metal signs are installed on the south and west elevations.

**Condition Narrative**

No major deficiencies were observed or reported during the assessment.

**Photos**



North Peace Fair Grounds - Adeline Kelly Exhibit - G204081



North Peace Fair Grounds - Adeline Kelly Exhibit - G204081

**Recommendations**

<b>Recommendations #1 - Message Sign - Wall-Mounted</b>	
Type	Life Cycle Replacement
Year	2034
Cost	\$4,854.20

Replace Message Sign - Wall-Mounted



## G40 Site Electrical Utilities

Element Description	
Name	G401010 - Electrical Service Single Phase
Installation Year	2014
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	43 Years
Renewal Year	2064
Quantity / Unit of Measure	106 / LM
Unit Cost	\$209.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$41,361.52

### Description

The underground electrical service is 100A 3-wire single phase from the seacan to the building electrical service equipment.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

## A Substructure

### A10 Foundations

Element Description	
Name	A101001 - Standard Foundations
Installation Year	1996
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	50 Years
Renewal Year	2071
Quantity / Unit of Measure	42 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	\$38,579.69

### Description

While concealed from view during the assessment, foundations for the building are understood to be composed of steel screw piles placed below wood beams for the building's suspended main floor structure.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. Difficulty factor adjusted to reflect size of foundation.

### Photos



North Peace Fair Grounds - Washroom Building -  
A101001



North Peace Fair Grounds - Washroom Building -  
A101001



North Peace Fair Grounds - Washroom Building -  
A101001

**B Shell**  
**B10 Superstructure**

<b>Element Description</b>	
Name	B101001 - Floor Construction
Installation Year	1996
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	50 Years
Renewal Year	2071
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$50,283.99

**Description**

The building's suspended main floor is composed of oriented strand board decking that is supported by dimensional wood joists and built-up wood beams.

**Condition Narrative**

No major deficiencies were observed or reported during the assessment. However, weathered wood surfaces were noted at the edges of wood beams that are exposed to sunlight and external elements. The exposed wood surfaces are recommended to be sealed / stained periodically as a maintenance activity to preserve the condition of wood surfaces.

**Photos**



North Peace Fair Grounds - Washroom Building -  
 B101001



North Peace Fair Grounds - Washroom Building -  
 B101001

Element Description	
Name	B103001 - Structure
Installation Year	1996
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	50 Years
Renewal Year	2071
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$56,458.08

### Description

The building structure is understood to be composed of oriented strand board wood decking that is supported by pre-engineered wood trusses and wood stud framework.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - B103001



North Peace Fair Grounds - Washroom Building - B103001



North Peace Fair Grounds - Washroom Building - B103001



North Peace Fair Grounds - Washroom Building - B103001



## B20 Exterior Enclosure

Element Description	
Name	B201008 - Exterior Soffits
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
Quantity / Unit of Measure	41 / SM
Unit Cost	\$110.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$8,420.17

### Description

Prefinished, perforated metal soffit panels are installed at roof eaves on the building perimeter.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - B201008



North Peace Fair Grounds - Washroom Building - B201008

### Recommendations

Recommendations #1 - Exterior Soffits	
Type	Life Cycle Replacement
Year	2046
Cost	\$8,420.17

Replace Exterior Soffits

Element Description	
Name	B201025 - Vinyl Siding
Installation Year	1996
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	168 / SM
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$26,660.76

### Description

The building's exterior walls are clad with vinyl siding that incorporates a Dutch lap profile.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has achieved 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



North Peace Fair Grounds - Washroom Building - B201025



North Peace Fair Grounds - Washroom Building - B201025





North Peace Fair Grounds - Washroom Building -  
B201025

**Recommendations**

<b>Recommendations #1 - Vinyl Siding</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$26,660.76

Replace Vinyl Siding

Element Description	
Name	B202001 - Windows
Installation Year	1996
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	10 Years
Renewal Year	2031
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 composed of insulating double-paned glass set in fixed and operable vinyl frames are installed on east and south elevations.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - B202001



North Peace Fair Grounds - Washroom Building - B202001



North Peace Fair Grounds - Washroom Building - B202001



North Peace Fair Grounds - Washroom Building - B202001

## Recommendations

<b>Recommendations #1 - Windows</b>	
Type	Life Cycle Replacement
Year	2031
Cost	\$21,283.80

Replace Windows

<b>Element Description</b>	
Name	B203023 - Single Door - Hollow Metal
Installation Year	1996
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,923.20

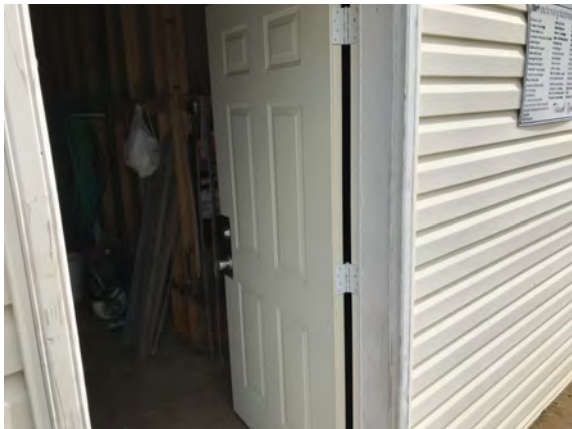
### Description

Exterior doors on the building's southwest and northeast elevations are either painted hollow-metal units set in metal frames, or wood-framed, swing-type units that are faced with pre-finished metal panels, and hinge-mounted in painted wood frames.

### Condition Narrative

No major deficiencies were observed or reported during the assessment; however, the paint is weathered and worn. The cost of refinishing door panel surfaces is expected to be minimal and may be handled as routine maintenance. The component is nearing the end of 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



North Peace Fair Grounds - Washroom Building - B203024



North Peace Fair Grounds - Washroom Building - B203024

### Recommendations

<b>Recommendations #1 - Single Door - Hollow Metal</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$17,923.20

Replace Single Door - Hollow Metal

## B30 Roofing

Element Description	
Name	B301005 - Gutters and Downspouts
Installation Year	1996
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	22 / LM
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$1,848.33

### Description

Prefinished metal gutters are installed along 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. The component is nearing the end of 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. Install splash pads at ground level, which should be installed as a maintenance activity to mitigate soil erosion and the development of negative drainage slopes.

### Photos



North Peace Fair Grounds - Washroom Building - B301005



North Peace Fair Grounds - Washroom Building - B301005

### Recommendations

Recommendations #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2027
Cost	\$1,848.33

Replace Gutters and Downspouts

<b>Element Description</b>	
Name	B301028 - Metal Roofing
Installation Year	1996
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	15 Years
Renewal Year	2036
Quantity / Unit of Measure	130 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$67,958.80

### Description

The building's pitched roof is covered with pre-formed, factory-finished, overlapping metal roof panels that are mechanically-fastened to the wood roof structure.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building -  
B301027

### Recommendations

<b>Recommendations #1 - Metal Roofing</b>	
Type	Life Cycle Replacement
Year	2036
Cost	\$67,958.80

Replace Metal Roofing



C Interiors  
 C10 Interior Construction

Element Description	
Name	C101001 - Fixed Partitions
Installation Year	1996
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	50 Years
Renewal Year	2071
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$19,155.42

Description

Fixed partitions installed in the building are composed of gypsum wall board affixed to wood stud framework.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



North Peace Fair Grounds - Washroom Building - C101001



North Peace Fair Grounds - Washroom Building - C101001

Element Description	
Name	C102022 - Single Door - Wood
Installation Year	1996
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	15 Years
Renewal Year	2036
Quantity / Unit of Measure	4 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$14,936.00

### Description

Interior passage doors installed in the washroom showers are hollow-core or core-filled wood swing-type units that are hinge-mounted in painted wood frames.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - C102022



North Peace Fair Grounds - Washroom Building - C102022

### Recommendations

Recommendations #1 - Single Door - Wood	
Type	Life Cycle Replacement
Year	2036
Cost	\$14,936.00

Replace Single Door - Wood

<b>Element Description</b>	
Name	C103010 - Vanities
Installation Year	1996
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	6 / LM
Unit Cost	\$600.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$6,721.20

### Description

Wall mounted vanities of laminated wood construction are installed in the men's washroom.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has achieved 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



North Peace Fair Grounds - Washroom Building - C103010



North Peace Fair Grounds - Washroom Building - C103010

### Recommendations

<b>Recommendations #1 - Vanities</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$6,721.20

Replace Vanities

<b>Element Description</b>	
Name	C103026 - Washroom Partitions - Prefinished Metal
Installation Year	1996
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	11 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$24,644.40

### Description

Wall-mounted partitions of prefinished metal construction are installed around water closets in the washrooms.

### 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



North Peace Fair Grounds - Washroom Building - C103026



North Peace Fair Grounds - Washroom Building - C103026

### Recommendations

<b>Recommendations #1 - Washroom Partitions - Prefinished Metal</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$24,644.40

Replace Washroom Partitions - Prefinished Metal

## C30 Interior Finishes

Element Description	
Name	C301005 - Paint Wall Covering
Installation Year	2010
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$8,065.44

### Description

Interior fixed partitions throughout the building 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



North Peace Fair Grounds - Washroom Building - C301005



North Peace Fair Grounds - Washroom Building - C301005

### Recommendations

Recommendations #1 - Paint Wall Covering	
Type	Life Cycle Replacement
Year	2027
Cost	\$8,065.44

Replace Paint Wall Covering

Element Description	
Name	C302023 - Vinyl Sheet Floor
Installation Year	2010
Condition	3 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	78 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$17,475.12

### Description

Resilient sheet vinyl flooring is installed in the washrooms.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - C302023



North Peace Fair Grounds - Washroom Building - C302023



North Peace Fair Grounds - Washroom Building - C302023



## Recommendations

<b>Recommendations #1 - Vinyl Sheet Floor</b>	
Type	Life Cycle Replacement
Year	2025
Cost	\$17,475.12

Replace Vinyl Sheet Floor

Element Description	
Name	C303006 - Painted Ceiling Structures
Installation Year	2010
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	78 / SM
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$4,368.78

### Description

Interior ceilings throughout the building are provided with a paint finish.

### Condition Narrative

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

### Photos



North Peace Fair Grounds - Washroom Building - C303006



North Peace Fair Grounds - Washroom Building - C303006



North Peace Fair Grounds - Washroom Building - C303006

## Recommendations

<b>Recommendations #1 - Painted Ceiling Structures</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$4,368.78

Replace Painted Ceiling Structures

D Services  
D20 Plumbing

Element Description	
Name	D201001 - Water Closets
Installation Year	1996
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	11 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$20,537.00

Description

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

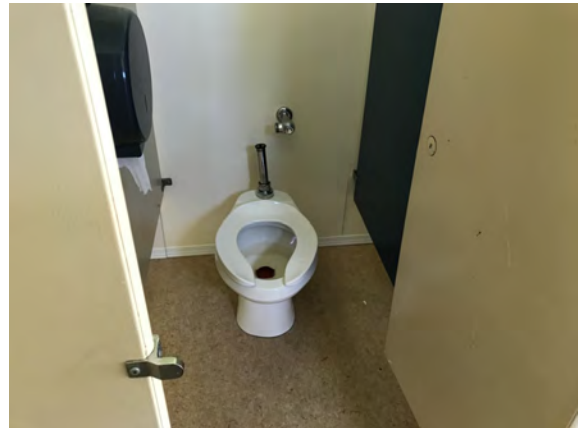
Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



North Peace Fair Grounds - Washroom Building - D201001



North Peace Fair Grounds - Washroom Building - D201001

Recommendations

Recommendations #1 - Water Closets	
Type	Life Cycle Replacement
Year	2031
Cost	\$20,537.00

Replace Water Closets

Element Description	
Name	D201002 - Urinals
Installation Year	1996
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	10 Years
Renewal Year	2031
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

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

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building -  
D201002

### Recommendations

Recommendations #1 - Urinals	
Type	Life Cycle Replacement
Year	2031
Cost	\$5,601.00

Replace Urinals

<b>Element Description</b>	
Name	D201003 - Lavatories
Installation Year	1996
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	10 Years
Renewal Year	2031
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

Counter-set lavatories of enameled and stainless steel constructions are installed in the men's washrooms. The lavatories include centre-set faucets with manually-operated single-lever water valves.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - D201003



North Peace Fair Grounds - Washroom Building - D201003

### Recommendations

<b>Recommendations #1 - Lavatories</b>	
Type	Life Cycle Replacement
Year	2031
Cost	\$5,601.00

Replace Lavatories



Element Description	
Name	D201012 - Shower Assembly
Installation Year	1996
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	4 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$22,404.00

### Description

There are fibreglass shower assemblies installed in the washrooms. The showers include wall-mounted shower heads.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has reached 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



North Peace Fair Grounds - Washroom Building - D201043



North Peace Fair Grounds - Washroom Building - D201043

### Recommendations

Recommendations #1 - Shower Assembly	
Type	Life Cycle Replacement
Year	2027
Cost	\$22,404.00

Replace Shower Assembly

Element Description	
Name	D201099 - Other Plumbing Fixtures
Installation Year	2010
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	19 Years
Renewal Year	2040
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$9,335.00

### Description

Wall-mounted trough lavatories of stainless steel constructions are installed in the women's washrooms. 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



North Peace Fair Grounds - Washroom Building -  
D201003

### Recommendations

Recommendations #1 - Other Plumbing Fixtures	
Type	Life Cycle Replacement
Year	2040
Cost	\$9,335.00

Replace Other Plumbing Fixtures

Element Description	
Name	D202001 - Domestic Water Pipes and Fittings
Installation Year	1996
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	15 Years
Renewal Year	2036
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$8,065.44

### Description

Domestic water is distributed via cross-linked polyethylene (PEX) piping, with sections of copper piping in mechanical spaces. Domestic water piping and fittings are primarily concealed behind wall and floor finishes.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - D202001



North Peace Fair Grounds - Washroom Building - D202001



North Peace Fair Grounds - Washroom Building -  
D202001

## Recommendations

<b>Recommendations #1 - Domestic Water Pipes and Fittings</b>	
Type	Life Cycle Replacement
Year	2036
Cost	\$8,065.44

Replace Domestic Water Pipes and Fittings

Element Description	
Name	D202006 - Domestic Water Booster Systems/Pumps
Installation Year	2010
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	0.33 / 1.867 / 1
Replacement Cost	\$6,161.10

### Description

The domestic cold-water system includes a pad mounted 0.75 hp booster pump for pressure control of the domestic cold water to the plumbing fixtures within. The pressure pump system is manufactured by Goulds and is located in the mechanical room.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been lowered based on the pump size.

### Photos



North Peace Fair Grounds - Washroom Building - D202006



North Peace Fair Grounds - Washroom Building - D202006

### Recommendations

Recommendations #1 - Domestic Water Booster Systems/Pumps	
Type	Life Cycle Replacement
Year	2030
Cost	\$6,161.10

Replace Domestic Water Booster Systems/Pumps

Element Description	
Name	D202034 - Gas Fired Domestic Water Heaters (Residential Tank Type)
Installation Year	2013
Condition	3 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	568 / Liter
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$26,511.40

### Description

Two (2) tank-type, propane fired domestic water heaters manufactured by GSW and John Wood, are installed in the mechanical room. The water heaters each have a volume and input heating capacity of 284 L (75 US Gal.), and 68,400 BTU, respectively.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - D202033



North Peace Fair Grounds - Washroom Building - D202033





North Peace Fair Grounds - Washroom Building - D202033



North Peace Fair Grounds - Washroom Building - D202033



North Peace Fair Grounds - Washroom Building - D202033



North Peace Fair Grounds - Washroom Building - D202033

## Recommendations

<b>Recommendations #1 - Gas Fired Domestic Water Heaters (Residential Tank Type)</b>	
Type	Life Cycle Replacement
Year	2025
Cost	\$26,511.40

Replace Gas Fired Domestic Water Heaters (Residential Tank Type)

Element Description	
Name	D203001 - Sanitary Waste and Vent Piping
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$9,073.62

### Description

The building sanitary waste and vent piping is ABS piping, which 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



North Peace Fair Grounds - Washroom Building - D203001



North Peace Fair Grounds - Washroom Building - D203001

### Recommendations

Recommendations #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2046
Cost	\$9,073.62

Replace Sanitary Waste and Vent Piping

## D30 HVAC

Element Description	
Name	D304031 - Exhaust Fan - Roof/Wall Mounted Small
Installation Year	1996
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	2 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$11,202.00

### Description

A wall-mounted exhaust fan is installed in each washroom. Technical specifications were not available.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The component has achieved 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



North Peace Fair Grounds - Washroom Building -  
D304031



North Peace Fair Grounds - Washroom Building -  
D304031

### Recommendations

Recommendations #1 - Exhaust Fan - Roof/Wall Mounted Small	
Type	Life Cycle Replacement
Year	2025
Cost	\$11,202.00

Replace Exhaust Fan - Roof/Wall Mounted Small

## D50 Electrical

Element Description	
Name	D501033 - Panelboards Residential
Installation Year	1996
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	15 Years
Renewal Year	2036
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

There is a distribution panelboard installed in the mechanical room. It is manufactured by Square D and is rated for 100A at 120/208V.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building -  
D501033



North Peace Fair Grounds - Washroom Building -  
D501033

### Recommendations

Recommendations #1 - Panelboards Residential	
Type	Life Cycle Replacement
Year	2036
Cost	\$2,240.40

Replace Panelboards Residential



Element Description	
Name	D502001 - Branch Wiring and Devices
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
Quantity / Unit of Measure	108 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$19,155.42

### Description

The low voltage electrical distribution system includes branch wiring to end devices such as switches and receptacles. The wiring includes commercial grade insulated copper wire, flex or armoured cable, outlets, switches and receptacles.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - D502001



North Peace Fair Grounds - Washroom Building - D502001



North Peace Fair Grounds - Washroom Building -  
D502001

## Recommendations

<b>Recommendations #1 - Branch Wiring and Devices</b>	
Type	Life Cycle Replacement
Year	2046
Cost	\$19,155.42

Replace Branch Wiring and Devices



<b>Element Description</b>	
Name	D502021 - Interior Lighting Residential
Installation Year	1996
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	108 / SM
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$6,049.08

### Description

The interior lighting system includes linear surface-mounted fluorescent light fixtures throughout the building. The fixtures include T8 lamps.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building - D502002



North Peace Fair Grounds - Washroom Building - D502002

### Recommendations

<b>Recommendations #1 - Interior Lighting Residential</b>	
Type	Life Cycle Replacement
Year	2031
Cost	\$6,049.08

Replace Interior Lighting Residential

<b>Element Description</b>	
Name	D502041 - Exterior Lighting
Installation Year	2010
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	1 / Each
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$933.50

### Description

The exterior lighting system includes a CFL wall pack fixture along the south perimeter of the building.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building -  
D502041

### Recommendations

<b>Recommendations #1 - Exterior Lighting</b>	
Type	Life Cycle Replacement
Year	2030
Cost	\$933.50

Replace Exterior Lighting

**G Building Sitework**  
**G20 Site Improvements**

<b>Element Description</b>	
Name	G204096 - Exterior Wood Decks
Installation Year	2010
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	14 Years
Renewal Year	2035
Quantity / Unit of Measure	40 / SM
Unit Cost	\$450.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$33,606.00

**Description**

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

**Condition Narrative**

No major deficiencies were observed or reported.

**Photos**



North Peace Fair Grounds - Washroom Building - G204096

**Recommendations**

<b>Recommendations #1 - Exterior Wood Decks</b>	
Type	Life Cycle Replacement
Year	2035
Cost	\$33,606.00

Replace Exterior Wood Decks

## G30 Site Mechanical Utilities

Element Description	
Name	G301001 - Well System
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
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 site includes a water well system located north of the building. Technical specifications were not available.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been adjusted to reflect the estimated size of the well based on the building it serves.

### Photos



North Peace Fair Grounds - Washroom Building -  
G301001

### Recommendations

Recommendations #1 - Well System	
Type	Life Cycle Replacement
Year	2046
Cost	\$84,015.00

Replace Well System

Element Description	
Name	G301099 - OtherWater Supply
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	\$9,335.00

### Description

The site includes an elevated water storage tank mounted on a steel platform, located north of the building. The tank volume could not be determined during the assessment.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. The difficulty factor has been adjusted to reflect the size of tank and assembly design.

### Photos



North Peace Fair Grounds - Washroom Building -  
G301099

### Recommendations

Recommendations #1 - OtherWater Supply	
Type	Life Cycle Replacement
Year	2046
Cost	\$9,335.00

Replace OtherWater Supply

<b>Element Description</b>	
Name	G302016 - Septic Tank (4000 Gallons)
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
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 site includes a septic system located south/west of the building that comprises an underground septic tank connected to a drain field. Technical specifications were not available during the assessment.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building -  
G302016

### Recommendations

<b>Recommendations #1 - Septic Tank (4000 Gallons)</b>	
Type	Life Cycle Replacement
Year	2046
Cost	\$49,475.50

Replace Septic Tank (4000 Gallons)



## G40 Site Electrical Utilities

Element Description	
Name	G401010 - Electrical Service Single Phase
Installation Year	1996
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	25 Years
Renewal Year	2046
Quantity / Unit of Measure	150 / LM
Unit Cost	\$209.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$58,530.45

### Description

The underground electrical service is 100A 3-wire single phase from the utility to the building electrical service equipment.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fair Grounds - Washroom Building -  
G401010

### Recommendations

Recommendations #1 - Electrical Service Single Phase	
Type	Life Cycle Replacement
Year	2046
Cost	\$58,530.45

Replace Electrical Service Single Phase

F Special Construction & Demolition  
 F10 Special Construction

Element Description	
Name	F101099 - Other Special Construction - Office
Installation Year	1979
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.867 / 1
Replacement Cost	\$56,010.00

### Description

The single-storey office building is a wood-framed structure that features vinyl-clad walls, pre-finished metal soffit panels at roof eaves, vinyl-framed windows, and a pitched roof covered with asphalt shingles. A metal-faced, wood-framed passage door provides access to/from the building. The interior features sheet vinyl flooring, laminated wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T12 lamps are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1979, although most components appeared to be original. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



North Peace Fall Fair Grounds - B103001



North Peace Fall Fair Grounds - B103001



North Peace Fall Fair Grounds - B103001



North Peace Fall Fair Grounds - B103001

## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$56,010.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Storage
Installation Year	1979
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.867 / 1
Replacement Cost	\$56,010.00

### Description

The single-storey storage building is a wood-framed structure that features vinyl-clad walls, pre-finished metal soffit panels at roof eaves, vinyl-framed windows, and a pitched roof covered with metal panels. A hollow, wood-framed passage door provides access to/from the building. The interior features painted plywood floor. Incandescent fixtures are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1979, although most components appeared to be original. The wood door and window has reached the end of its expected useful life and is exhibiting wear and tear that is consistent with the age of the materials. 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 pending the completion of repair activities recommended above. The difficulty factor has been increased based on the structure's design and size.

### Photos



North Peace Fall Fair Grounds - B103001



North Peace Fall Fair Grounds - B103001



North Peace Fall Fair Grounds - B103001



North Peace Fall Fair Grounds - B103001

## Recommendations

### Recommendations #1 - Replace Exterior Door and Window

Type	Major Repair
Year	2023
Cost	\$3,000.00

Replace Exterior Door and window.

### Recommendations #2 - Other Special Construction

Type	Life Cycle Replacement
Year	2027
Cost	\$56,010.00

Replace Other Special Construction



Element Description	
Name	F101099 - Other Special Construction - Concession's
Installation Year	1970
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	6 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.867 / 1
Replacement Cost	\$168,030.00

### Description

The 6 single-storey concession buildings are wood-framed structure that features painted plywood walls and a pitched roof covered with metal panels. A hollow, wood-framed passage door provides access to/from the building. The interior features painted plywood floor. Incandescent fixtures are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1970, although most components appeared to be original. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$168,030.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Handicraft
Installation Year	1979
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	10.00 / 1.867 / 1
Replacement Cost	\$93,350.00

### Description

The single-storey Handicraft building is a wood-framed structure that features vinyl-clad walls, painted wood soffit panels at roof eaves, wood-framed windows, and a pitched roof covered with metal panels. Hollow wood, wood-framed passage door provides access to/from the building. The interior features painted plywood flooring, painted wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T12 lamps are installed on the building interior.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1979, although most components appeared to be original. No major deficiencies were observed or reported during the assessment. There were observed to be damaged gutters, worn painted finishes, and gaps in soffit coverage. An allowance for repairs has been provided. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year pending the completion of repair activities recommended above. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

### Recommendations #1 - Repair Gutters, Soffits and Repaint Exterior/Interior

Type	Repair
Year	2023
Cost	\$5,000.00

Repair damaged gutter, repaint worn paint finishes, and repair gaps in soffit coverage.

### Recommendations #2 - Other Special Construction

Type	Life Cycle Replacement
Year	2027
Cost	\$93,350.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Log Cabin
Installation Year	1890
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	10.00 / 1.867 / 1
Replacement Cost	\$93,350.00

### Description

The single-storey Log Cabin building is a wood-framed structure with slab on grade that features wood soffit panels at roof eaves, wood-framed windows, and a pitched roof covered with asphalt shingles. A solid wood, wood-framed passage door provides access to/from the building. The interior features painted concrete floors. An incoming electrical feed leads to an internal electrical distribution panel.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1890, although most components appeared to be original. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$93,350.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - North Pine Community Church
Installation Year	1890
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	7 Years
Renewal Year	2028
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	20.00 / 1.867 / 1
Replacement Cost	\$186,700.00

### Description

The single-storey North Pine Community Church is a wood-framed structure that features wood-clad walls, wood-framed windows, and a pitched roof covered with wood shingles. A solid wood, wood-framed passage door provides access to/from the building. The interior features painted wood flooring, painted wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical. Incandescent fixtures are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1890, although most components appeared to be original. There was observed to be worn paint finishes on the exterior, loose wood skirting, some damaged and deteriorated wood shingles, gaps in floor insulation, exposed wood sheathing around the chimney, missing splash pads, water-damaged and worn interior finishes, and dated electrical panel and distribution wiring. Repairs are recommended in the short-term and an allowance has been provided. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year pending the completion of repair activities recommended above. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

### Recommendations #1 - Repair Various Interior and Exterior Components

Type	Major Repair
Year	2023
Cost	\$15,000.00

Repair worn paint finish, loose wood skirting, damaged roof shingles, gaps in floor insulation, exposed wood sheathing around the chimney, missing splash pads, water-damaged and worn interior finishes, and dated electrical panel and distribution wiring.

### Recommendations #2 - Other Special Construction

Type	Life Cycle Replacement
Year	2028
Cost	\$186,700.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Pineview Hall
Installation Year	1871
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	7 Years
Renewal Year	2028
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	15.00 / 1.867 / 1
Replacement Cost	\$140,025.00

### Description

The single-storey Pineview Hall is a wood-framed structure that features wood-clad walls, wood-framed windows, and a pitched roof covered with metal panels. A metal-faced, wood-framed passage door provides access to/from the building. The interior features wood flooring, laminated wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical Fluorescent tube fixtures with T12 lamps are installed on the building interior, while an incandescent fixture is wall-mounted on the front exterior elevation.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1871, although most components appeared to be original. There is worn paint finishes, missing screens at wall openings, aged / inefficient windows, and worn wood flooring. 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 pending the completion of repair activities recommended above. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

### Recommendations #1 - Repair Interior/Exterior Finishes

Type	Repair
Year	2023
Cost	\$5,000.00

Repair worn paint finishes, missing screens at wall openings, aged / inefficient windows, and worn wood flooring.

### Recommendations #2 - Other Special Construction

Type	Life Cycle Replacement
Year	2028
Cost	\$140,025.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Kitchen
Installation Year	1950
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	7 Years
Renewal Year	2028
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	10.00 / 1.867 / 1
Replacement Cost	\$93,350.00

### Description

The single-storey Kitchen building is a wood-framed structure with slab on grade that features painted plywood walls, wood-framed screen windows, and a pitched roof covered with metal panels. A wood, wood-framed passage door provides access to/from the building. The interior features painted concrete flooring, painted wood panel walls, and painted wood ceilings. An incoming electrical feed leads to an internal electrical distribution panel. Fluorescent tube fixtures with T8 lamps and incandescent fixtures are installed on the building interior.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1950, although most components appeared to be original. There were observed to be worn paint finishes, water-damaged wood sheathing, and worn paint floor finishes. Repairs are recommended in the short-term. An allowance has been provided. The component has exceeded its expected useful life, although its remaining useful life has been extended to a later year pending the completion of repair activities recommended above. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

### Recommendations #1 - Repair Various Interior and Exterior Components

Type	Repair
Year	2023
Cost	\$5,000.00

Repair the worn paint finishes, water-damaged wood sheathing, and worn paint floor finishes.

### Recommendations #2 - Other Special Construction

Type	Life Cycle Replacement
Year	2028
Cost	\$93,350.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Collect All
Installation Year	1950
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	8.00 / 1.867 / 1
Replacement Cost	\$74,680.00

### Description

The single-storey Collect All building is a wood-framed structure that features a pitched roof covered with metal panels. The are solid wood, wood-framed passage door provides access to/from the building. The interior features painted wood panel walls, and wood benches. An incoming electrical feed leads to an internal electrical distribution panel. Incandescent fixtures are installed on the building interior.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1950, although most components appeared to be original. There is loose fascia board, worn paint finishes, and weathered surfaces on wood rafters and purlins. 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 pending the completion of repair activities recommended above. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

### Recommendations #1 - Repair Interior/Exterior

Type	Repair
Year	2023
Cost	\$5,000.00

Repair loose fascia board, worn paint finishes, and weathered surfaces on wood rafters and purlins.

### Recommendations #2 - Other Special Construction

Type	Life Cycle Replacement
Year	2027
Cost	\$74,680.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Oliver 4-H Building
Installation Year	1979
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	7 Years
Renewal Year	2028
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.867 / 1
Replacement Cost	\$56,010.00

### Description

The single-storey Oliver 4-H building is a wood-framed structure that features painted wood walls and a pitched roof covered with metal panels. Hollow wood, wood-framed passage door provides access to/from the building. The interior features painted plywood flooring. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Incandescent fixtures are installed on the building interior.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1979, although most components appeared to be original. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2028
Cost	\$56,010.00

Replace Other Special Construction

<b>Element Description</b>	
Name	F101099 - Other Special Construction - Sheep Goats and Hog
Installation Year	1979
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.867 / 1
Replacement Cost	\$56,010.00

### Description

The Sheep Goats and Hog barn consists of buried wood post frame construction with a wood rafter gable roof. Metal panels cover the wood roof structure. There are metal gutters and downspouts. The building is open on all sides.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1979, although most components appeared to be original. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$56,010.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Poultry Barns
Installation Year	1970
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	2 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	5.00 / 1.867 / 1
Replacement Cost	\$93,350.00

### Description

The two (2) poultry barns consist of buried wood post frame construction with a wood rafter gable roof. Metal panels cover the wood rafters and purlins. There are metal gutters and downspouts. The buildings are open on all sides.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1970, although most components appeared to be original. Weathered purlins and rafters were observed. Repairs to worn purlins and rafters is recommended as part of regular maintenance activities. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$93,350.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Kiosk Sheds
Installation Year	1970
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	4 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	\$74,680.00

### Description

The 4 single-storey Kiosk buildings are wood-framed structures that feature painted plywood walls and pitched roofs covered with metal panels. Hollow, wood-framed passage doors provide access to/from the structures. The interior features painted plywood floors.

### Condition Narrative

Select components were observed to have been renewed subsequent to the buildings' construction circa 1970, although most components appeared to be original. No major deficiencies were observed or reported during the assessment. Some roof panels were observed to be loose and the exterior paint finishes were worn. Repairs are recommended as part of maintenance activities. 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. The difficulty factor has been increased based on the structures' design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$74,680.00

Replace Other Special Construction

Element Description	
Name	F101099 - Other Special Construction - Animal Holding Barns
Installation Year	1970
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	6 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.867 / 1
Replacement Cost	\$336,060.00

### Description

The six (6) animal holding barns consist of buried wood post frame construction with a wood rafter gable roof. Metal panels cover the wood roof structure. There are metal gutters and downspouts. The buildings are open on all sides.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1970, although most components appeared to be original. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



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## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$336,060.00

Replace Other Special Construction

<b>Element Description</b>	
Name	F101099 - Other Special Construction - Seacan
Installation Year	2015
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	24 Years
Renewal Year	2045
Quantity / Unit of Measure	3 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$28,005.00

### Description

There are three (3) pre-manufactured shipping containers two located on the east end of the site that are used for main electrical service and distribution and one first aid station.

### Condition Narrative

No major deficiencies were observed or reported.

### Photos



North Peace Fall Fair Grounds - Site - F101099



North Peace Fall Fair Grounds - Site - F101099

### Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2045
Cost	\$28,005.00

Replace Other Special Construction



Element Description	
Name	F101099 - Other Special Construction - Amphitheatre
Installation Year	1950
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.867 / 1
Replacement Cost	\$56,010.00

### Description

The single-storey Amphitheatre building is a wood-framed structure that features painted plywood walls, wood-framed windows, and a pitched roof covered with metal panels. Hollow wood, wood-framed passage door provides access to/from the building. The interior features painted plywood flooring, painted wood panel walls, and painted wood ceilings. A wood-framed ramp is constructed outside the main entrance. An incoming electrical feed leads to an internal electrical distribution panel. Incandescent fixtures are installed on the building interior.

### Condition Narrative

Select components were observed to have been renewed subsequent to the building's construction circa 1950, although most components appeared to be original. No major deficiencies were observed or reported during the assessment. Worn paint finishes were noted on the exterior surfaces. Renewal of paint finishes is recommended as part of regular maintenance activities. 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. The difficulty factor has been increased based on the structure's design and size.

### Photos



North Peace Fall Fair Grounds - Site - F101099



North Peace Fall Fair Grounds - Site - F101099



North Peace Fall Fair Grounds - Site - F101099



North Peace Fall Fair Grounds - Site - F101099

## Recommendations

<b>Recommendations #1 - Other Special Construction</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$56,010.00

Replace Other Special Construction

**G Building Sitework**  
**G20 Site Improvements**

<b>Element Description</b>	
Name	G203022 - Concrete Paved Surfaces
Installation Year	2000
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	65 / SM
Unit Cost	\$165.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$20,023.58

**Description**

Cast-in-place concrete surfaces are constructed outside the amphitheater.

**Condition Narrative**

No major deficiencies were observed or reported during the assessment.

**Photos**



North Peace Fall Fair Grounds - Site - G204021

**Recommendations**

<b>Recommendations #1 - Concrete Paved Surfaces</b>	
Type	Life Cycle Replacement
Year	2030
Cost	\$20,023.58

Replace Concrete Paved Surfaces

<b>Element Description</b>	
Name	G204021 - Fencing and Gates - Chain Link Fence
Installation Year	2000
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	180 / LM
Unit Cost	\$360.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$120,981.60

### Description

On the north/west portion of the property a chain link fence is provided.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fall Fair Grounds - Site - G204021



North Peace Fall Fair Grounds - Site - G204021

### Recommendations

<b>Recommendations #1 - Fencing and Gates - Chain Link Fence</b>	
Type	Life Cycle Replacement
Year	2030
Cost	\$120,981.60

Replace Fencing and Gates - Chain Link Fence



Element Description	
Name	G204022 - Fencing and Gates - Wood Fence
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	320 / LM
Unit Cost	\$245.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$146,372.80

### Description

The site perimeter consists of wood post and metal wire fencing. The grounds include a mix of wood and metal fencing.

### 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



North Peace Fall Fair Grounds - Site - G204022



North Peace Fall Fair Grounds - Site - G204022



North Peace Fall Fair Grounds - Site - G204022



North Peace Fall Fair Grounds - Site - G204022

## Recommendations

<b>Recommendations #1 - Fencing and Gates - Wood Fence</b>	
Type	Life Cycle Replacement
Year	2025
Cost	\$146,372.80

Replace Fencing and Gates - Wood Fence



Element Description	
Name	G204075 - Bleachers
Installation Year	1979
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	1220 / Per Seat
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$364,438.40

### Description

The site is provided with fixed bleachers located throughout the grounds. Wood plank seating surfaces are fixed to wood and/or metal frames that include integrated canopies of similar construction, clad with metal roofing panels.

### 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



North Peace Fall Fair Grounds - Site - G204075



North Peace Fall Fair Grounds - Site - G204075



North Peace Fall Fair Grounds - Site - G204075



North Peace Fall Fair Grounds - Site - G204075

## Recommendations

<b>Recommendations #1 - Bleachers</b>	
Type	Life Cycle Replacement
Year	2027
Cost	\$364,438.40

Replace Bleachers

<b>Element Description</b>	
Name	G204094 - Playground Equipment (Playscapes, slides, etc.)
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	5 Years
Renewal Year	2026
Quantity / Unit of Measure	30 / SM
Unit Cost	\$860.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$48,168.60

### Description

On the south elevation, the site includes a playground with painted metal swing sets, a painted wood-framed play structure with plastic slides and a painted metal climbing structure.

### Condition Narrative

No major deficiencies were observed or reported during the assessment. Worn paint finishes were observed on the wood structure and metal swing sets. Repairs are recommended as part of regular maintenance activities.

### Photos



North Peace Fall Fair Grounds - Site - G204094



North Peace Fall Fair Grounds - Site - G204094

### Recommendations

<b>Recommendations #1 - Playground Equipment (Playscapes, slides, etc.)</b>	
Type	Life Cycle Replacement
Year	2026
Cost	\$48,168.60

Replace Playground Equipment (Playscapes, slides, etc.)

## G40 Site Electrical Utilities

Element Description	
Name	G401010 - Electrical Service Single Phase
Installation Year	2015
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	44 Years
Renewal Year	2065
Quantity / Unit of Measure	400 / LM
Unit Cost	\$209.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$156,081.20

### Description

The overhead electrical service is 200A 3 wire single phase from the utility to the building electrical service equipment.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fall Fair Grounds - Site - G401010



North Peace Fall Fair Grounds - Site - G401010



Element Description	
Name	G401020 - Site Panelboards
Installation Year	2015
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	34 Years
Renewal Year	2055
Quantity / Unit of Measure	1 / Each
Unit Cost	\$7,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$13,069.00

### Description

The low voltage electrical distribution system includes a main panelboard located in the electrical Seacan. The panel is manufactured by Square D has a rating of 200A at 208/120V.

### Condition Narrative

No major deficiencies were observed or reported during the assessment.

### Photos



North Peace Fall Fair Grounds - Site - G401020



North Peace Fall Fair Grounds - Site - G401020



<b>Element Description</b>	
Name	G401020 - Site Panelboards
Installation Year	1979
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	\$7,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	\$6,534.50

### Description

The low voltage electrical distribution system includes a panelboard located next to riding arena. The panel has a rating of 208/120V.

### Condition Narrative

The panelboard has reached its end of its expected useful life and is exhibiting wear and tear that is consistent with the age of the materials. The panelboard is showing signs of corrosion. Lifecycle replacement is recommended within the short-term evaluation period. Difficulty factor has been adjusted to reflect the size of panelboard.

### Photos



North Peace Fall Fair Grounds - Site - G401020



North Peace Fall Fair Grounds - Site - G401020

### Recommendations

<b>Recommendations #1 - Site Panelboards</b>	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,534.50

Replace Site Panelboards

<b>Element Description</b>	
Name	G402014 - Light Poles - 40' high
Installation Year	1979
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	2 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$11,202.00

### Description

The site lighting system includes 40 foot metal poles with concrete buried poles. The system does not include light fixtures.

### Condition Narrative

The posts have reached the end their expected useful life and is exhibiting wear and tear that is consistent with the age of the materials Lifecycle replacement is recommended within the short-term evaluation period.

### Photos



North Peace Fall Fair Grounds - Site - G402014



North Peace Fall Fair Grounds - Site - G402014

### Recommendations

<b>Recommendations #1 - Light Poles - 40' high</b>	
Type	Life Cycle Replacement
Year	2025
Cost	\$11,202.00

Replace Light Poles - 40' high

<b>Element Description</b>	
Name	G402016 - Pole Light Fixtures
Installation Year	1979
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	\$5,601.00

### Description

The site lighting system includes outdoor HID light fixtures mounted on poles.

### Condition Narrative

The light fixtures have reached the end their expected useful life and is exhibiting wear and tear that is consistent with the age of the materials Lifecycle replacement is recommended within the short-term evaluation period.

### Photos



North Peace Fall Fair Grounds - Site - G402016



North Peace Fall Fair Grounds - Site - G402016

### Recommendations

<b>Recommendations #1 - Pole Light Fixtures</b>	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,601.00

Replace Pole Light Fixtures

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**APPENDIX B**

**30-Year Capital Plan Renewal and Repair Summary**

**Project No. 21075**

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OPINION OF PROBABLE COST TABLE

Client	Peace River Regional District
Site No.	
Building Name	North Peace Fair Grounds - Adeline Kelly Exhibit
Address	
Project No.	21071
Date	November 18, 2021

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Yrs)	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)
<b>A. Substructure</b>																																					
<b>B. Shell</b>																																					
<b>B01 - Exterior Structure</b>																																					
<b>B02 - Exterior Enclosure</b>																																					
B02001 Windows	Replace Windows	2 - Good	Life Cycle Replacement	35	2049	\$3,547																															\$3,547
B02023 Single Door - Hollow Metal	Replace Single Door - Hollow Metal	2 - Good	Life Cycle Replacement	30	2044	\$17,923																															\$17,923
B02009 Other Exterior Doors	Replace Other Exterior Doors	2 - Good	Life Cycle Replacement	25	2039	\$28,005																		\$28,005													\$28,005
<b>B03 - Roofing</b>																																					
B031005 Gutters and Downspouts	Replace Gutters and Downspouts	2 - Good	Life Cycle Replacement	30	2044	\$5,041																														\$5,041	
<b>C. Interiors</b>																																					
C01005 Paint Wall Covering	Replace Paint Wall Covering	3 - Fair	Life Cycle Replacement	10	2024	\$5,937				\$5,937																											\$5,937
C01022 Wood Wall Finish	Replace Wood Wall Finish	2 - Good	Life Cycle Replacement	25	2039	\$16,635																		\$16,635													\$16,635
<b>D. Services</b>																																					
<b>D01 - Carpentry</b>																																					
<b>D02 - Plumbing</b>																																					
<b>D03 - HVAC</b>																																					
<b>D04 - Pest Protection</b>																																					
<b>D05 - Electrical</b>																																					
D05021 Interior Lighting Residential	Replace Interior Lighting Residential	2 - Good	Life Cycle Replacement	35	2049	\$17,811																														\$17,811	
D05041 Exterior Lighting	Replace Exterior Lighting	2 - Good	Life Cycle Replacement	20	2034	\$3,734																															\$3,734
<b>E. Equipment &amp; Furnishings</b>																																					
<b>F. Special Construction &amp; Demolition</b>																																					
<b>G. Site Surfacing and Landscaping</b>																																					
G04081 Message Sign - Wall Mounted	Replace Message Sign - Wall Mounted	2 - Good	Life Cycle Replacement	20	2034	\$4,854																														\$4,854	
<b>Total Capital Renewals</b>						\$103,488	\$0	\$0	\$0	\$5,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,525	\$0	\$0	\$0	\$0	\$44,640	\$0	\$0	\$0	\$0	\$0	\$28,901	\$0	\$0	\$0	\$0	\$21,358	\$0	\$115,362



OPINION OF PROBABLE COST TABLE

Client	Peace River Regional District
Site No.	
Building Name	North Peace Fair Grounds - Washroom Building
Address	
Project No.	2377
Date	November 18, 2021

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Year	Recommendation Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals (2021 - 2050)	
<b>A. Substructure</b>																																						
<b>B. Shell</b>																																						
<b>B10 - Exterior Structure</b>																																						
<b>B10 - Exterior Enclosure</b>																																						
B201008 Exterior Soffits	Replace Exterior Soffits	2 - Good	Life Cycle Replacement	50	2046	\$8,420																															\$8,420	
B201025 Vinyl Siding	Replace Vinyl Siding	2 - Good	Life Cycle Replacement	25	2027	\$26,661							\$26,661																								\$26,661	
B202001 Windows	Replace Windows	2 - Good	Life Cycle Replacement	35	2031	\$21,284											\$21,284																				\$21,284	
B203023 Single Door - Hobo Metal	Replace Single Door - Hobo Metal	2 - Good	Life Cycle Replacement	30	2027	\$17,923							\$17,923																								\$17,923	
<b>B30 - Roofing</b>																																						
B301005 Gutters and Downspouts	Replace Gutters and Downspouts	2 - Good	Life Cycle Replacement	30	2027	\$1,848							\$1,848																								\$1,848	
B301028 Metal Roofing	Replace Metal Roofing	2 - Good	Life Cycle Replacement	40	2036	\$67,959																															\$67,959	
<b>C. Interiors</b>																																						
C1002022 Single Door - Wood	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2036	\$14,936																															\$14,936	
C1003010 Vanities	Replace Vanities	2 - Good	Life Cycle Replacement	25	2027	\$6,721							\$6,721																								\$6,721	
C1003026 Washroom Partitions - Prefinished Metal	Replace Washroom Partitions - Prefinished Metal	2 - Good	Life Cycle Replacement	20	2027	\$24,644							\$24,644																								\$24,644	
C301005 Paint Wall Covering	Replace Paint Wall Covering	2 - Good	Life Cycle Replacement	10	2027	\$8,065							\$8,065																								\$8,065	
C302023 Vinyl Sheet Floor	Replace Vinyl Sheet Floor	3 - Fair	Life Cycle Replacement	15	2025	\$17,475					\$17,475																										\$17,475	
C303006 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2027	\$4,369							\$4,369																								\$4,369	
<b>D. Services</b>																																						
<b>D10 - Closets</b>																																						
<b>D20 - Plumbing</b>																																						
D201001 Water Closets	Replace Water Closets	2 - Good	Life Cycle Replacement	35	2031	\$20,537																															\$20,537	
D201002 Urinals	Replace Urinals	2 - Good	Life Cycle Replacement	35	2031	\$5,601																															\$5,601	
D201003 Lavatories	Replace Lavatories	2 - Good	Life Cycle Replacement	35	2031	\$5,601																															\$5,601	
D201012 Shower Assembly	Replace Shower Assembly	2 - Good	Life Cycle Replacement	25	2027	\$22,404							\$22,404																								\$22,404	
D201099 Other Plumbing Fixtures	Replace Other Plumbing Fixtures	2 - Good	Life Cycle Replacement	30	2040	\$9,335																															\$9,335	
D202001 Domestic Water Pipes and Fittings	Replace Domestic Water Pipes and Fittings	2 - Good	Life Cycle Replacement	40	2036	\$8,065																															\$8,065	
D202006 Domestic Water Booster Systems/Pumps	Replace Domestic Water Booster Systems/Pumps	2 - Good	Life Cycle Replacement	20	2030	\$6,161																														\$6,161		
D202004 Gas Fired Domestic Water Heaters (Residential Tank Type)	Replace Gas Fired Domestic Water Heaters (Residential Tank Type)	3 - Fair	Life Cycle Replacement	12	2025	\$26,511					\$26,511																									\$26,511		
D203001 Sanitary Waste and Vent Piping	Replace Sanitary Waste and Vent Piping	2 - Good	Life Cycle Replacement	50	2046	\$9,074																															\$9,074	
<b>D30 - HVAC</b>																																						
D304031 Exhaust Fan - Roof/Wall Mounted Small	Replace Exhaust Fan - Roof/Wall Mounted Small	3 - Fair	Life Cycle Replacement	25	2025	\$11,202							\$11,202																							\$11,202		
<b>D40 - Pest Protection</b>																																						
<b>D50 - Electrical</b>																																						
D501033 Panelboards Residential	Replace Panelboards Residential	2 - Good	Life Cycle Replacement	40	2036	\$2,240																															\$2,240	
D502001 Branch Wiring and Devices	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2046	\$19,155																															\$19,155	
D502021 Interior Lighting Residential	Replace Interior Lighting Residential	2 - Good	Life Cycle Replacement	35	2031	\$6,049																															\$6,049	
D502041 Exterior Lighting	Replace Exterior Lighting	2 - Good	Life Cycle Replacement	20	2030	\$934																														\$934		
<b>E. Equipment &amp; Furnishings</b>																																						
<b>F. Special Construction &amp; Demolition</b>																																						
<b>G. Site Surfacing and Landscaping</b>																																						
G204006 Exterior Wood Decks	Replace Exterior Wood Decks	2 - Good	Life Cycle Replacement	25	2035	\$33,606																														\$33,606		
G301001 Wet System	Replace Wet System	2 - Good	Life Cycle Replacement	50	2046	\$84,015																														\$84,015		
G301099 Other Water Supply	Replace Other Water Supply	2 - Good	Life Cycle Replacement	50	2046	\$9,335																														\$9,335		
G302016 Septic Tank (4000 Gallons)	Replace Septic Tank (4000 Gallons)	2 - Good	Life Cycle Replacement	50	2046	\$49,476																														\$49,476		
G401010 Electrical Service Single Phase	Replace Electrical Service Single Phase	2 - Good	Life Cycle Replacement	50	2046	\$56,530																														\$56,530		
<b>Total Capital Renewals</b>							\$608,136	\$0	\$0	\$0	\$0	\$55,189	\$0	\$112,636	\$0	\$0	\$7,095	\$59,072	\$0	\$0	\$0	\$33,606	\$93,201	\$34,577	\$0	\$0	\$26,810	\$0	\$4,369	\$0	\$0	\$0	\$238,005	\$32,710	\$0	\$26,511	\$18,297	\$742,076

OPINION OF PROBABLE COST TABLE

Client	Peace River Regional District
Site No.	
Building Name	North Peace Fair Grounds - Site
Address	
Project No.	23775
Date	November 18, 2021

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Year	Recommendation Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals (2021 - 2050)						
<b>A. Substructure</b>																																											
<b>B. Shell</b>																																											
<b>B.01 - Exterior Structure</b>																																											
<b>B.02 - Exterior Enclosure</b>																																											
<b>B.03 - Roofing</b>																																											
<b>C. Interiors</b>																																											
<b>D. Services</b>																																											
<b>D.01 - Concretes</b>																																											
<b>D.02 - Plumbing</b>																																											
<b>D.03 - HVAC</b>																																											
<b>D.04 - Fire Protection</b>																																											
<b>D.05 - Electrical</b>																																											
<b>E. Equipment &amp; Furnishings</b>																																											
<b>F. Special Construction &amp; Demolition</b>																																											
F101099 Other Special Construction - Amphitheatre	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$56,010																														\$56,010							
F101099 Other Special Construction - Animal Holding Barn	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$336,060																														\$336,060							
F101099 Other Special Construction - Collect All	Repair loose fascia board, worn paint finishes, and weathered surfaces on wood rafters and soffits.	3 - Fair	Repair	30	2023	\$5,000			\$5,000																											\$5,000							
F101099 Other Special Construction - Collect All	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2027	\$74,680																														\$74,680							
F101099 Other Special Construction - Concessions	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$168,030																														\$168,030							
F101099 Other Special Construction - Handcraft	Repair damaged gutter, repair worn paint finishes, and install glass in soffits/overhang.	3 - Fair	Repair	30	2023	\$5,000			\$5,000																											\$5,000							
F101099 Other Special Construction - Handcraft	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2027	\$93,350																														\$93,350							
F101099 Other Special Construction - Kiosk Sheds	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$74,680																														\$74,680							
F101099 Other Special Construction - Kitchen	Repair the worn paint finishes, water-damaged wood sheathing, and worn paint floor finishes.	3 - Fair	Repair	30	2023	\$5,000			\$5,000																											\$5,000							
F101099 Other Special Construction - Kitchen	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2028	\$93,350																														\$93,350							
F101099 Other Special Construction - Log Cabin	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2027	\$93,350																														\$93,350							
F101099 Other Special Construction - North Pine Community Church	Repair worn paint finish, loose wood sheathing, damaged roof shingles, gaps in floor insulation, repaired wood sheathing around the chimney, missing splash pads, water-damaged and worn interior finishes, and fixed electrical panel and distribution wiring.	3 - Fair	Major Repair	30	2023	\$15,000			\$15,000																											\$15,000							
F101099 Other Special Construction - North Pine Community Church	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2028	\$186,700																														\$186,700							
F101099 Other Special Construction - Office	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$56,010																														\$56,010							
F101099 Other Special Construction - Oliver 4-H Building	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2028	\$56,010																														\$56,010							
F101099 Other Special Construction - Preview Hall	Repair worn paint finishes, missing screens at wall openings, aged inefficient windows, and worn wood flooring.	3 - Fair	Repair	30	2023	\$5,000			\$5,000																											\$5,000							
F101099 Other Special Construction - Preview Hall	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2028	\$140,025																														\$140,025							
F101099 Other Special Construction - Poultry Barns	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$93,350																														\$93,350							
F101099 Other Special Construction - Seacan	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2045	\$28,005																														\$28,005							
F101099 Other Special Construction - Sheep Goals 05-150	Replace Other Special Construction	2 - Good	Life Cycle Replacement	30	2027	\$56,010																														\$56,010							
F101099 Other Special Construction - Storage	Replace Exterior Door and window.	3 - Fair	Minor Repair	30	2023	\$3,000			\$3,000																											\$3,000							
F101099 Other Special Construction - Storage	Replace Other Special Construction	3 - Fair	Life Cycle Replacement	30	2027	\$56,010																														\$56,010							
<b>G. Site Surfacing and Landscaping</b>																																											
G203022 Concrete Paved Surfaces	Replace Concrete Paved Surfaces	2 - Good	Life Cycle Replacement	30	2030	\$20,024																														\$20,024							
G204021 Fencing and Gates - Chain Link Fence	Replace Fencing and Gates - Chain Link Fence	2 - Good	Life Cycle Replacement	30	2030	\$120,982																														\$120,982							
G204022 Fencing and Gates - Wood Fence	Replace Fencing and Gates - Wood Fence	3 - Fair	Life Cycle Replacement	20	2025	\$146,373				\$146,373																										\$146,373							
G204075 Bleachers	Replace Bleachers	2 - Good	Life Cycle Replacement	20	2027	\$364,438																														\$364,438							
G204094 Playground Equipment (Playscapes, slides, etc.)	Replace Playground Equipment (Playscapes, slides, etc.)	3 - Fair	Life Cycle Replacement	20	2028	\$48,169				\$48,169																										\$48,169							
G401020 Site Panelboards	Replace Site Panelboards	3 - Fair	Life Cycle Replacement	40	2025	\$6,535				\$6,535																										\$6,535							
G402014 Light Poles - 40' High	Replace Light Poles - 40' High	3 - Fair	Life Cycle Replacement	30	2025	\$11,202				\$11,202																										\$11,202							
G402016 Pole Light Fixtures	Replace Pole Light Fixtures	3 - Fair	Life Cycle Replacement	25	2025	\$5,801				\$5,801																										\$5,801							
<b>Total Capital Renewals</b>							\$2,422,952	\$0	\$0	\$38,000	\$0	\$169,710	\$48,169	\$1,521,978	\$478,085	\$0	\$141,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,578	\$48,169	\$364,438	\$0	\$0	\$5,801	\$2,987,533

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**APPENDIX C**  
**Reserve Fund Analysis**

**Project No. 21075**

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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		\$	3,779	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	\$ -	\$ 200,000		\$ -	\$ -	2.00%	\$ 200,000	\$ 16,667
2023	\$ 200,000	\$ 204,000		\$ 41,512	\$ 2,000	2.00%	\$ 364,488	\$ 17,000
2024	\$ 364,488	\$ 208,080	\$ -	\$ 6,686	\$ 5,645	2.00%	\$ 571,527	\$ 17,340
2025	\$ 571,527	\$ 212,242	\$ -	\$ 255,725	\$ 9,360	2.00%	\$ 537,404	\$ 17,687
2026	\$ 537,404	\$ 216,486	\$ -	\$ 55,646	\$ 11,089	2.00%	\$ 709,335	\$ 18,041
2027	\$ 709,335	\$ 220,816	\$ 1,000,000	\$ 1,932,157	\$ 12,467	2.00%	\$ 10,461	\$ 18,401
2028	\$ 10,461	\$ 225,232	\$ 335,000	\$ 574,113	\$ 7,198	2.00%	\$ 3,779	\$ 18,769
2029	\$ 3,779	\$ 229,737	\$ -	\$ -	\$ 142	2.00%	\$ 233,658	\$ 19,145
2030	\$ 233,658	\$ 234,332	\$ -	\$ 185,717	\$ 2,374	2.00%	\$ 284,647	\$ 19,528
2031	\$ 284,647	\$ 239,019	\$ -	\$ 76,797	\$ 5,183	2.00%	\$ 452,052	\$ 19,918
2032	\$ 452,052	\$ 243,799	\$ -	\$ -	\$ 7,367	2.00%	\$ 703,218	\$ 20,317
2033	\$ 703,218	\$ 248,675	\$ -	\$ -	\$ 11,553	2.00%	\$ 963,445	\$ 20,723
2034	\$ 963,445	\$ 253,648	\$ -	\$ 20,374	\$ 16,667	2.00%	\$ 1,213,386	\$ 21,137
2035	\$ 1,213,386	\$ 258,721	\$ -	\$ 47,105	\$ 21,768	2.00%	\$ 1,446,770	\$ 21,560
2036	\$ 1,446,770	\$ 263,896	\$ -	\$ 131,424	\$ 26,602	2.00%	\$ 1,605,844	\$ 21,991
2037	\$ 1,605,844	\$ 269,174	\$ -	\$ 50,450	\$ 30,526	2.00%	\$ 1,855,093	\$ 22,431
2038	\$ 1,855,093	\$ 274,557	\$ -	\$ -	\$ 34,609	2.00%	\$ 2,164,260	\$ 22,880
2039	\$ 2,164,260	\$ 280,048	\$ -	\$ 67,485	\$ 40,194	2.00%	\$ 2,417,017	\$ 23,337
2040	\$ 2,417,017	\$ 285,649	\$ -	\$ 39,771	\$ 45,813	2.00%	\$ 2,708,708	\$ 23,804
2041	\$ 2,708,708	\$ 291,362	\$ -	\$ -	\$ 51,257	2.00%	\$ 3,051,328	\$ 24,280
2042	\$ 3,051,328	\$ 297,189	\$ -	\$ 6,366	\$ 57,600	2.00%	\$ 3,399,752	\$ 24,766
2043	\$ 3,399,752	\$ 303,133	\$ -	\$ -	\$ 64,511	2.00%	\$ 3,767,396	\$ 25,261
2044	\$ 3,767,396	\$ 309,196	\$ -	\$ 48,017	\$ 71,671	2.00%	\$ 4,100,247	\$ 25,766
2045	\$ 4,100,247	\$ 315,380	\$ -	\$ 293,861	\$ 78,676	2.00%	\$ 4,200,441	\$ 26,282
2046	\$ 4,200,441	\$ 321,687	\$ -	\$ 490,951	\$ 83,007	2.00%	\$ 4,114,184	\$ 26,807
2047	\$ 4,114,184	\$ 328,121	\$ -	\$ 697,564	\$ 83,146	2.00%	\$ 3,827,888	\$ 27,343
2048	\$ 3,827,888	\$ 334,684	\$ -	\$ -	\$ 79,421	2.00%	\$ 4,241,992	\$ 27,890
2049	\$ 4,241,992	\$ 341,377	\$ -	\$ 89,576	\$ 80,699	2.00%	\$ 4,574,492	\$ 28,448
2050	\$ 4,574,492	\$ 348,205	\$ -	\$ 44,751	\$ 88,165	2.00%	\$ 4,966,111	\$ 29,017

- 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.



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**APPENDIX D**  
**Floor Plan/Site Plan**

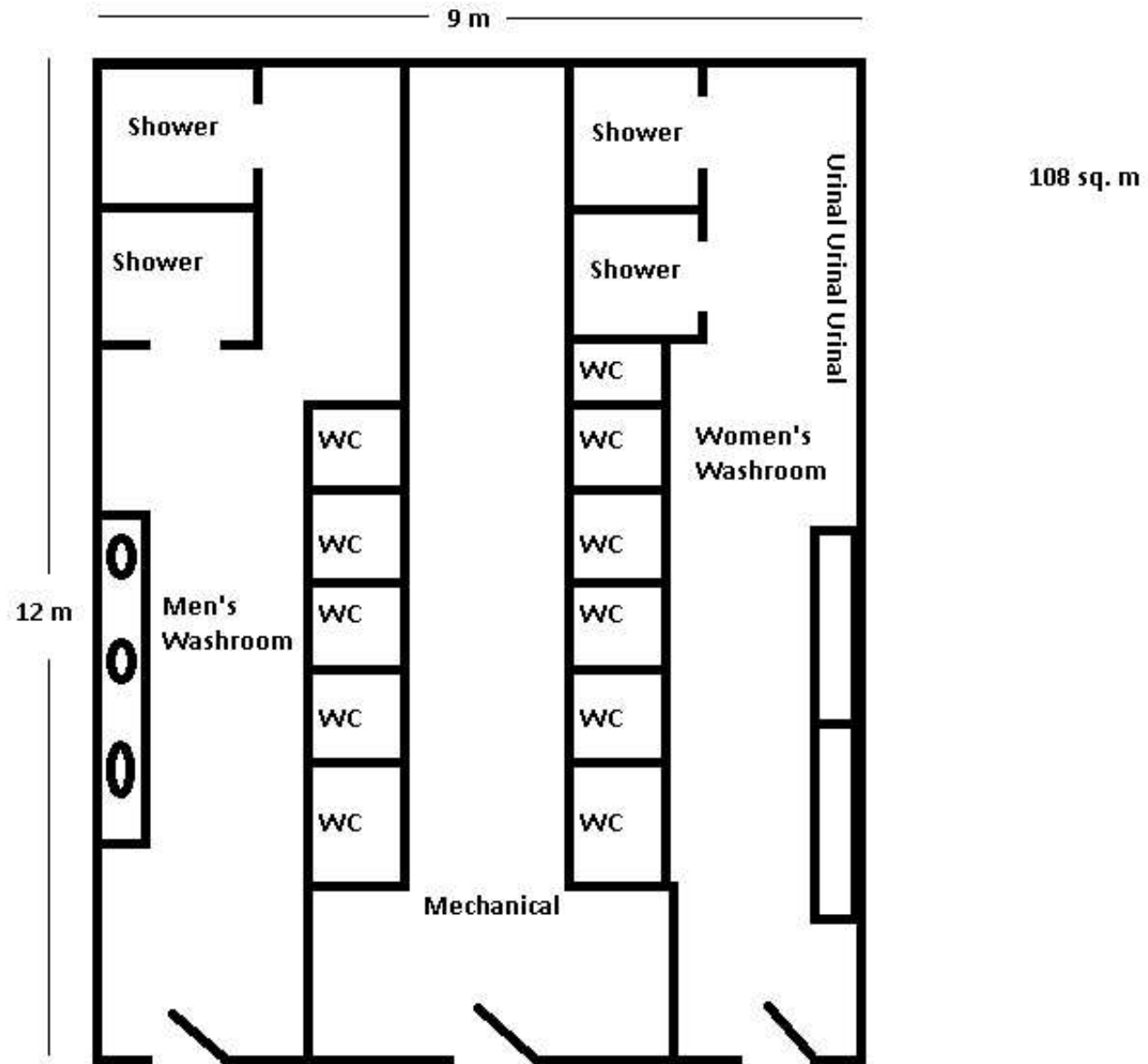
**Project No. 21075**

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**APPENDIX E**  
**Preventative Maintenance Plan**

**Project No. 21075**

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North Peace Fall Fair Grounds

Uniformat Code	Uniformat Name	Quantity	Description (If Applicable)	PM ID Number
<b>Adeline Kelly Exhibit</b>				
D501005	Panelboards under 400A	2		0077
<b>Washroom</b>				
D202006	Domestic Water Booster Systems/Pumps	1		0016
D202034	Gas Fired Domestic Water Heaters (Residential Tank Type)	1		0022
D304031	Exhaust Fan - Roof/Wall Mounted Small	1		0045
D501033	Panelboards Residential	4		0077
<b>Site</b>				
D202035	Electric Domestic Water Heaters (Residential Tank Type)	1		0023
D304031	Exhaust Fan - Roof/Wall Mounted Small	1		0045
D501005	Panelboards under 400A	14		0077

**North Peace Fall Fair Grounds**

Adeline Kelly Exhibit

PM ID Number	Component Name	PM Task List	Frequency	Estimated Time (Minutes)	Quantity	Resource/Craft	Materials / Consumables	LOTO (Y/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.						

**Washroom Building**

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.						
Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.								
0022	Gas Fired Domestic Water Heaters	Inspect the tank and associated pipes and fittings for signs of leaks or corrosion.	semi-annually	20	Each	Building Technician	Toolset, Drain Hose/Transfer Pump	N
		Visually assess electrical connections for loose or frayed wiring.						
		Inspect the gas supply lines for signs of leaking, deterioration, and odours.						
		Check to ensure the water heater is adequately vented and check the chimney for rust/leaks.						
		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 tap set.						
0045	Exhaust Fans - Direct Drive	Depower the unit and open the fan cabinet/remove the fan hood and clean the interior, including fan blades.	quarterly	20	Each	Building Technician	Toolset, Lubricant, Cleaning Supplies	Y
		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.						
		Replace fan hood/close the fan cabinet and restore power to the unit.						
		Inspect the unit under normal operation and monitor for unusual noises, odours, or excessive vibration.						
Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.								
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.						

**Site**

PM ID Number	Component Name	PM Task List	Frequency	Estimated Time (Minutes)	Quantity	Resource/Craft	Materials / Consumables	LOTO (Y/N)
0023	Electric Domestic Water Heaters	Inspect the tank and associated pipes and fittings for signs of leaks or corrosion.	semi-annually	20	Each	Building Technician	Toolset, Drain Hose/Transfer Pump	N
		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.						
0045	Exhaust Fans - Direct Drive	Depower the unit and open the fan cabinet/remove the fan hood and clean the interior, including fan blades.	quarterly	20	Each	Building Technician	Toolset, Lubricant, Cleaning Supplies	Y
		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.						
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