PEACE RIVER REGIONAL DISTRICT

Submission to

Peace River Regional District

Facility Condition Assessment Report Jackfish Community Hall

Version: Final

November 16, 2021

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

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Executive Summary

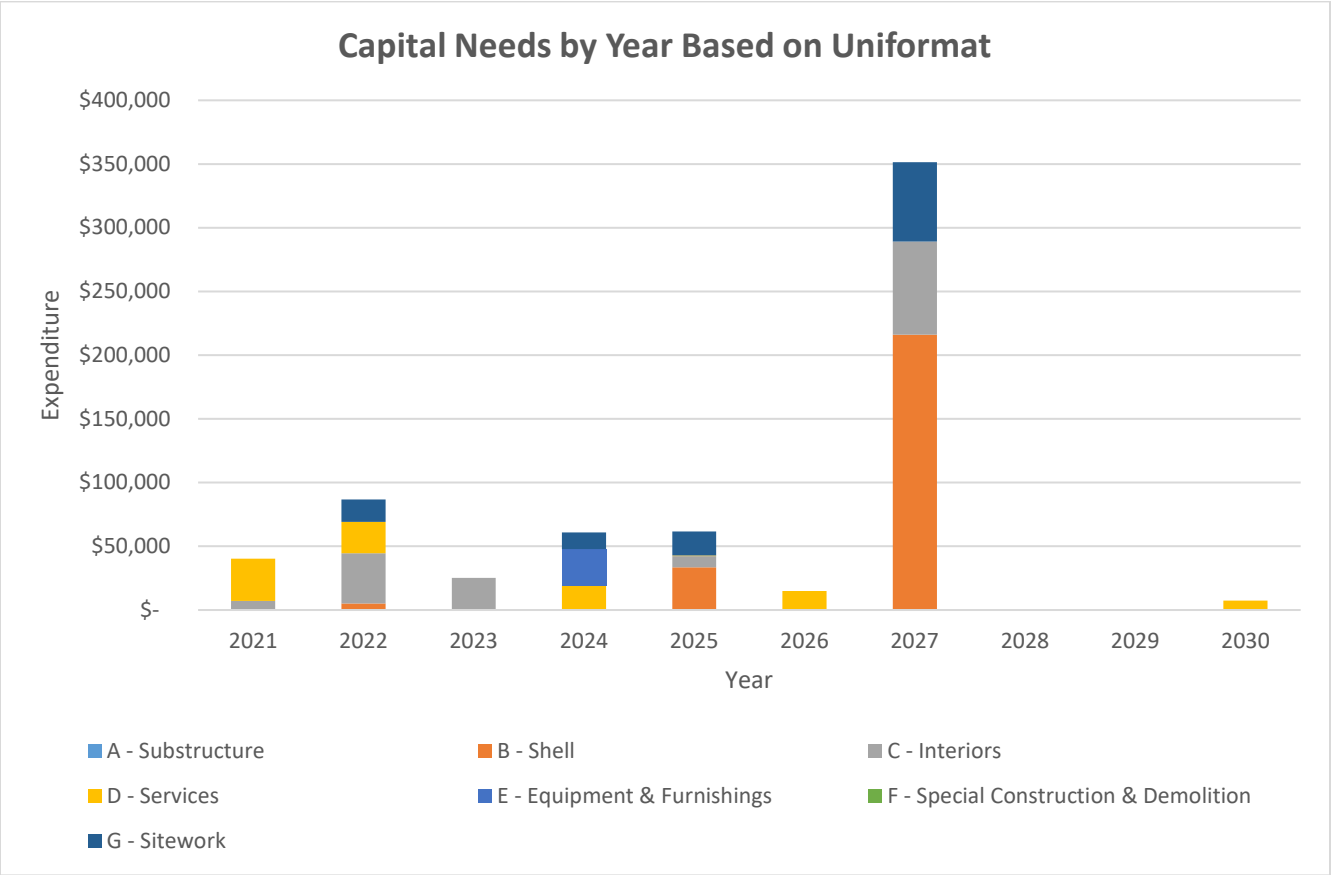
FCAPX a division of Roth IAMS Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Jackfish Community Hall in Chetwynd, BC. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential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

Facility Summary

Jackfish Community Hall is located at 1515 Old Jackfish Road in Chetwynd, BC. This facility is a single storey structure constructed in 1987. An addition was constructed in 1991. The total gross floor area is estimated to be about 387 SM in size. The building was assessed on June 24, 2021.

Findings

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



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

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	$ -	$ -	$ -	$ -	$ -
B- Shell	$ -	$ 38,606	$ 216,059	$ -	$ 254,665
C – Interiors	$ 7,244	$ 73,373	$ 80,430	$ 139,279	$ 300,326
D – Services	$ 33,005	$ 44,749	$ 55,077	$ 236,107	$ 368,938
E – Equipment & Furnishings	$ -	$ 28,670	$ -	$ -	$ 28,670
F – Special Construction	$ -	$ -	$ -	$ -	$ -
G – Building Sitework	$ -	$ 49,505	$ 71,180	$ 341,170	$ 461,855
Totals	$ 40,249	$ 234,903	$ 422,746	$ 716,556	$ 1,414,454

[1]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

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 Jackfish Community Hall in Chetwynd, BC (herein referred to as the "Facility, "Site" or "Property"). We understand the purpose of this report is to assist with the long-term capital planning for the facility. This report summarizes the findings of the FCA for the property.

1.1 FACILITY

Information on the evaluated facility is provided below:

Building Name	Jackfish Community Hall
Address	1515 Old Jackfish Road, Chetwynd, BC
Estimated Building Floor Area (sq.m.)	387
Number of Storeys	1
Date of Construction	1987 and 1991

1.2 SITE REVIEW

A site visit was performed on June 24, 2021 by the following FCAPX personnel:

- Brenton Wier, Facility Assessor

1.3 OWNER SUPPLIED MATERIAL

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

- No Documents were available for review.

1.4 FACILITY SUMMARY

1.4.1 Structural and Architectural Summary

Construction years and the total area of the facility have been estimated based on the data provided by the client. The facility was constructed in parts with the oldest section being the Main Hall and entryway, constructed in 1987, and measuring approximately 165 SM. In 1991 a section with a basement, a kitchen, two washrooms, and the covered veranda were added on the west side. The approximate area of the 1991 addition, including the basement, is 222 SM. The total building area is approximately 387 SM. The facility sits facing the Old Jackfish Road to the east and is bordered on the east, south, and west by forest. The main entrance is installed on the east elevation of the 1987 building section. North of the facility is a grass field, including a non-landscaped baseball

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diamond. An exterior shed sits west of the Community Hall. The exterior shed houses the domestic water well system and incoming main electrical feed.

The building is conventional wood framing with a pitched, wood roof clad in metal roofing. The 1991 addition, includes a concrete basement. Vinyl siding is provided on all exterior elevations. Metal exterior doors are provided at entrances and exits. Interior finishes comprise painted walls, rolled vinyl or vinyl tile floors, wood kitchen cabinets with laminate countertops, and painted ceilings. Acoustic wall carpet is installed in the Main Hall.

1.4.2 Plumbing and Mechanical Systems Summary

A buried domestic water feed enters from the onsite well water system to a pressure tank and water softening system installed in the basement. Domestic water is provided by a propane gas-fired domestic hot water heater. Plumbing fixtures include water closets, urinals, lavatories, and sinks. The building is heated and ventilated via two forced-air furnaces installed in the basement. Supplemental heating is provided by electric baseboard heaters.

1.4.3 Electrical Systems Summary

An overhead Single-Phase, 120/240V electrical service ends to the main breaker installed in the subdistribution panelboard located in the shed. Power is fed to a sub-distribution panelboard in the Community Hall kitchen. Interior and lighting is a mix of LED and incandescent fixtures. Exterior lighting is incandescent/HID fixtures. Emergency lighting battery packs and exit lighting are provided. There is an intrusion detection system installed.

1.4.4 Site Feature Systems Executive Summary

There is an entrance ramp and stairs leading to the main entrance on the east elevation. A wooden shed is installed west of the Community Hall which houses a well water system and the main electrical feed from the utility. A buried septic tank is reportedly located east of the Community Hall. There is an aboveground propane tank installed west of the building on the site grounds. North of the Community Hall is a grass field with a baseball diamond backstop.

2 SCOPE OF WORK

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

- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;

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- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

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

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

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

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

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the

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time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

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

2.1 Deviations from the Guide

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

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

Furthermore, the FCA did not include a:

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

2.2 Limiting Conditions

This report has been prepared for the exclusive and sole use of the Peace River Regional District (PRRD). The report may not be relied upon by any other person or entity without the express written consent of FCAPX and PRRD.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. FCAPX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

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The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for facility condition assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

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

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

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

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or

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regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

3 DEFINITIONS

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

3.1 EVALUATION PERIOD

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a thirty (30) year evaluation period.

3.2 OPINIONS OF PROBABLE COSTS

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

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

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

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

3.3 ASSET LIFE EXPECTANCY

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

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

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

3.4 Recommendation Type

Recommendation types in this report indicate the action that is to take place based on the review of the component. The recommendation type categories are shown below.

- **Study:** Includes recommendations for further investigation into the condition or options for determining the appropriate repair/replacement action.
- **Major Repair:** Any component or system in which future major repair is anticipated but not replacement of the entire component.
- **Lifecycle Replacement:** Any component or system in which future full replacement is anticipated.

3.5 Condition Ratings and Site Observations

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

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2- GOOD: No immediate concerns are evident. The components appear to meet all present requirements and to be adequately maintained. Replacement anticipated in 6 years or beyond.

3- FAIR: The medium level condition rating. Generally, components meet present requirements and have been adequately maintained. Some minor deficiencies may be noted. A repair or lifecycle replacement is anticipated within the evaluation period between 3-5 years.

4- POOR: The component is not able to meet current requirements and has significant deficiencies. Generally, components may have failed, may be at or near the end of their service life, or may exhibit evidence of deterioration or insufficient maintenance. Recommendations may include urgent repair, replacement or upgrades within 1-2 years.

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

3.6 Factors

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

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

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

4 Facility Condition Assessment

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

4.1 Facility Condition Index

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

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life cycle evaluation. Site and miscellaneous items are removed from this calculation as the focus is on the building itself.

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

Table 1: FCI Condition Categories

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

The 5-Year FCI is calculated as follows:

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

$$\text{5-Year FCI} = \frac{\$210{,}711}{\$1{,}382{,}700} \times 100$$

5-Year FCI = 15.2%

The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made. The total 5-Year Renewal Need cost, (2021-2025) excluding the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building is $210,711. The building Current Replacement Value (CRV) was estimated based on the capital renewal cost. For the subject building the CRV (or Cost of Reproduction New (CRN)) was determined to be $1,382,700 based on the sum of the replacement cost for all components. The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 15.2%. Based on the table above, the FCI suggests that the building is in Fair condition overall.

5 Reserve Fund Analysis

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

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

The cashflow projection considers the following:

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

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

The reserve fund scenario is included in Appendix C.

6 Floor Plan/Site Plan

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

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

7 Preventative Maintenance Plan

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

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In general, the PMP provides a list of industry standard maintenance tasks for pertinent equipment and systems observed at the time of the facility condition assessment. In addition, the task list also includes recommendations on the amount of time that should be budgeted for each task, and the required skill sets and/or recommendations for the staff who should conduct the tasks.

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

8 CLOSURE

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

Prepared by,

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APPENDIX A

Facility Condition Assessment

Project No. 21075

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A Substructure
A10 Foundations

Element Description	
Name	A101001 - Standard Foundations
Installation Year	1987
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	85 / LM Footprint
Unit Cost	$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$156,155.88

Description

Construction drawings were not provided for this facility. It is understood that the original building structure included the Main Hall, Coat Room, and Entryway (1987). In 1991, the kitchen, washrooms, and enclosed porch were added on the west elevation. The 1987 section foundation assembly is assumed to comprise permanent wood foundations over concrete footings on its perimeter, and wood posts over concrete footings on the interior. The 1991 addition likely bears on conventionally reinforced, cast-in-place concrete strip footings on the building perimeter.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - A101001

Jackfish Community Hall - A101001

Element Description	
Name	A103001 - Slab on Grade
Installation Year	1991
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	45 Years
Renewal Year	2066
Quantity / Unit of Measure	125 / SM Footprint
Unit Cost	$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$16,646.64

Description

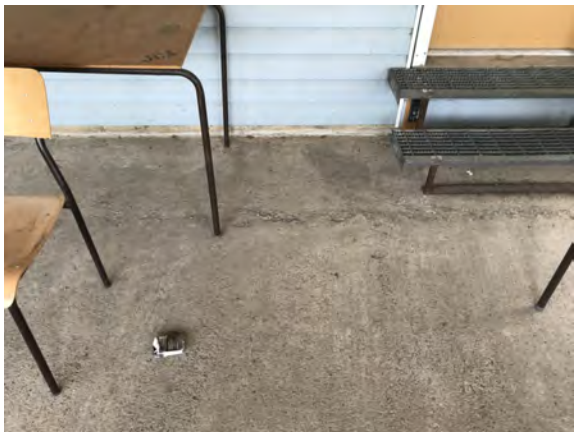
The basement in the 1991 building addition includes a poured, reinforced concrete slab-on-grade. The exterior, covered veranda is provided with a poured slab-on-grade.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - A103001



Jackfish Community Hall - A103001

A20 Basement Construction

Element Description	
Name	A202001 - Basement Walls
Installation Year	1991
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	45 Years
Renewal Year	2066
Quantity / Unit of Measure	47 / LM Footprint
Unit Cost	$1,246.40
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$109,370.35

Description

The basement walls in the 1991 addition are assumed to be conventionally reinforced cast-in-place concrete construction.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - A202001

Jackfish Community Hall - A202001

B Shell
B10 Superstructure

Element Description	
Name	B101001 - Floor Construction
Installation Year	1987
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	10 / SM Building
Unit Cost	$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$4,655.92

Description

There is a wood-framed, raised stage installed in the Main Hall. It is provided with a carpet finish.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - B101001

Jackfish Community Hall - B101001

Element Description	
Name	B103001 - Structure
Installation Year	1987
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	387 / SM Building
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$202,308.12

Description

While concealed from view by interior and exterior finishes, the building is assumed to consist of a conventional wood-framed structure with wood panel sheathing. The pitched roof is presumably composed of pre-engineered wood trusses that bear on perimeter wood stud framework. The suspended main floor structures are understood to consist of wood panel decking supported by wood joists, beams, and a combination of steel posts, and wood/concrete foundation walls. A covered, wood-framed veranda is provided on the northwest corner. The veranda includes window openings with mesh screens only (no windows).

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - B103001

Jackfish Community Hall - B103001

Jackfish Community Hall - B103001

Jackfish Community Hall - B103001

B20 Exterior Enclosure

Element Description	
Name	B201025 - Vinyl Siding
Installation Year	1991
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	225 / SM
Unit Cost	$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$35,706.38

Description

Exterior walls are clad in horizontal vinyl siding.

Condition Narrative

No major deficiencies were observed or reported, however, there was some localized damage or perforations in some sections that should be repaired a routine maintenance activity. No major deficiencies were observed or reported during the assessment. The component has surpassed 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 and the understanding recommended repairs will be completed.

Photos

Jackfish Community Hall - B201025

Jackfish Community Hall - B201025

Recommendations

Recommendations #1 - Vinyl Siding	
Type	Life Cycle Replacement
Year	2027
Cost	$35,706.38

Replace Vinyl Siding

Element Description	
Name	B203026 - Double Door - Hollow Metal
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	3 / Each
Unit Cost	$6,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$33,606.00

Description

Exterior double-door assemblies on the building perimeter are composed of painted hollow metal swing-type units that are hinge-mounted in painted, pressed steel frames. Doors are located on the east, south, and west elevations. Some doors are provided with metal bars to prevent break-ins.

Condition Narrative

Exterior steel doors have reached the end of their expected useful life and are exhibiting wear and tear that is consistent with the age of the materials including loose hardware, difficultly latching, and dented or damaged panels. Lifecycle replacement is recommended within the short-term of the evaluation period. Doors that are barred from the inside are provided with signage to indicate they are exit doors. It is recommended to ensure that metal bars are moved when the Community Hall is in use as not to impede emergency egress.

Photos

Jackfish Community Hall - B203026

Jackfish Community Hall - B203026

Jackfish Community Hall - B203026

Recommendations

Recommendations #1 - Install Exit Landings	
Type	Major Repair
Year	2022
Cost	$5,000.00

Construct and install permanent exit landings on exit doors.

Recommendations #2 - Double Door - Hollow Metal	
Type	Life Cycle Replacement
Year	2025
Cost	$33,606.00

Replace Double Door - Hollow Metal

B30 Roofing

Element Description	
Name	B301028 - Metal Roofing
Installation Year	1987
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	345 / SM
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$180,352.20

Description

The pitched roof is clad in sheet metal roofing. Prefabricated metal fascia and perforated metal soffits are provided along roof edges.

Condition Narrative

No major deficiencies were observed or reported, however, some fascia along roof edges had localized damage which should be repaired as a routine maintenance activity.

Photos

Jackfish Community Hall - B301028

Jackfish Community Hall - B301028

Recommendations

Recommendations #1 - Metal Roofing	
Type	Life Cycle Replacement
Year	2027
Cost	$180,352.20

Replace Metal Roofing

C Interiors
C10 Interior Construction

Element Description	
Name	C101001 - Fixed Partitions
Installation Year	1987
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	41 Years
Renewal Year	2062
Quantity / Unit of Measure	387 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$68,640.26

Description

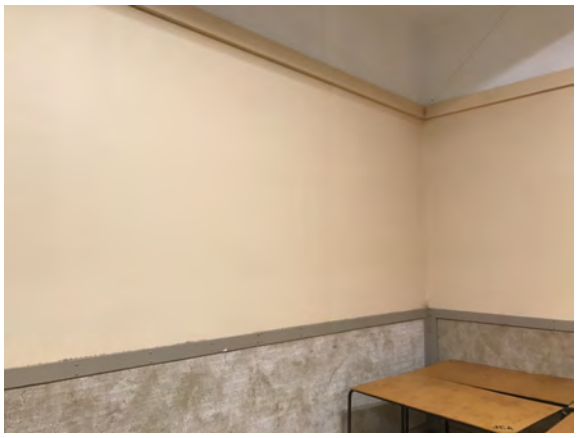
Interior fixed partitions throughout the facility are gypsum-clad wood stud assemblies. Ceilings are clad in gypsum board on the main level.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Based on the age of the building it is recommended to undertake a Hazardous Materials Assessment prior to any repairs/replacements as a precautionary measure.

Photos

Jackfish Community Hall - C101001



Jackfish Community Hall - C101001

Element Description	
Name	C102022 - Single Door - Wood
Installation Year	1987
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	7 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$26,138.00

Description

Interior single and double doors are typically wood swing-type units set in wood or metal frames.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Jackfish Community Hall - C102022

Recommendations

Recommendations #1 - Single Door - Wood	
Type	Life Cycle Replacement
Year	2027
Cost	$26,138.00

Replace Single Door - Wood

Element Description	
Name	C103009 - Cabinets - Kitchens
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	2 Years
Renewal Year	2023
Quantity / Unit of Measure	9 / LM
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$25,204.50

Description

Wall and base-mounted kitchen cabinets are painted wood construction with laminate countertops. Cabinets are provided in the kitchen and bar area. There is an additional section of base-mounted wood cabinetry installed in the janitor room.

Condition Narrative

Due to a lack of drawer slides and misaligned hinges, drawers and doors were difficult to open and close. The cabinets are approaching the end of their expected useful life and are recommended for replacement within the short-term of the evaluation period.

Photos

Jackfish Community Hall - C103009

Jackfish Community Hall - C103009

Jackfish Community Hall - C103009

Jackfish Community Hall - C103009

Recommendations

Recommendations #1 - Cabinets - Kitchens	
Type	Life Cycle Replacement
Year	2023
Cost	$25,204.50

Replace Cabinets - Kitchens

Element Description	
Name	C103010 - Vanities
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	3 / LM
Unit Cost	$600.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,360.60

Description

Base and wall-mounted wood vanities are installed in the washrooms. Vanities are provided with laminate countertops.

Condition Narrative

No major deficiencies were observed or reported. The vanities are dated. The component has surpassed 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

Jackfish Community Hall - C103010

Jackfish Community Hall - C103010

Recommendations

Recommendations #1 - Vanities	
Type	Life Cycle Replacement
Year	2025
Cost	$3,360.60

Replace Vanities

Element Description	
Name	C103028 - Washroom Partitions - Laminated Fiberboard
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	4 / Each
Unit Cost	$1,400.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$5,227.60

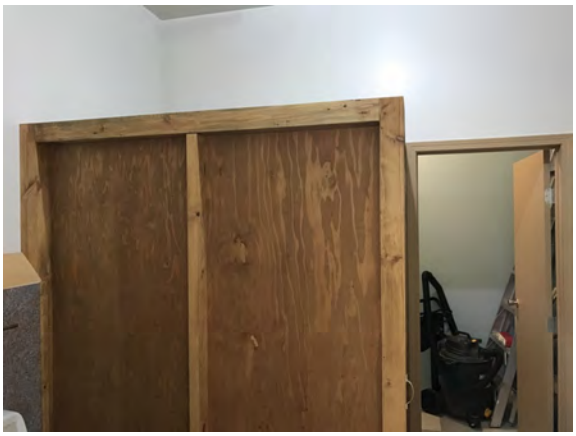
Description

There are stained or painted wood framed washroom partitions with swing-type doors installed in the washrooms.

Condition Narrative

No major deficiencies were observed or reported. The partitions are dated and have worn paint finishes. The component has surpassed 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



Jackfish Community Hall - C103028

Jackfish Community Hall - C103028

Recommendations

Recommendations #1 - Washroom Partitions - Laminated Fiberboard	
Type	Life Cycle Replacement
Year	2025
Cost	$5,227.60

Replace Washroom Partitions - Laminated Fiberboard

C20 Stairs

Element Description	
Name	C201001 - Interior Stair Construction
Installation Year	1991
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	45 Years
Renewal Year	2066
Quantity / Unit of Measure	14 / Per Riser
Unit Cost	$800.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$20,910.40

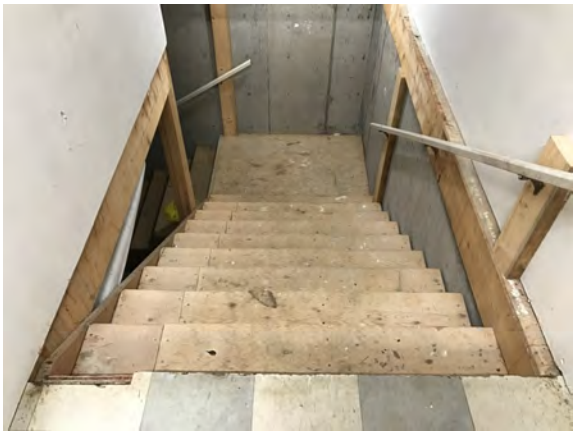
Description

There is a set of wood-framed stairs that connects the main floor to the basement level. The stairs include a wall-mounted wood handrail.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Jackfish Community Hall - C201001

Jackfish Community Hall - C201001

C30 Interior Finishes

Element Description	
Name	C301005 - Paint Wall Covering
Installation Year	2017
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	290 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$21,657.20

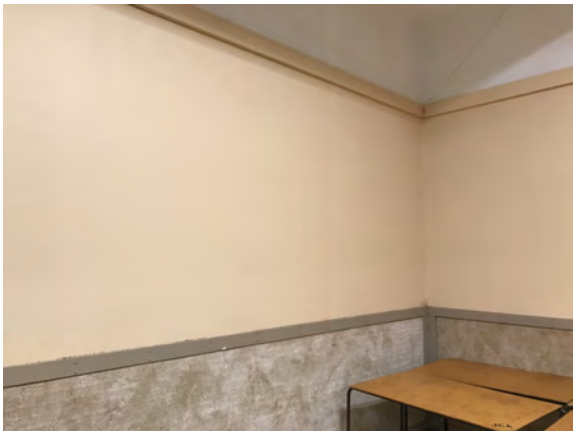
Description

Interior main floor walls are provided with a paint finish.

Condition Narrative

No major deficiencies were observed or reported. The basement level has been excluded from the SM quantity calculation.

Photos



Jackfish Community Hall - C301005

Jackfish Community Hall - C301005

Recommendations

Recommendations #1 - Paint Wall Covering	
Type	Life Cycle Replacement
Year	2027
Cost	$21,657.20

Replace Paint Wall Covering

Element Description	
Name	C301024 - Wall Carpet
Installation Year	1991
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	70 / SM
Unit Cost	$70.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,148.30

Description

A carpet finish is applied to lower wall sections in the Main Hall. The rear of the stage is also provided with a carpet wall finish.

Condition Narrative

No major deficiencies were observed or reported. The component has surpassed 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

Jackfish Community Hall - C301024

Jackfish Community Hall - C301024

Recommendations

Recommendations #1 - Wall Carpet	
Type	Life Cycle Replacement
Year	2027
Cost	$9,148.30

Replace Wall Carpet

Element Description	
Name	C302007 - Painted / Sealed Concrete Floor
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	97 / SM
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$7,243.96

Description

The basement floor is provided with a sealed concrete finish.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - C302007

Recommendations

Recommendations #1 - Painted / Sealed Concrete Floor	
Type	Life Cycle Replacement
Year	2021
Cost	$7,243.96

Replace Painted / Sealed Concrete Floor

Element Description	
Name	C302022 - Vinyl Tile / Plank Floor
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	152 / SM
Unit Cost	$100.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$28,378.40

Description

The kitchen, janitor room, stage, and the perimeter of the Main Hall are provided with a vinyl tile finish.

Condition Narrative

Tiles have exceeded their expected useful life and are exhibiting wear and tear that is consistent with age including scuffs, gouges, and breaks. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Jackfish Community Hall - C302022

Jackfish Community Hall - C302022

Jackfish Community Hall - C302022

Recommendations

Recommendations #1 - Vinyl Tile / Plank Floor	
Type	Life Cycle Replacement
Year	2022
Cost	$28,378.40

Replace Vinyl Tile / Plank Floor

Element Description	
Name	C302023 - Vinyl Sheet Floor - 1987
Installation Year	1987
Condition	4 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	50 / SM
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$11,202.00

Description

The Main Hall is provided with a rolled vinyl floor finish.

Condition Narrative

The floor finish has exceeded its expected useful life and is exhibiting wear and tear that is consistent with age including lifting. The floor has been nailed down in several areas as a temporary repair measure. Lifecycle replacement is recommended within the short-term of the evaluation period.

Photos

Jackfish Community Hall - C302023

Jackfish Community Hall - C302023

Jackfish Community Hall - C302023

Recommendations

Recommendations #1 - Vinyl Sheet Floor	
Type	Life Cycle Replacement
Year	2022
Cost	$11,202.00

Replace Vinyl Sheet Floor

Element Description	
Name	C302023 - Vinyl Sheet Floor - 2017
Installation Year	2017
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	11 Years
Renewal Year	2032
Quantity / Unit of Measure	50 / SM
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$11,202.00

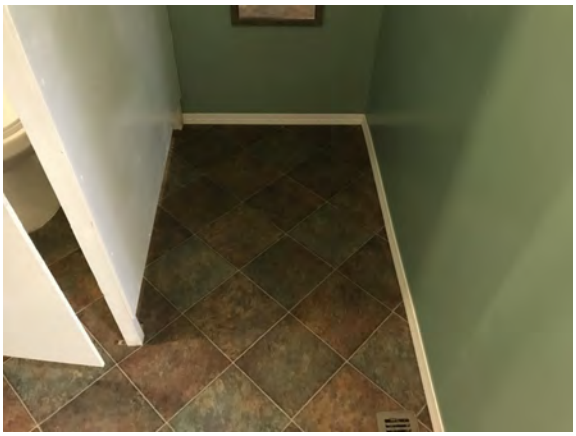
Description

The entrance lobby, chair storage room, and washroom areas are provided with a residential-grade rolled vinyl floor finish.

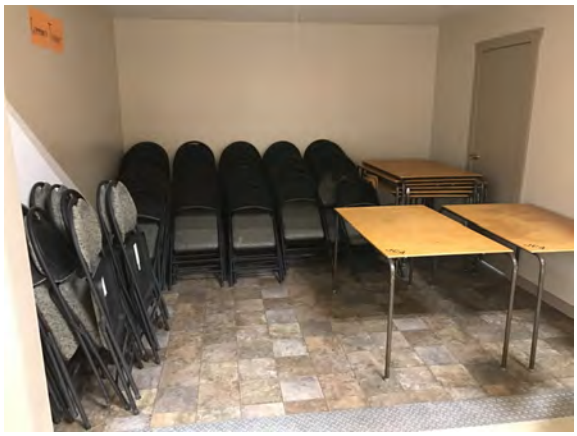
Condition Narrative

No major deficiencies were observed or reported

Photos



Jackfish Community Hall - C302023



Jackfish Community Hall - C302023

Recommendations

Recommendations #1 - Vinyl Sheet Floor	
Type	Life Cycle Replacement
Year	2032
Cost	$11,202.00

Replace Vinyl Sheet Floor

Element Description	
Name	C303006 - Painted Ceiling Structures
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	290 / SM
Unit Cost	$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$16,242.90

Description

Ceilings on the main floor are provided with a paint finish.

Condition Narrative

No major deficiencies were observed or reported. The basement has been excluded from the SM quantity calculation.

Photos

Jackfish Community Hall - C303006

Recommendations

Recommendations #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2027
Cost	$16,242.90

Replace Painted Ceiling Structures

D Services
D20 Plumbing

Element Description	
Name	D201001 - Water Closets
Installation Year	2017
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2052
Quantity / Unit of Measure	4 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$7,468.00

Description

There are four (4) floor-mounted vitreous china water closets with flush tanks installed in the washrooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - D201001

Jackfish Community Hall - D201001

Element Description	
Name	D201002 - Urinals
Installation Year	2017
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2052
Quantity / Unit of Measure	2 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,734.00

Description

There are two (2) wall-mounted vitreous china urinals installed in the male washroom. Urinals are provided with manually operated valve sets.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - D201002

Element Description	
Name	D201003 - Lavatories
Installation Year	2017
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2052
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

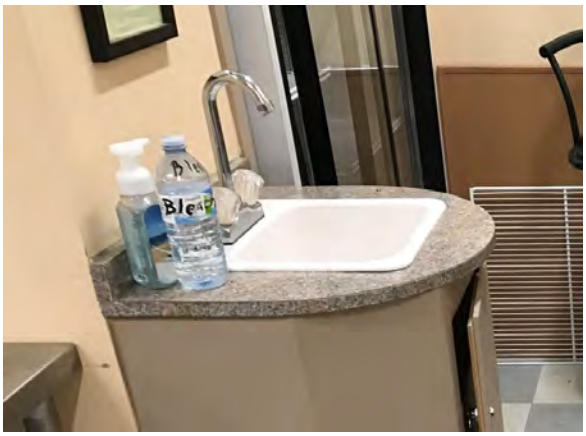
Description

There are two (2) counter-inset-mounted enamelled steel lavatories installed in the washroom, and one (1) installed in the kitchen. Lavatories are provided with manually operated tap-sets.

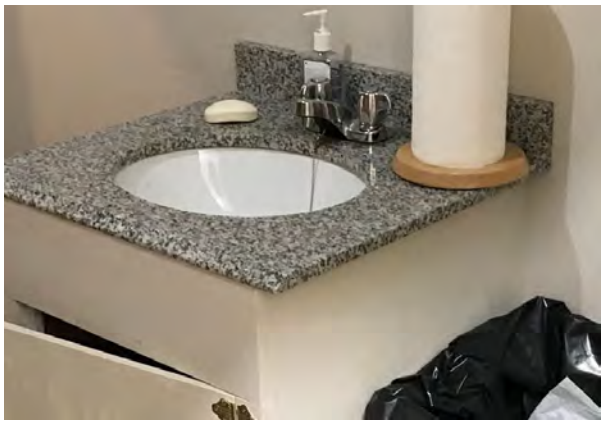
Condition Narrative

No major deficiencies were observed or reported.

Photos



Jackfish Community Hall - D201003



Jackfish Community Hall - D201003

Element Description	
Name	D201004 - Sinks
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	2 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,734.00

Description

There are two (2) counter-inset-mounted stainless steel sinks installed in the kitchen. There is a twin-basin enameled steel sink installed in the janitor room. Sinks are provided with manually operated taps/valves.

Condition Narrative

No major deficiencies were observed or reported, however, the sinks have met their expected useful life and lifecycle replacement in conjunction with kitchen millwork replacements is recommended.

Photos

Jackfish Community Hall - D201004

Jackfish Community Hall - D201004

Recommendations

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

Replace Sinks

Element Description	
Name	D202001 - Domestic Water Pipes and Fittings
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	194 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$14,487.92

Description

A buried water service connects the site well system to domestic water equipment in the basement. Domestic water is distributed throughout the 1991 addition via what appears to be polybutylene piping. Some sections of domestic water piping that is installed in the basement to connect domestic water equipment is Cross-linked Polyethylene (PEX) piping with brass fittings.

Condition Narrative

The SM quantity is based on the 1991 addition only, excluding the covered veranda. There is no domestic water piping installed in the 1987 building section. Polybutylene piping, where enclosed, is recommended for immediate replacement due to a recall on that type of piping due to the high likelihood of failure. It is assumed that the majority of the piping throughout the facility is polybutylene and therefore, lifecycle replacement is recommended within the short-term evaluation period, even though it has not yet met its expected useful life.

Photos

Jackfish Community Hall - D202001

Jackfish Community Hall - D202001

Jackfish Community Hall - D202001

Recommendations

Recommendations #1 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2022
Cost	$14,487.92

Replace Domestic Water Pipes and Fittings

Element Description	
Name	D202006 - Domestic Water Booster Systems/Pumps
Installation Year	2021
Condition	1 - Excellent
Expected Useful Life	20 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	1 / Each
Unit Cost	$10,000.00
Difficulty / Regional / Soft Cost Factors	0.20 / 1.867 / 1
Replacement Cost	$3,734.00

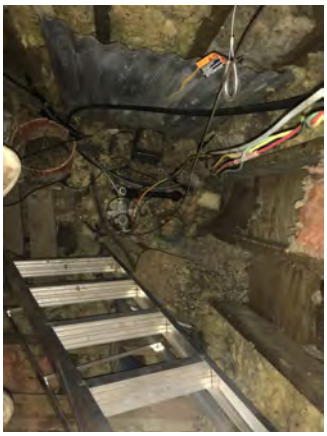
Description

The domestic water pump is located in the subgrade area of the exterior shed to draw water from the well.

Condition Narrative

The domestic water pump was undergoing replacement at the time of assessment. No major deficiencies were observed or reported. The difficulty factor has been decreased to account for the estimated size of the pump (less than 1 HP).

Photos



Jackfish Community Hall - D202006

Recommendations

Recommendations #1 - Domestic Water Booster Systems/Pumps	
Type	Life Cycle Replacement
Year	2041
Cost	$3,734.00

Replace Domestic Water Booster Systems/Pumps

Element Description	
Name	D202008 - Domestic Water Expansion Tanks/Pressure Tank
Installation Year	2021
Condition	1 - Excellent
Expected Useful Life	30 Years
Remaining Useful Life	30 Years
Renewal Year	2051
Quantity / Unit of Measure	2 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	0.40 / 1.867 / 1
Replacement Cost	$5,974.40

Description

There is a residential-grade expansion tank and a pressure tank installed in the basement.

Condition Narrative

The domestic water equipment was undergoing replacement at the time of assessment. No major deficiencies were observed or reported during the assessment. The difficulty factor has been decreased as the equipment is residential-grade.

Photos

Jackfish Community Hall - D202008

Recommendations

Recommendations #1 - Domestic Water Expansion Tanks/Pressure Tank	
Type	Life Cycle Replacement
Year	2051
Cost	$5,974.40

Replace Domestic Water Expansion Tanks/Pressure Tank

Element Description	
Name	D202021 - Domestic Water Conditioning Equipment - Water Softener
Installation Year	2021
Condition	1 - Excellent
Expected Useful Life	20 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	1 / Each
Unit Cost	$6,000.00
Difficulty / Regional / Soft Cost Factors	0.75 / 1.867 / 1
Replacement Cost	$8,401.50

Description

Minerals are removed from the domestic water distribution system by use of a water softener complete with brine tank, a resin tank, controls, a twin-canister automatic water filtration system, and piping. The water softening system is located in the basement.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The cost adjustment factor has been decreased to account for the size of the system.

Photos

Jackfish Community Hall - D202021

Recommendations

Recommendations #1 - Domestic Water Conditioning Equipment - Water Softener	
Type	Life Cycle Replacement
Year	2041
Cost	$8,401.50

Replace Domestic Water Conditioning Equipment - Water Softener

Element Description	
Name	D202034 - Gas Fired Domestic Water Heaters (Residential Tank Type)
Installation Year	2010
Condition	3 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	189 / Liter
Unit Cost	$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$8,821.58

Description

There is a propane gas-fired domestic water heater installed in the basement. It is manufactured by State (Model: SR8 50 PQRTZ DEJCGA) and has a tank capacity of 189 litres. The heating input rating is 47.25 MBH and the recovery rate is 150 litres per hour.

Condition Narrative

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

Photos

Jackfish Community Hall - D202034

Recommendations

Recommendations #1 - Gas Fired Domestic Water Heaters (Residential Tank Type)	
Type	Life Cycle Replacement
Year	2024
Cost	$8,821.58

Replace Gas Fired Domestic Water Heaters (Residential Tank Type)

Element Description	
Name	D203001 - Sanitary Waste and Vent Piping
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	194 / SM Building
Unit Cost	$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$16,298.91

Description

Sanitary waste and vent piping is ABS and connects fixtures to a common drain line that is directed to the buried septic tank on the property.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The SM quantity is based on the 1991 addition only, excluding the covered veranda. There is no domestic water piping installed in the 1987 building section.

Photos

Jackfish Community Hall - D203001

Recommendations

Recommendations #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2041
Cost	$16,298.91

Replace Sanitary Waste and Vent Piping

D30 HVAC

Element Description	
Name	D301002 - Gas Supply Systems
Installation Year	1991
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	387 / SM
Unit Cost	$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$14,450.58

Description

There is a steel piped propane gas distribution system to provide propane gas to gas-fired mechanical and kitchen equipment. Propane is delivered via a tank located on the site grounds via a buried line.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - D301002

Recommendations

Recommendations #1 - Gas Supply Systems	
Type	Life Cycle Replacement
Year	2031
Cost	$14,450.58

Replace Gas Supply Systems

Element Description	
Name	D302003 - Fuel Fired Forced Air Furnace
Installation Year	2006
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	5 Years
Renewal Year	2026
Quantity / Unit of Measure	200 / MBH
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$14,936.00

Description

There are two (2) propane gas-fired forced-air furnaces installed in the basement. Furnaces are manufactured by International Comfort Products and are rated for 75 MBH and 125 MBH.

Condition Narrative

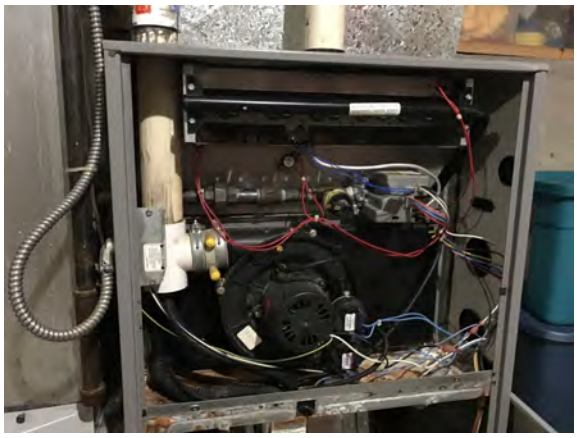
No major deficiencies were observed or reported during the assessment, however, the interior cabinets were filled with dust and debris. Interior cabinets should be vacuumed and cleaned of debris to minimize the risk of fire. The component will reach its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies

Photos

Jackfish Community Hall - D302003

Jackfish Community Hall - D302003

Jackfish Community Hall - D302003



Jackfish Community Hall - D302003

Recommendations

Recommendations #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2026
Cost	$14,936.00

Replace Fuel Fired Forced Air Furnace

Element Description	
Name	D304001 - Air Distribution Systems
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	262 / SM Building
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$58,698.48

Description

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

Condition Narrative

No major deficiencies were observed or reported. The quantity used is based on the building footprint minus the exterior veranda.

Photos

Jackfish Community Hall - D304001

Recommendations

Recommendations #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2041
Cost	$58,698.48

Replace Air Distribution Systems

Element Description	
Name	D304033 - Exhaust Fan - Ceiling (Residential)
Installation Year	2005
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	9 Years
Renewal Year	2030
Quantity / Unit of Measure	4 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$7,468.00

Description

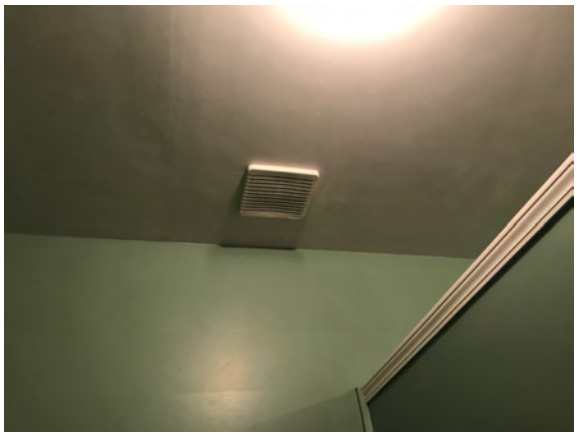
There are four (4) residential grade exhaust fans installed to ventilate the washrooms and Main Hall.

Condition Narrative

No major deficiencies were observed or reported during the assessment, however, the propane gas-fired cooking range was without a means of exhaust. A hood was provided, but the exhaust fan is undersized and covered over. It is recommended to provide an adequately sized exhaust fan for the range hood. The range is currently not in use due to a lack of exhaust. A cost to provide a kitchen range hood exhaust fan has been provided herein.

Photos

Jackfish Community Hall - D304033



Jackfish Community Hall - D304033

Jackfish Community Hall - D304033

Recommendations

Recommendations #1 - Kitchen Air Distribution	
Type	Engineering Study
Year	2021
Cost	$5,000.00

Undertake an engineering study to design an exhaust/make up air configuration that will adequately support the commercial kitchen equipment.

Recommendations #2 - Install Kitchen Range Hood Exhaust Fan	
Type	Major Repair
Year	2022
Cost	$10,000.00

Install an exhaust/make-up air configuration as directed by the engineered report.

Recommendations #3 - Exhaust Fan - Ceiling (Residential)	
Type	Life Cycle Replacement
Year	2030
Cost	$7,468.00

Replace Exhaust Fan - Ceiling (Residential)

Element Description	
Name	D305010 - Electric Baseboard Heaters
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	5 / Each
Unit Cost	$300.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,800.50

Description

There are five (5) sections of electric baseboard heating installed to supplement the heating load. Technical specifications for the baseboard heaters are not available.

Condition Narrative

No major deficiencies were observed or reported. The component has surpassed 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

Jackfish Community Hall - D305010

Recommendations

Recommendations #1 - Electric Baseboard Heaters	
Type	Life Cycle Replacement
Year	2024
Cost	$2,800.50

Replace Electric Baseboard Heaters

D40 Fire Protection

Element Description	
Name	D403002 - Fire Extinguishers
Installation Year	2015
Condition	3 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	387 / SM Building
Unit Cost	$1.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$722.53

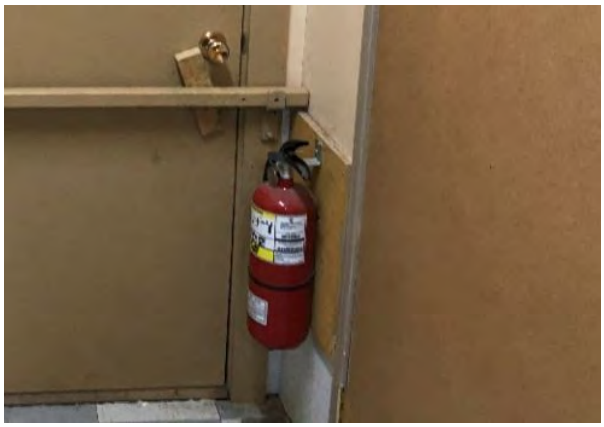
Description

Wall-mounted ABC-type fire extinguishers are provided throughout the building.

Condition Narrative

No major deficiencies were observed or reported, however, a class K fire extinguisher is recommended for the kitchen given the presence of commercial-grade cooking equipment. The cost to provide one is presumed to fall below the threshold for repair recommendations ($5,000) and therefore should be added as a routine maintenance activity. The fire extinguishers were observed to be without annual inspection tags. Annual inspections should be completed on all fire extinguishers within the immediate term as a preventative maintenance activity. Lifecycle replacement is recommended within the short-term evaluation period.

Photos



Jackfish Community Hall - D403002

Recommendations

Recommendations #1 - Fire Extinguishers	
Type	Life Cycle Replacement
Year	2025
Cost	$722.53

Replace Fire Extinguishers

Element Description	
Name	D409005 - Dry Chemical Fire Extinguishing Systems (Kitchen Hood)
Installation Year	1991
Condition	5 - Missing/Failed
Expected Useful Life	20 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	1 / Each
Unit Cost	$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$28,005.00

Description

The range hood is without a means of fire suppression, despite the use of gas-fired, commercial-grade cooking appliances used in the facility.

Condition Narrative

A means of fire suppression is required as per legislative code requirements. It is recommended to install a range hood fire suppression system within the immediate term should the commercial-grade equipment be re-instated. The gas range is currently not in use.

Photos

Jackfish Community Hall - D409005

Recommendations

Recommendations #1 - Dry Chemical Fire Extinguishing Systems (Kitchen Hood)	
Type	Life Cycle Replacement
Year	2021
Cost	$28,005.00

Replace Dry Chemical Fire Extinguishing Systems (Kitchen Hood)

D50 Electrical

Element Description	
Name	D501005 - Panelboards up to 400A
Installation Year	1991
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	2 / Each
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$18,670.00

Description

An overhead, single-phase, 120/240V electrical service enters a 200A distribution panelboard with a main breaker installed in the exterior shed. A 225A panelboard is installed in the kitchen. Panelboards are manufactured by Square D.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - D501005

Jackfish Community Hall - D501005

Recommendations

Recommendations #1 - Panelboards up to 400A	
Type	Life Cycle Replacement
Year	2031
Cost	$18,670.00

Replace Panelboards up to 400A

Element Description	
Name	D502001 - Branch Wiring and Devices
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	400 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$70,946.00

Description

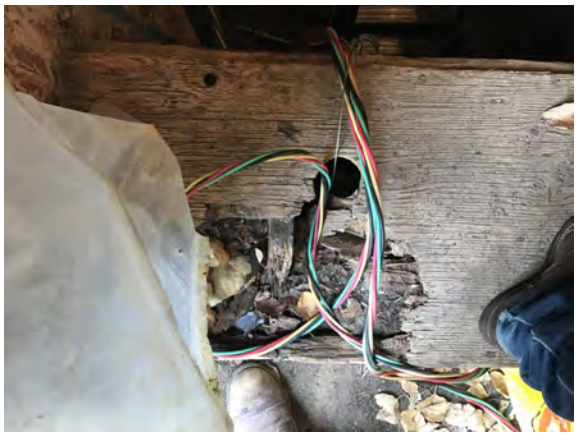
Branch wiring consists of a mix of mostly residential-grade and some commercial-grade copper wiring which terminates to electrical distribution panelboards and terminal components. Branch wiring is primarily hidden within wall and ceiling finishes.

Condition Narrative

No major deficiencies were observed or reported, however in the exterior shed there were missing nameplates and open switch cabinets and some exposed wiring serving an unknown purpose. A light fixture was loose and hanging by the wire in the kitchen hallway. Faceplates should be replaced and exposed wiring should be enclosed as per legislative code requirements. The cost to complete these repairs is presumed to fall below the cost threshold for repair recommendations ($5,000) and should be completed as a routine maintenance activity. It is recommended to consult with local authorities having jurisdiction to determine the need for smoke/fire detection in the Community Hall. The cost to provide smoke/fire detection devices is presumed to fall below the cost threshold for repair recommendations ($5,000). The estimated quantity includes the total building area, plus the area of the exterior shed.

Photos

Jackfish Community Hall - D502001



Jackfish Community Hall - D502001

Jackfish Community Hall - D502001

Recommendations

Recommendations #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2041
Cost	$70,946.00

Replace Branch Wiring and Devices

Element Description	
Name	D502002 - Interior Lighting
Installation Year	2017
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2052
Quantity / Unit of Measure	387 / SM Building
Unit Cost	$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$61,414.97

Description

Interior lighting is primarily provided via ceiling-mounted LED fixtures. Incandescent lighting is provided in washrooms, the janitor room, and the basement.

Condition Narrative

No major deficiencies were observed or reported, however, the basement was very dimly lit and the pull cord for the lights is located across the basement from the stairs, meaning one must cross the unlit basement to turn the lights on. It is recommended to install additional basement lighting and provide a light switch at the top of the basement stairs. The cost to complete this work is presumed to fall below the cost threshold for repair recommendations ($5,000) and should therefore be completed as a maintenance activity.

Photos

Jackfish Community Hall - D502002

Jackfish Community Hall - D502002

Jackfish Community Hall - D502002

Element Description	
Name	D502041 - Exterior Lighting
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Renewal Year	2024
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

There are wall-mounted incandescent light fixtures installed over exterior doors. There is an HID fixture with two (2) lamps installed on the west elevation.

Condition Narrative

No major deficiencies were observed or reported, however, it was reported that exterior lighting was inadequate to light vehicle parking areas. It is recommended to assess the need for additional exterior lighting on the north elevation. The cost to install additional lighting is assumed to fall below the cost threshold for repairs ($5,000). The component has surpassed 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

Jackfish Community Hall - D502041

Jackfish Community Hall - D502041

Recommendations

Recommendations #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2024
Cost	$3,734.00

Replace Exterior Lighting

Element Description	
Name	D502051 - Exit Lighting
Installation Year	2017
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	387 / SM Building
Unit Cost	$3.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$1,083.79

Description

There are wall-mounted illuminated exit light fixtures installed over exit doors.

Condition Narrative

No major deficiencies were observed or reported, however, select signs appeared to have burned out bulbs which should be replaced as a routine maintenance activity. The difficulty factor has been reduced to account for the small number of devices.

Photos

Jackfish Community Hall - D502051

Element Description	
Name	D503008 - Security Systems - Intrusion Alarm Systems
Installation Year	2017
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	16 Years
Renewal Year	2037
Quantity / Unit of Measure	387 / SM Building
Unit Cost	$10.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$7,225.29

Description

There is an intrusion detection system installed. The system is manufactured by ADT and includes door contacts and an activation keypad. It is unknown if the system is externally monitored.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - D503008

Recommendations

Recommendations #1 - Security Systems - Intrusion Alarm Systems	
Type	Life Cycle Replacement
Year	2037
Cost	$7,225.29

Replace Security Systems - Intrusion Alarm Systems

Element Description	
Name	D509021 - Emergency Lighting - Battery Pack Units (EBUs)
Installation Year	2017
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	16 Years
Renewal Year	2037
Quantity / Unit of Measure	2 / Each
Unit Cost	$600.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,240.40

Description

There are emergency lighting battery packs installed with integrated exit lights.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - D509021

Recommendations

Recommendations #1 - Emergency Lighting - Battery Pack Units (EBUs)	
Type	Life Cycle Replacement
Year	2037
Cost	$2,240.40

Replace Emergency Lighting - Battery Pack Units (EBUs)

E Equipment & Furnishings
E10 Equipment

Element Description	
Name	E101006 - Kitchen Exhaust Hood (Commercial)
Installation Year	1987
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	1 / Each
Unit Cost	$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$18,670.00

Description
There is a kitchen range hood installed.

Condition Narrative
No major deficiencies were observed or reported. The component has surpassed 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

Jackfish Community Hall - E101006

Recommendations

Recommendations #1 - Kitchen Exhaust Hood (Commercial)	
Type	Life Cycle Replacement
Year	2024
Cost	$18,670.00

Replace Kitchen Exhaust Hood (Commercial)

Recommendations #2 - Provide Wall Protection for Range Hood	
Type	Major Repair
Year	2024
Cost	$10,000.00

At the time of lifecycle replacement of the range hood, and prior to using to for cooking, it is recommended to install wall protection (typically stainless steel panels) surrounding the hood as per legislative requirements.

G Building Sitework
G20 Site Improvements

Element Description	
Name	G201025 - Gravel Paved Surface - Roadway
Installation Year	2010
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	200 / SM
Unit Cost	$35.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$13,069.00

Description
A gravel driveway connects the site to Old Jackfish Road.

Condition Narrative
No major deficiencies were observed or reported including settlement and pot holes. The component will reach its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Jackfish Community Hall - G201025

Jackfish Community Hall - G201025

Recommendations

Recommendations #1 - Gravel Paved Surface - Roadway	
Type	Life Cycle Replacement
Year	2027
Cost	$13,069.00

Replace Gravel Paved Surface - Roadway

Element Description	
Name	G202024 - Gravel Paved Surface - Parking Area
Installation Year	2010
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	250 / SM
Unit Cost	$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$11,668.75

Description

A gravel parking area is provided on the north elevation of the Community Hall.

Condition Narrative

No major deficiencies were observed or reported including settlement and pot holes. The component will reach its expected useful life, although its remaining useful life has been extended to a later year due to the absence of significant observed or reported deficiencies.

Photos

Jackfish Community Hall - G202024

Jackfish Community Hall - G202024

Jackfish Community Hall - G202024

Recommendations

Recommendations #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2027
Cost	$11,668.75

Replace Gravel Paved Surface - Parking Area

Element Description	
Name	G203029 - Exterior Ramps - Wood
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	10 / SM
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,335.00

Description

There is a wood entrance ramp installed at the main entrance. The ramp includes a painted wood railing, a wood upper landing, a concrete lower landing, and a set of wood stairs.

Condition Narrative

The ramp has a very steep grade. Wood is exhibiting wear and tear that is consistent with age including a worn and deteriorated finish. The concrete landing at the base of the ramp has deteriorated. It is recommended to replace the entrance ramp within the short-term of the evaluation period. At the time of lifecycle replacement, it is recommended to re-build the ramp to comply with barrier-free accessibility requirements.

Photos

Jackfish Community Hall - G203029

Jackfish Community Hall - G203029

Jackfish Community Hall - G203029

Jackfish Community Hall - G203029

Recommendations

Recommendations #1 - Exterior Ramps - Wood	
Type	Life Cycle Replacement
Year	2022
Cost	$9,335.00

Replace Exterior Ramps - Wood

Element Description	
Name	G204022 - Fencing and Gates - Wood Fence
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	15 / LM
Unit Cost	$245.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$3,430.61

Description

There are wood post fences installed around the community hall on the site grounds.

Condition Narrative

The wood was rotten and deteriorated. Some fencing has fallen apart or is otherwise sagging or tilted. Lifecycle replacement is recommended. The cost adjustment factor has been lowered to account for the type of fencing.

Photos

Jackfish Community Hall - G204022

Jackfish Community Hall - G204022

Jackfish Community Hall - G204022

Recommendations

Recommendations #1 - Fencing and Gates - Wood Fence	
Type	Life Cycle Replacement
Year	2022
Cost	$3,430.61

Replace Fencing and Gates - Wood Fence

Element Description	
Name	G204095 - Baseball Backstops
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	1 / Each
Unit Cost	$7,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$13,069.00

Description

There is a chain-link baseball backstop installed east of the community hall.

Condition Narrative

No major deficiencies were observed or reported during the assessment, however, the backstop should be re-painted and have localized damage repaired as a maintenance activity. The component has surpassed 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

Jackfish Community Hall - G204095

Jackfish Community Hall - G204095

Recommendations

Recommendations #1 - Baseball Backstops	
Type	Life Cycle Replacement
Year	2024
Cost	$13,069.00

Replace Baseball Backstops

Element Description	
Name	G204099 - Other Site Development - Shed
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	25 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	4.00 / 1.867 / 1
Replacement Cost	$37,340.00

Description

There is a storage shed located west of the Community Hall. The storage shed structure has conventional wood framing, metal roofing, and vinyl siding. The shed rests atop a concrete slab-on-grade. A section of the shed has a recessed pit with wood foundation walls. The pit floor material is unknown but is likely bare soil. The interior walls are clad in unpainted plywood or left bare to the studs. The shed is partitioned by a wood-framed interior wall. Incandescent lighting is provided. The shed houses the main electrical panel and the domestic water well.

Condition Narrative

Wood framing below-grade in the water well pit exhibited rot, and gaps in insulation coverage. The storage room part of the shed does not have a locking door but instead features a panel that is propped into place by a fallen log. This prevents the shed from being used to safely store items. A repair recommendation to provide a locking mechanism for the door and complete general repairs to remove and replaced rotted wood has been provided herein. The remaining useful life has been extended with the assumption that repairs are completed. The difficulty factor has been increased to account for the size and construction of the shed.

Photos

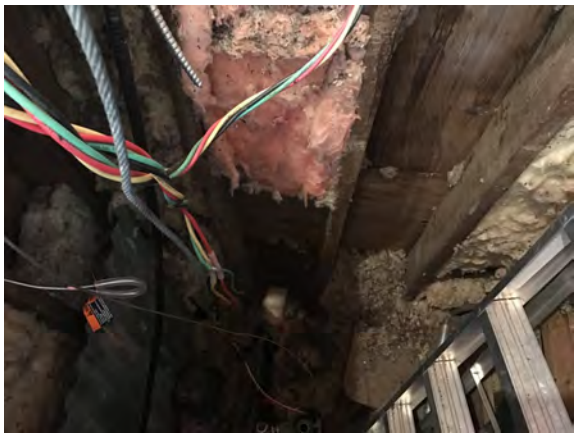
Jackfish Community Hall - G204099

Jackfish Community Hall - G204099

Jackfish Community Hall - G204099

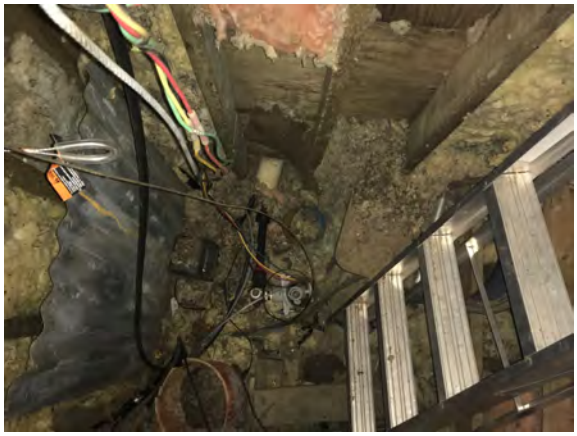
Jackfish Community Hall - G204099

Jackfish Community Hall - G204099



Jackfish Community Hall - G204099

Jackfish Community Hall - G204099



Jackfish Community Hall - G204099

Recommendations

Recommendations #1 - Shed Repairs	
Type	Major Repair
Year	2022
Cost	$5,000.00

Remove and replace sections of rotted wood framing and deteriorated / missing insulation. Provide a means of locking the door to the storage room section.

Recommendations #2 - Other Site Development	
Type	Life Cycle Replacement
Year	2027
Cost	$37,340.00

Replace Other Site Development

G30 Site Mechanical Utilities

Element Description	
Name	G301001 - Well System
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	1 / Each
Unit Cost	$90,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$168,030.00

Description

There is a buried domestic well water system installed below the exterior shed. Buried piping connects with the Community Hall.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - G301001

Recommendations

Recommendations #1 - Well System	
Type	Life Cycle Replacement
Year	2041
Cost	$168,030.00

Replace Well System

Element Description	
Name	G302016 - Septic Tank (4000 Gallons)
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	2 / Each
Unit Cost	$26,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$98,951.00

Description

There is a buried septic tank that is reportedly located east of the Community Hall on the front lawn. There is a second buried tank located on the south elevation that contains brackish water. The purpose of the second tank is not known. A buried line connects the septic tank to the building.

Condition Narrative

The second tank on the south elevation has no cover. This was reported to the site escort as a safety hazard with a recommendation to immediately cover the hole. It is recommended to determine the purpose of the tank and ensure it remains covered and locked. The septic tank did not have any reported issues, however, the date it was last emptied is unknown. It is recommended to have the tank emptied as a precaution.

Photos

Jackfish Community Hall - G302016

Recommendations

Recommendations #1 - Septic Tank (4000 Gallons)	
Type	Life Cycle Replacement
Year	2041
Cost	$98,951.00

Replace Septic Tank (4000 Gallons)

Element Description	
Name	G306007 - Gas Storage Tanks (Natural or Propane) - Aboveground
Installation Year	1991
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$18,670.00

Description

There is an aboveground propane tank with a regulating valve installed west of the Community Hall. Tank capacity is unknown. A buried supply line connects the Community Hall.

Condition Narrative

The exterior tank had a stained and pitted finish. The tank has met its expected useful life is and is exhibiting wear and tear that is consistent with age. Lifecycle replacement is recommended. The tank was surrounded by vegetation. It is recommended to ensure vegetation around the propane tank is removed as a routine maintenance activity.

Photos

Jackfish Community Hall - G306007

Jackfish Community Hall - G306007

Jackfish Community Hall - G306007

Jackfish Community Hall - G306007

Recommendations

Recommendations #1 - Gas Storage Tanks (Natural or Propane) - Aboveground	
Type	Life Cycle Replacement
Year	2025
Cost	$18,670.00

Replace Gas Storage Tanks (Natural or Propane) - Aboveground

G40 Site Electrical Utilities

Element Description	
Name	G401011 - Electrical Service
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	30 / LM
Unit Cost	$655.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$36,686.55

Description

An overhead, single-phase, 120/240V electrical service enters a meter installed on the north elevation of the exterior shed from a utility-owned, pole-mounted transformer on Old Jackfish Road.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Jackfish Community Hall - G401011

Recommendations

Recommendations #1 - Electrical Service	
Type	Life Cycle Replacement
Year	2041
Cost	$36,686.55

Replace Electrical Service

Element Description	
Name	G401021 - Site Branch Wiring and Devices
Installation Year	1991
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	25 / LM
Unit Cost	$65.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.867 / 1
Replacement Cost	$9,101.63

Description

Buried insulated electrical wiring connects the exterior shed with the Community Hall. A buried cable also feeds an exterior plug installed south of the Community Hall on the exterior grounds.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been increased to account for mobilization for a small amount of wiring.

Photos

Jackfish Community Hall - G401021

Recommendations

Recommendations #1 - Site Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2031
Cost	$9,101.63

Replace Site Branch Wiring and Devices

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	Jackfish Community Hall
Address	
Project No.	21075
Date	November 16, 2021

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Year	Recommendation Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals (2021 - 2050)
A - Substructure																																					
B - Shell																																					
B10 - Superstructure																																					
B20 - Exterior Enclosure																																					
B201025 Vinyl Siding	Replace Vinyl Siding	2 - Good	Life Cycle Replacement	25	2027	$35,706							$35,706																								$35,706
B203026 Double Door - Hollow Metal	Construct and install permanent exit landings on exit doors.	3 - Fair	Major Repair	30	2022	$5,000		$5,000																													$5,000
B203026 Double Door - Hollow Metal	Replace Double Door - Hollow Metal	3 - Fair	Life Cycle Replacement	30	2025	$33,606					$33,606																										$33,606
B30 - Roofing																																					
B301028 Metal Roofing	Replace Metal Roofing	2 - Good	Life Cycle Replacement	40	2027	$180,352							$180,352																								$180,352
C - Interiors																																					
C102022 Single Door - Wood	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2027	$26,138							$26,138																								$26,138
C103009 Cabinets - Kitchens	Replace Cabinets - Kitchens	4 - Poor	Life Cycle Replacement	35	2023	$25,205			$25,205																												$25,205
C103010 Vanities	Replace Vanities	3 - Fair	Life Cycle Replacement	25	2025	$3,361					$3,361																									$3,361	$6,721
C103028 Washroom Partitions - Laminated Fiberboard	Replace Washroom Partitions - Laminated Fiberboard	3 - Fair	Life Cycle Replacement	20	2025	$5,228					$5,228																				$5,228						$10,455
C301005 Paint Wall Covering	Replace Paint Wall Covering	2 - Good	Life Cycle Replacement	10	2027	$21,657							$21,657										$21,657										$21,657				$64,972
C301024 Wall Carpet	Replace Wall Carpet	2 - Good	Life Cycle Replacement	20	2027	$9,148							$9,148																				$9,148				$18,297
C302007 Painted / Sealed Concrete Floor	Replace Painted / Sealed Concrete Floor	2 - Good	Life Cycle Replacement	15	2021	$7,244	$7,244															$7,244															$14,488
C302022 Vinyl Tile / Plank Floor	Replace Vinyl Tile / Plank Floor	4 - Poor	Life Cycle Replacement	15	2022	$28,378		$28,378															$28,378														$56,757
C302023 Vinyl Sheet Floor - 1987	Replace Vinyl Sheet Floor	4 - Poor	Life Cycle Replacement	15	2022	$11,202		$11,202															$11,202														$22,404
C302023 Vinyl Sheet Floor - 2017	Replace Vinyl Sheet Floor	2 - Good	Life Cycle Replacement	15	2032	$11,202												$11,202															$11,202				$22,404
C303006 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2027	$16,243							$16,243															$16,243									$32,486
D - Services																																					
D10 - Conveying																																					
D20 - Plumbing																																					
D201004 Sinks	Replace Sinks	3 - Fair	Life Cycle Replacement	35	2024	$3,734				$3,734																											$3,734
D202001 Domestic Water Pipes and Fittings	Replace Domestic Water Pipes and Fittings	4 - Poor	Life Cycle Replacement	40	2022	$14,488		$14,488																													$14,488
D202006 Domestic Water Booster Systems/Pumps	Replace Domestic Water Booster Systems/Pumps	1 - Excellent	Life Cycle Replacement	20	2041	$3,734																					$3,734										$3,734
D202008 Domestic Water Expansion Tanks/Pressure Tank	Replace Domestic Water Expansion Tanks/Pressure Tank	1 - Excellent	Life Cycle Replacement	30	2051	$5,974																															$0
D202021 Domestic Water Conditioning Equipment - Water Softener	Replace Domestic Water Conditioning Equipment - Water Softener	1 - Excellent	Life Cycle Replacement	20	2041	$8,402																					$8,402										$8,402
D202034 Gas Fired Domestic Water Heaters (Residential Tank Type)	Replace Gas Fired Domestic Water Heaters (Residential Tank Type)	3 - Fair	Life Cycle Replacement	12	2024	$8,822				$8,822												$8,822												$8,822			$26,465
D203001 Sanitary Waste and Vent Piping	Replace Sanitary Waste and Vent Piping	2 - Good	Life Cycle Replacement	50	2041	$16,299																					$16,299										$16,299
D30 - HVAC																																					
D301002 Gas Supply Systems	Replace Gas Supply Systems	2 - Good	Life Cycle Replacement	40	2031	$14,451											$14,451																				$14,451
D302003 Fuel Fired Forced Air Furnace	Replace Fuel Fired Forced Air Furnace	3 - Fair	Life Cycle Replacement	18	2026	$14,936						$14,936																		$14,936							$29,872
D304001 Air Distribution Systems	Replace Air Distribution Systems	2 - Good	Life Cycle Replacement	50	2041	$58,698																					$58,698										$58,698
D304033 Exhaust Fan - Ceiling (Residential)	Undertake an engineering study to design an exhaust/make up air configuration that will adequately support the commercial kitchen equipment.	2 - Good	Engineering Study	25	2021	$5,000	$5,000																														$5,000
D304033 Exhaust Fan - Ceiling (Residential)	Install an exhaust/make-up air configuration as directed by the engineered report.	2 - Good	Major Repair	25	2022	$10,000		$10,000																													$10,000
D304033 Exhaust Fan - Ceiling (Residential)	Replace Exhaust Fan - Ceiling (Residential)	2 - Good	Life Cycle Replacement	25	2030	$7,468										$7,468																					$7,468
D305010 Electric Baseboard Heaters	Replace Electric Baseboard Heaters	3 - Fair	Life Cycle Replacement	18	2024	$2,801				$2,801																		$2,801									$5,601
D40 - Fire Protection																																					
D403002 Fire Extinguishers	Replace Fire Extinguishers	3 - Fair	Life Cycle Replacement	10	2025	$723					$723										$723										$723						$2,168
D409005 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)	Replace Dry Chemical Fire Extinguishing Systems (Kitchen Hood)	5 - Missing/Failed	Life Cycle Replacement	20	2021	$28,005	$28,005																				$28,005										$56,010
D50 - Electrical																																					
D501005 Panelboards up to 400A	Replace Panelboards up to 400A	2 - Good	Life Cycle Replacement	40	2031	$18,670											$18,670																				$18,670
D502001 Branch Wiring and Devices	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2041	$70,946																					$70,946										$70,946
D502041 Exterior Lighting	Replace Exterior Lighting	3 - Fair	Life Cycle Replacement	20	2024	$3,734				$3,734																				$3,734							$7,468
D503008 Security Systems - Intrusion Alarm Systems	Replace Security Systems - Intrusion Alarm Systems	2 - Good	Life Cycle Replacement	20	2037	$7,225																	$7,225														$7,225
D509021 Emergency Lighting - Battery Pack Units (EBUs)	Replace Emergency Lighting - Battery Pack Units (EBUs)	2 - Good	Life Cycle Replacement	20	2037	$2,240																	$2,240														$2,240
E - Equipment & Furnishings																																					
E101006 Kitchen Exhaust Hood (Commercial)	Replace Kitchen Exhaust Hood (Commercial)	3 - Fair	Life Cycle Replacement	30	2024	$18,670				$18,670																											$18,670
E101006 Kitchen Exhaust Hood (Commercial)	At the time of lifecycle replacement of the range hood, and prior to using to for cooking, it is recommended to install wall protection (typically stainless steel panels) surrounding the hood as per legislative requirements.	3 - Fair	Major Repair	30	2024	$10,000				$10,000																											$10,000
F - Special Construction & Demolition																																					
G - Site Surfacing and Landscaping																																					
G201025 Gravel Paved Surface - Roadway	Replace Gravel Paved Surface - Roadway	2 - Good	Life Cycle Replacement	15	2027	$13,069							$13,069															$13,069									$26,138
G202024 Gravel Paved Surface - Parking Area	Replace Gravel Paved Surface - Parking Area	2 - Good	Life Cycle Replacement	15	2027	$11,669							$11,669															$11,669									$23,338
G203029 Exterior Ramps - Wood	Replace Exterior Ramps - Wood	4 - Poor	Life Cycle Replacement	20	2022	$9,335		$9,335																				$9,335									$18,670
G204022 Fencing and Gates - Wood Fence	Replace Fencing and Gates - Wood Fence	4 - Poor	Life Cycle Replacement	20	2022	$3,431		$3,431																				$3,431									$6,861
G204095 Baseball Backstops	Replace Baseball Backstops	3 - Fair	Life Cycle Replacement	30	2024	$13,069				$13,069																											$13,069
G204099 Other Site Development - Shed	Remove and replace sections of rotted wood framing and deteriorated / missing insulation. Provide a means of locking the door to the storage room section.	3 - Fair	Major Repair	25	2022	$5,000		$5,000																													$5,000
G204099 Other Site Development - Shed	Replace Other Site Development	3 - Fair	Life Cycle Replacement	25	2027	$37,340							$37,340																								$37,340
G301001 Well System	Replace Well System	2 - Good	Life Cycle Replacement	50	2041	$168,030																					$168,030										$168,030
G302016 Septic Tank (4000 Gallons)	Replace Septic Tank (4000 Gallons)	2 - Good	Life Cycle Replacement	50	2041	$98,951																					$98,951										$98,951
G306007 Gas Storage Tanks (Natural or Propane) - Aboveground	Replace Gas Storage Tanks (Natural or Propane) - Aboveground	3 - Fair	Life Cycle Replacement	30	2025	$18,670					$18,670																										$18,670
G401011 Electrical Service	Replace Electrical Service	2 - Good	Life Cycle Replacement	50	2041	$36,687																					$36,687										$36,687
G401021 Site Branch Wiring and Devices	Replace Site Branch Wiring and Devices	2 - Good	Life Cycle Replacement	40	2031	$9,102											$9,102																				$9,102
					Total Capital Renewals	$1,179,041	$40,249	$86,834	$25,205	$60,829	$61,587	$14,936	$351,323	$0	$0	$7,468	$42,222	$11,202	$0	$0	$723	$16,066	$70,703	$0	$0	$0	$489,751	$56,547	$0	$18,670	$5,950	$0	$42,008	$8,822	$0	$3,361	$1,414,454

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APPENDIX C

Reserve Fund Analysis

Project No. 21075

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Cash Flow Table

Scenario 0: No Contributions

Reserve Fund Opening Balance	$ -	Assumed Annual Inflation Rate for Reserve Fund Expenditures	2.00%
Projected Minimum Reserve Fund Balance	$ (1,959,856)	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	$ -	$ -	$ -	$ 42,000	$ -	n/a	$ (42,000)	$ -
2022	$ (42,000)		$ -	$ 91,035	$ -	2.00%	$ (133,035)	$ -
2023	$ (133,035)	$ -	$ -	$ 27,311	$ -	2.00%	$ (160,346)	$ -
2024	$ (160,346)	$ -	$ -	$ 69,085	$ -	2.00%	$ (229,430)	$ -
2025	$ (229,430)	$ -	$ -	$ 70,466	$ -	2.00%	$ (299,896)	$ -
2026	$ (299,896)	$ -	$ -	$ 17,389	$ -	2.00%	$ (317,286)	$ -
2027	$ (317,286)	$ -	$ -	$ 415,047	$ -	2.00%	$ (732,333)	$ -
2028	$ (732,333)	$ -	$ -	$ -	$ -	2.00%	$ (732,333)	$ -
2029	$ (732,333)	$ -	$ -	$ -	$ -	2.00%	$ (732,333)	$ -
2030	$ (732,333)	$ -	$ -	$ 8,784	$ -	2.00%	$ (741,117)	$ -
2031	$ (741,117)	$ -	$ -	$ 53,758	$ -	2.00%	$ (794,874)	$ -
2032	$ (794,874)	$ -	$ -	$ 14,361	$ -	2.00%	$ (809,235)	$ -
2033	$ (809,235)	$ -	$ -	$ -	$ -	2.00%	$ (809,235)	$ -
2034	$ (809,235)	$ -	$ -	$ -	$ -	2.00%	$ (809,235)	$ -
2035	$ (809,235)	$ -	$ -	$ 1,385	$ -	2.00%	$ (810,621)	$ -
2036	$ (810,621)	$ -	$ -	$ 22,611	$ -	2.00%	$ (833,232)	$ -
2037	$ (833,232)	$ -	$ -	$ 100,900	$ -	2.00%	$ (934,131)	$ -
2038	$ (934,131)	$ -	$ -	$ -	$ -	2.00%	$ (934,131)	$ -
2039	$ (934,131)	$ -	$ -	$ -	$ -	2.00%	$ (934,131)	$ -
2040	$ (934,131)	$ -	$ -	$ -	$ -	2.00%	$ (934,131)	$ -
2041	$ (934,131)	$ -	$ -	$ 764,520	$ -	2.00%	$ (1,698,651)	$ -
2042	$ (1,698,651)	$ -	$ -	$ 89,121	$ -	2.00%	$ (1,787,772)	$ -
2043	$ (1,787,772)	$ -	$ -	$ -	$ -	2.00%	$ (1,787,772)	$ -
2044	$ (1,787,772)	$ -	$ -	$ 31,459	$ -	2.00%	$ (1,819,232)	$ -
2045	$ (1,819,232)	$ -	$ -	$ 10,133	$ -	2.00%	$ (1,829,365)	$ -
2046	$ (1,829,365)	$ -	$ -	$ 8,613	$ -	2.00%	$ (1,837,978)	$ -
2047	$ (1,837,978)	$ -	$ -	$ 100,154	$ -	2.00%	$ (1,938,132)	$ -
2048	$ (1,938,132)	$ -	$ -	$ 16,130	$ -	2.00%	$ (1,954,262)	$ -
2049	$ (1,954,262)	$ -	$ -	$ -	$ -	2.00%	$ (1,954,262)	$ -
2050	$ (1,954,262)	$ -	$ -	$ 5,594	$ -	2.00%	$ (1,959,856)	$ -

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

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	$ 3,965	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	$ -	$ -	$ 42,000	$ 42,000	$ -	n/a	$ -	$ -
2022	$ -	$ 65,000	$ 30,000	$ 91,035	$ -	2.00%	$ 3,965	$ 5,417
2023	$ 3,965	$ 60,000	$ -	$ 27,311	$ 40	2.00%	$ 36,694	$ 5,000
2024	$ 36,694	$ 61,200	$ -	$ 69,085	$ 407	2.00%	$ 29,216	$ 5,100
2025	$ 29,216	$ 62,424	$ -	$ 70,466	$ 659	2.00%	$ 21,833	$ 5,202
2026	$ 21,833	$ 63,672	$ -	$ 17,389	$ 510	2.00%	$ 68,627	$ 5,306
2027	$ 68,627	$ 64,946	$ 285,000	$ 415,047	$ 905	2.00%	$ 4,430	$ 5,412
2028	$ 4,430	$ 66,245	$ -	$ -	$ 731	2.00%	$ 71,405	$ 5,520
2029	$ 71,405	$ 67,570	$ -	$ -	$ 758	2.00%	$ 139,733	$ 5,631
2030	$ 139,733	$ 68,921	$ -	$ 8,784	$ 2,111	2.00%	$ 201,982	$ 5,743
2031	$ 201,982	$ 70,300	$ -	$ 53,758	$ 3,417	2.00%	$ 221,941	$ 5,858
2032	$ 221,941	$ 71,706	$ -	$ 14,361	$ 4,239	2.00%	$ 283,525	$ 5,975
2033	$ 283,525	$ 73,140	$ -	$ -	$ 5,055	2.00%	$ 361,719	$ 6,095
2034	$ 361,719	$ 74,602	$ -	$ -	$ 6,452	2.00%	$ 442,774	$ 6,217
2035	$ 442,774	$ 76,095	$ -	$ 1,385	$ 8,045	2.00%	$ 525,528	$ 6,341
2036	$ 525,528	$ 77,616	$ -	$ 22,611	$ 9,683	2.00%	$ 590,217	$ 6,468
2037	$ 590,217	$ 79,169	$ -	$ 100,900	$ 11,157	2.00%	$ 579,643	$ 6,597
2038	$ 579,643	$ 80,752	$ -	$ -	$ 11,699	2.00%	$ 672,094	$ 6,729
2039	$ 672,094	$ 82,367	$ -	$ -	$ 12,517	2.00%	$ 766,979	$ 6,864
2040	$ 766,979	$ 84,014	$ -	$ -	$ 14,391	2.00%	$ 865,384	$ 7,001
2041	$ 865,384	$ 85,695	$ -	$ 764,520	$ 16,324	2.00%	$ 202,882	$ 7,141
2042	$ 202,882	$ 87,409	$ -	$ 89,121	$ 10,683	2.00%	$ 211,852	$ 7,284
2043	$ 211,852	$ 89,157	$ -	$ -	$ 4,147	2.00%	$ 305,157	$ 7,430
2044	$ 305,157	$ 90,940	$ -	$ 31,459	$ 5,170	2.00%	$ 369,808	$ 7,578
2045	$ 369,808	$ 92,759	$ -	$ 10,133	$ 6,750	2.00%	$ 459,183	$ 7,730
2046	$ 459,183	$ 94,614	$ -	$ 8,613	$ 8,290	2.00%	$ 553,474	$ 7,884
2047	$ 553,474	$ 96,506	$ -	$ 100,154	$ 10,127	2.00%	$ 559,952	$ 8,042
2048	$ 559,952	$ 98,436	$ -	$ 16,130	$ 11,134	2.00%	$ 653,393	$ 8,203
2049	$ 653,393	$ 100,405	$ -	$ -	$ 12,133	2.00%	$ 765,931	$ 8,367
2050	$ 765,931	$ 102,413	$ -	$ 5,594	$ 14,193	2.00%	$ 876,944	$ 8,534

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

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

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

APPENDIX D

Floor Plan/Site Plan

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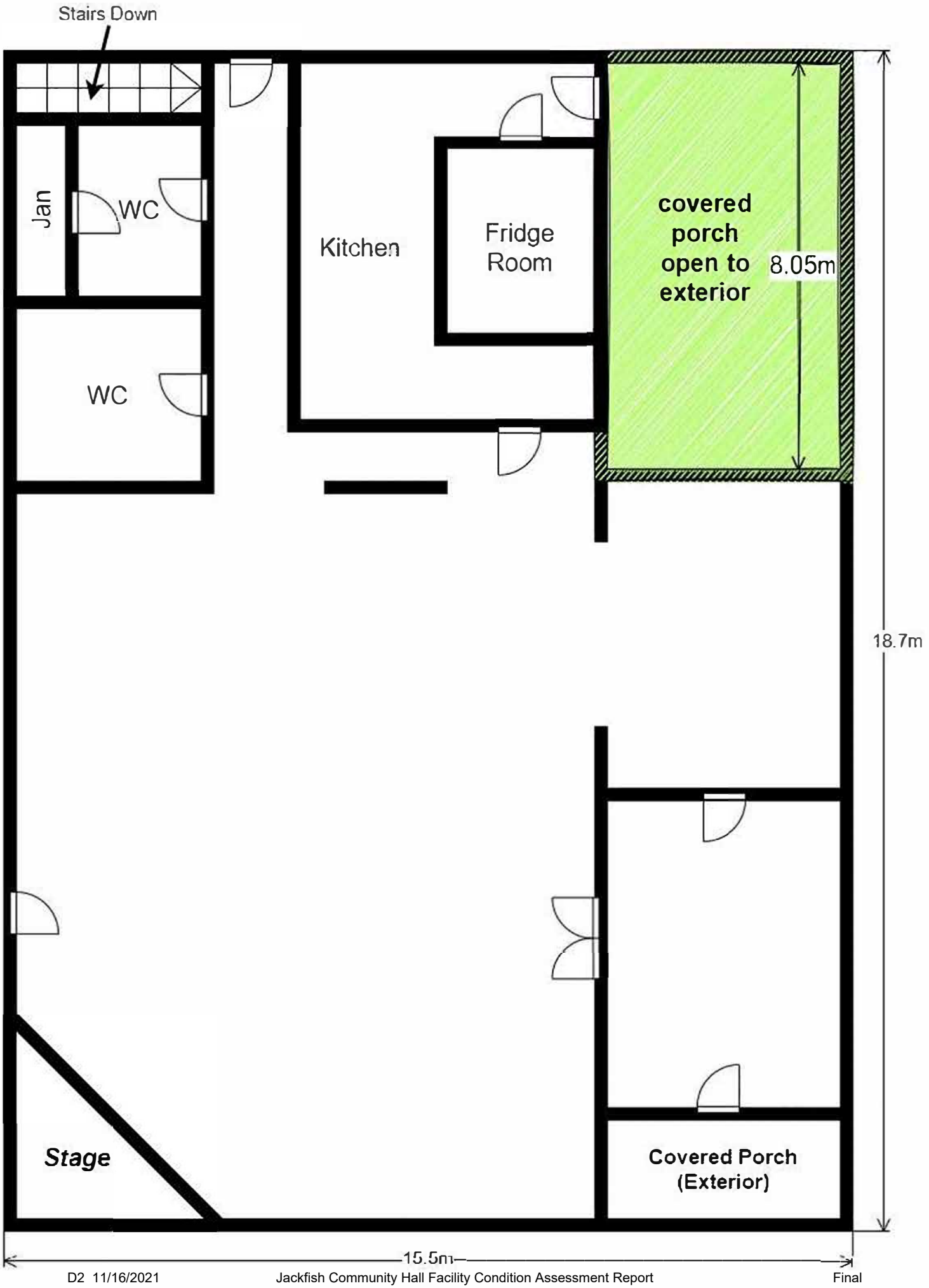
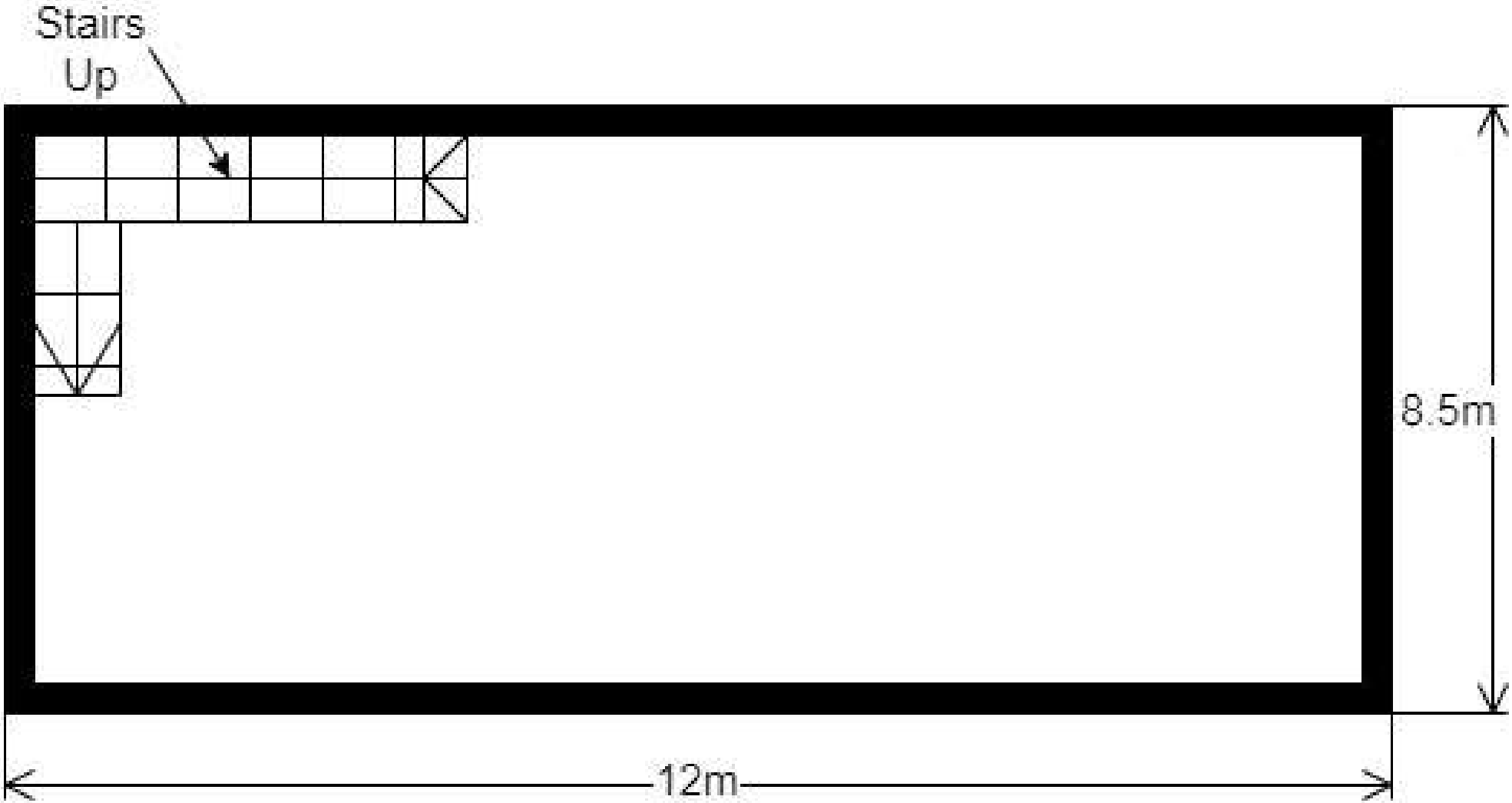
Baseball Diamond / Backstop
Shed
Jackfish
Community Centre
Old Jackfish
N
Jackfish Lake Rd
Old Jackfish Rd


Stairs Down
Jan
WC
WC
Kitchen
Fridge Room
covered porch open to exterior
8.05m
18.7m
Stage
Covered Porch (Exterior)
15.5m

Jackfish Basement



APPENDIX E

Preventative Maintenance Plan

Project No. 21075

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Jackfish Community Hall

Equipment List

Uniformat Code	Uniformat Name	Quantity	Description (If Applicable)	PM ID Number
D202006	Domestic Water Booster Systems/Pumps	1		0016
D202008	Domestic Water Expansion Tanks/Pressure Tank	1	Well Water Pressure Tank	0017
D202021	Domestic Water Conditioning Equipment - Water Softener	1		0019
D202034	Gas Fired Domestic Water Heaters (Residential Tank Type)	1		0022
D302003	Fuel Fired Forced Air Furnace	2		0030
D403001	Fire Extinguishers	Not Available		0077
D501005	Panelboards up to 400A	2		0077
D502051	Exit Lighting	Not Available		0090
D509021	Emergency Lighting - Battery Pack Units (EBUs)	Not Available		0086
E101006	Kitchen Exhaust Hood (Commercial)	1		0091
G306004	Fuel Storage Tanks - Aboveground Less than 10,000 L	1		0092

Jackfish Community Hall

Preventative Maintenance Plan

PM ID Number	Component Name	PM Task List	Frequency	Estimated Time (Minutes)	Quantity	Resource/ Craft	Materials / Consumables	LOTO (Y/N)
0016	Pumps	Visually assess the pump, fittings, and mounts for signs of corrosion, excessive sweating, and leaks.	weekly	10	Each	Building Technician	Toolset	N
		Lubricate pump bearings as per manufacturer's specifications						
		Lubricate motor bearing as per manufacturer's specifications						
		Check motor mounts and vibration pads to ensure there is not excessive vibration (If applicable).						
		Ensure vents are clear of dust and obstruction.						
		Visually assess electrical connections for loose or frayed wiring.						
		Visually assess all mechanical seals.						
		Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.						
0017	Domestic Water Expansion Tanks/Pressure Tank,	Visually assess the tank and associated fittings for signs of corrosion or leaks.	weekly	5	Each	Building Technician	NA	N
		Check and record any associated pressure gauges and compare with past data.						
		If there is a drop in pressure, or domestic water pressure is low, test the pressure of the tank and add/remove air as required.						
		If possible, listen for unusual sounds that may indicate a perforation in the interior bladder (if applicable) such as bubbling or dripping.						
0019	Domestic Water Conditioning Equipment - Water Softener	Check for salt bridges and salt mush.	weekly	15	Each	Building Technician	Evaporated Salt, Toolset, Hardness Test Strips	N
		Check the salt levels in the brine tank and refill as needed.						
		Test water hardness using a hardness test strip. If water is hard, adjust the regeneration cycle as required.						
0019	Domestic Water Conditioning Equipment - Water Softener	Empty and clean the brine tank.	semi-annually	120	Each	Building Technician	Evaporated Salt, Pressure Washer/Cleaning Supplies, Toolset	N
		Check all valves and hoses to ensure they are free of sediment.						
		Disassemble and clean the venturi valve as per manufacturer specifications.						
		Check to ensure gaskets are secure and not deteriorated or damaged. Remove an sediment.						
		Inspect brine tank, clean as required.						
		Check that the float arm and switch are operating as intended.						
		Flush the resin tank with a manufacturer approved resin cleaner.						
		Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.						
0019	Domestic Water Conditioning Equipment - Water Softener	Replace resin/media in the resin tanks.	5 years	180	Each	Plumber	Resin/Media, Toolset	N
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.						
0030	Fuel Fired Forced Air Furnace	Replace filters, if needed.	quarterly	20	Each	Building Technician	Toolset, Filters, Cleaning Supplies	Y
		Depower the furnace and remove the front cover(s). Remove any dirt and debris from the cabinet interior.						
		Check the interior components for signs of excessive wear and tear, indications of burn marks or short circuits, and oxidization.						
		Check the burner element for signs of material breakdown or blockages.						
		Inspect the blower motor for sings of damage or excessive wear and tear.						
		Visually assess electrical connections for loose or frayed wiring.						
		Check to ensure the condensate drain line is free of clogs or blockages and is properly directed to a sanitary drain. (If applicable)						
		Check to ensure the vent/chimney is free of blockages.						
		Inspect the chimney to ensure it is free of rust, moisture, or leaks.						
		Inspect gas/fuel piping to ensure it is free of rust or leaks.						
		Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.						
0030	Fuel Fired Forced Air Furnace	Replace filters.	semi-annually	45	Each	HVAC Technician	Toolset, Filters, Belts, Testing Equipment	Y
		Replace the fan belt (If applicable).						
		Remove the front cover(s) and inspect and test all system components including but not limited to; gas/fuel-fired burners, ignition systems, pilot light systems, burner assemblies, blower motor, dampers, and chimneys.						
		Tighten all mechanical and electrical components.						
		Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.						
0071	Fire Extinguishers	Inspect the fire extinguisher and ensure the needle reads within acceptable ranges on the pressure gauge. Ensure the fire extinguisher is properly mounted/seated.	monthly	5	Each	Building Technician	NA	N
		Check to ensure pins are in place and secured with unbroken break-away ties.						
		Initial the monthly inspection tags.						
0071	Fire Extinguishers	Complete an annual inspection in accordance with fire code regulations and update inspection tags. Annual inspections must be performed by a technician who is licensed to do so.	annually	10	Each	Licensed Technician	Inspection Tags	N
0071	Fire Extinguishers	Complete hydrostatic testing. Recharge or replace the fire extinguisher as needed.	10 years	30	Each	Licensed Technician	Specialized re-charging equipment.	N

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Preventative Maintenance Plan

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.						
0086	Emergency Lighting - Battery Pack Units (EBUs), Emergency Lighting Systems, Illuminated Combo	Check to confirm operation of light(s) and that unit is secure and free from obstruction. Confirm operation of light by engaging test switch (Battery Operated Devices) or otherwise depowering the unit. Lights must remain illuminated for 30 minutes.	monthly	60	Total	Building Technician	NA	N
		Initial the monthly inspection tags.						
0086	Emergency Lighting - Battery Pack Units (EBUs), Emergency Lighting Systems,	Annual certification of the emergency lighting system including a full timed test for each light (90 minutes). Annual certification must be completed by a technician who is licensed to do so.	annually	180	Total	Licensed Technician	Toolset, Testing Equipment	N
		Provide annual inspection tags on each unit.						
0090	Exit Lighting, Illuminated Exit Signs	Check to confirm operation of light and that unit is secure and free from obstruction. Confirm operation of light by engaging test switch (Battery Operated Devices) or otherwise depowering the unit. Lights must remain illuminated for 30 minutes.	monthly	60	Total	Building Technician	NA	N
		Confirm the light operates on battery power.						
		Initial the monthly inspection tags.						
0091	Kitchen Exhaust Hoods (Commercial)	Clean and degrease the kitchen range hood, ventilation ductwork, and fan, using a manufacturer approved degreasing agent.	semi-annually	180	Each	Licensed Technician	Specialized Equipment Provided by Vendor	Y
		Inspect extractor hood for any gas or air leaks.						
		Check fan bearings and lubricate as required, as per manufacturer specification.						
		Check the Rooftop Containment Systems (RTCs), if applicable. Change or clean filters.						
		Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.						
		Note that for hood systems in high volume cooking operations (24-hour cooking, grilling/charbroiling, wok cooking), cleaning should be completed quarterly, not semi-annually.						
0092	Fuel Storage Tanks - Aboveground Less than 10,000 L	Ensure the pathway to the tank is clear of obstruction.	weekly	10	Each	Building Technician	NA	N
		Remove vegetation growth around the tank and cement pad (if applicable).						
		Check for leaks, spills, or unusual odours.						
		Wipe the tank exterior with a damp rag to removed build-up of grime.						
		Visually assess the tank fill or regulator components.						
		Ensure the fill cap is secured and locked (if applicable).						