PEACE RIVER REGIONAL DISTRICT

Submission to

Peace River Regional District

Facility Condition Assessment Report Moberly Lake 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

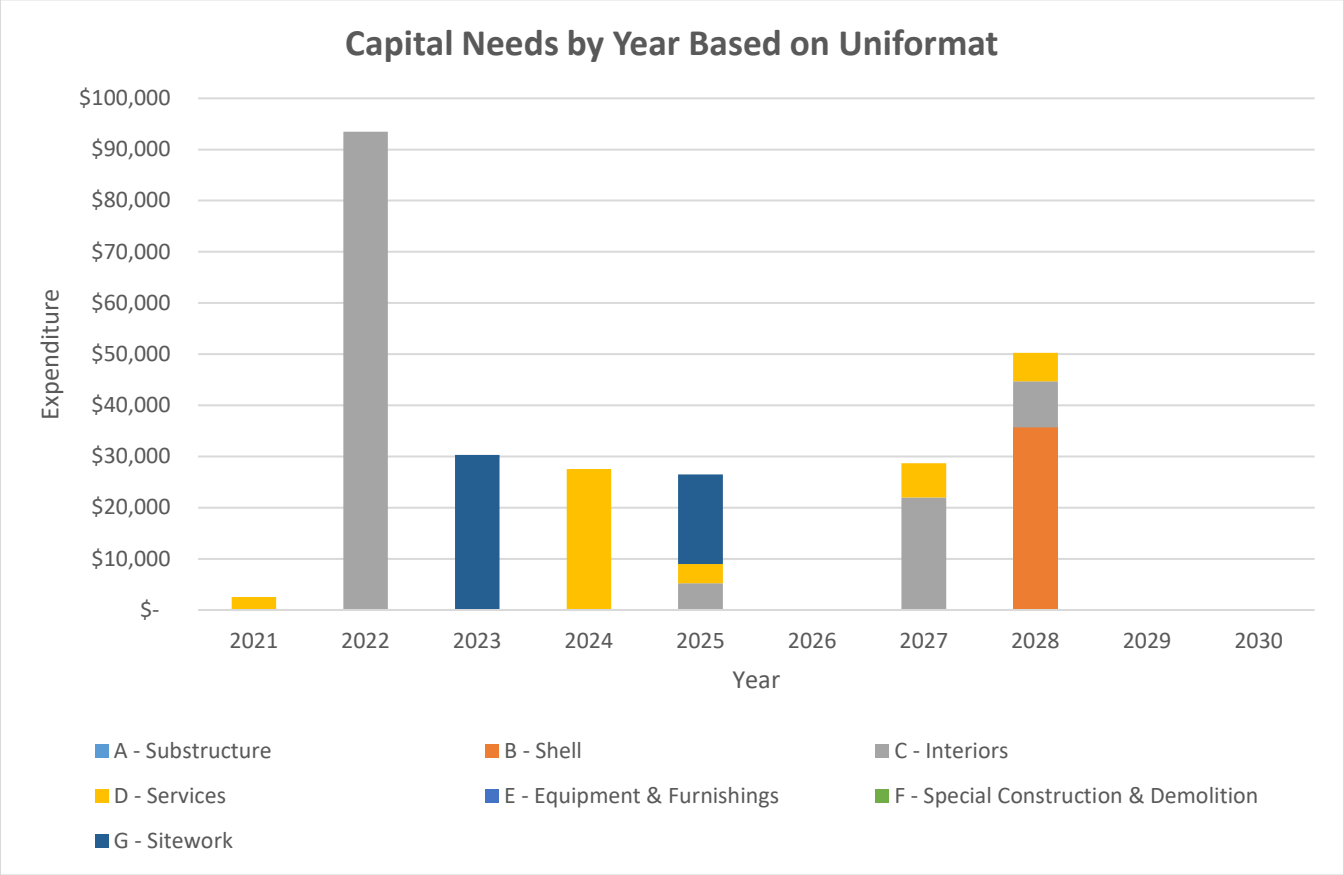
FCAPX a division of Roth IAMS Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Moberly Lake Community Hall in Moberly Lake, BC. The objective of the FCA was to identify, based on current observed conditions, deficiencies and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

Facility Summary

Moberly Lake Community Hall is located at 6494 Lakeshore Drive in Moberly Lake, BC. This facility is a single-storey structure constructed in 1991. An addition was constructed on the east side in 2003. The total gross floor area is estimated to be about 230 SM in size. The building was assessed on June 22, 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	$ -	$ -	$ 35,706	$ 46,955	$ 82,661
C – Interiors	$ -	$ 98,709	$ 30,937	$ 164,332	$ 293,978
D – Services	$ 2,520	$ 31,272	$ 17,083	$ 136,329	$ 187,204
E – Equipment & Furnishings	$ -	$ -	$ -	$ -	$ -
F – Special Construction	$ -	$ -	$ -	$ -	$ -
G – Building Sitework	$ -	$ 47,842	$ -	$ 89,289	$ 137,131
Totals	$ 2,520	$ 177,823	$ 83,726	$ 436,905	$ 700,975

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

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APPENDIX

FCAPX
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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 Moberly Lake Community Hall in Moberly Lake, 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	Moberly Lake Community Hall
Address	6494 Lakeshore Drive, Moberly Lake, BC
Estimated Building Floor Area (sq.m.)	230
Number of Storeys	1
Date of Construction	1991 and 2003

1.2 SITE REVIEW

A site visit was performed on June 22, 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 constructed in 1991 and initially located in the town of Hudson's Hope. The structure was relocated to Moberly Lake in 2003. The original building section measures approximately 162 SM. In 2003 a section with a kitchen and two washrooms was added on the east side. Also in 2003, a small storage room was added to the south elevation of the Main Hall. The approximate area of the 2003 additions is 68 SM. The total building area is approximately 230 SM. The facility sits facing west, with Lakeshore Drive running along the property to the north. The Moberley Lake Fire Hall sits to the east of

the Community Hall. The main entrance is installed on the west elevation of the 1991 building section. There are community mailboxes installed on the exterior north elevation which are owned and operated by Canada Post. The facility received water from a buried domestic water tank that is owned and operated by the Moberly Lake Fire Department.

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

1.4.2 Plumbing and Mechanical Systems Summary

A buried domestic water feed enters the crawlspace to a pressure tank. Domestic water is provided by an electric 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 crawlspace.

1.4.3 Electrical Systems Summary

An overhead Single-Phase, 120/240V electrical service terminates to the main disconnect switch installed in the hallway. Power is fed to subdistribution panelboards. 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 automatic transfer switch that connects to the generator system installed in the Moberly Lake Fire Hall.

1.4.4 Site Feature Systems Executive Summary

There are wood entrance ramps installed at the west and south entrances and stairs leading to the main entrance on the east elevation. Jersey barriers are provided around the community mailboxes and parking areas. A gravel parking lot is provided at the west elevation. An overhead electrical feed and buried water and sewer piping are provided.

2 SCOPE OF WORK

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

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

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

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

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

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

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

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

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

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

2.1 Deviations from the Guide

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

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

Furthermore, the FCA did not include a:

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

2.2 Limiting Conditions

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

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

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

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

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

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

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

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

3 DEFINITIONS

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

3.1 EVALUATION PERIOD

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

3.2 OPINIONS OF PROBABLE COSTS

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

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

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

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

3.3 ASSET LIFE EXPECTANCY

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

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

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

3.4 Recommendation Type

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

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

3.5 Condition Ratings and Site Observations

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

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

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

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

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

4- POOR: The component is not able to meet current requirements and has significant deficiencies. Generally, components may have failed, may be at or near the end of their service life, or may exhibit evidence of deterioration or insufficient 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 1. Appendix 2 contains the Capital Planning Table.

4.1 FACILITY CONDITION INDEX

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

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

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

Table 1: FCI Condition Categories

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

The 5-Year FCI is calculated as follows:

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

$$\text{5-Year FCI} = \frac{\$132{,}500}{\$1{,}187{,}200} \times 100$$

$$\text{5-Year FCI} = 11.2\%$$

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 $132,500. 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 $1,187,200 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 11.2%. Based on the table above, the FCI suggests that the building is in Fair condition overall.

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5 RESERVE FUND ANALYSIS

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

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

The cashflow projection considers the following:

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

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

The reserve fund scenario is included in Appendix C.

6 FLOOR PLAN/SITE PLAN

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

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

7 PREVENTATIVE MAINTENANCE PLAN

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

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

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

8 CLOSURE

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

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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	2003
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	57 Years
Renewal Year	2078
Quantity / Unit of Measure	75 / LM Footprint
Unit Cost	$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$137,784.60

Description
Construction drawings outlining the building's foundation plan were not available for review during the assessment. While concealed from view, foundations are understood to consist of conventionally reinforced, cast-in-place concrete strip footings on the building perimeter. Concrete pad footings are presumably installed below steel posts in the crawlspace.

Condition Narrative
No major deficiencies were observed or reported. It is understood that the original building structure, while constructed in 1991, was relocated to Moberly Lake in 2003. It is assumed that new foundations were installed at that time.

Element Description	
Name	A103001 - Slab on Grade
Installation Year	2003
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	57 Years
Renewal Year	2078
Quantity / Unit of Measure	230 / SM Footprint
Unit Cost	$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$30,629.82

Description

A cast-in-place concrete slab-on-grade is provided on the crawl space floor.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - A103001

Moberly Lake Community Hall - A103001

A20 Basement Construction

Element Description	
Name	A202001 - Basement Walls
Installation Year	2003
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	57 Years
Renewal Year	2078
Quantity / Unit of Measure	75 / LM Footprint
Unit Cost	$1,246.40
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$174,527.16

Description

Conventional wood-framed basement walls line the crawlspace below the Community Hall. The walls presumably include wood sheathing with a waterproofing layer on outward-facing surfaces. Fiberglass batts are provided within stud wall cavities, while a polyethylene vapour barrier is provided on inward-facing wall surfaces.

Condition Narrative

No major deficiencies were observed or reported. It is understood that the original building structure, while constructed in 1991, was relocated to Moberly Lake in 2003. It is assumed that new foundations were installed at that time.

Photos

Moberly Lake Community Hall - A202001

B Shell
B10 Superstructure

Element Description	
Name	B103001 - Structure
Installation Year	1991
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	45 Years
Renewal Year	2066
Quantity / Unit of Measure	230 / SM Building
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$120,234.80

Description

The suspended main floor of the original building (1991) is composed of wood decking supported by wood joists, beams, and a combination of wood stud framework, steel posts, and wood-framed crawlspace walls. The pitched roof structure of the building is composed of wood beams that likely support wood purlins and wood panel decking. The pitched roof extends over the north side of the building to provide a covered area where community mailboxes are installed. The 2003 addition of a kitchen and two (2) washrooms is understood to be of similar construction. A wood-framed storage room that rests on grade extends from the south elevation, also constructed in 2003.

Condition Narrative

No major deficiencies were observed or reported, however, there was evidence of past leaks in the great hall ceiling. It is recommended to remove interior finishes and assess for water damage to roof structures. As the remaining useful life falls outside the evaluation window for the oldest installed section, this system has been combined using the oldest known install date (1991).

Photos

Moberly Lake Community Hall - B103001

Moberly Lake Community Hall - B103001

Moberly Lake Community Hall - B103001

B20 Exterior Enclosure

Element Description	
Name	B201025 - Vinyl Siding
Installation Year	2003
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	7 Years
Renewal Year	2028
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
The building is provided with vinyl siding on all exterior elevations.

Condition Narrative
No major deficiencies were observed or reported.

Photos


Moberly Lake Community Hall - B201025

Moberly Lake Community Hall - B201025

Moberly Lake Community Hall - B201025

Recommendations

Recommendations #1 - Vinyl Siding	
Type	Life Cycle Replacement
Year	2028
Cost	$35,706.38

Replace Vinyl Siding

Element Description	
Name	B202001 - Windows
Installation Year	2015
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	29 Years
Renewal Year	2050
Quantity / Unit of Measure	13 / SM
Unit Cost	$950.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$23,057.45

Description

Fixed and operable (horizontal-sliding) windows that feature double-pane glazing units set in vinyl frames and sashes are installed on the exterior elevations of the building.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - B202001

Moberly Lake Community Hall - B202001

Moberly Lake Community Hall - B202001

Moberly Lake Community Hall - B202001

Recommendations

Recommendations #1 - Windows	
Type	Life Cycle Replacement
Year	2050
Cost	$23,057.45

Replace Windows

Element Description	
Name	B203023 - Single Door - Hollow Metal
Installation Year	2003
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	4 / Each
Unit Cost	$3,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$23,897.60

Description

Exterior single and double-door assemblies on the building perimeter are composed of hollow metal swing-type units that are hinge-mounted in painted, pressed steel frames.

Condition Narrative

No major deficiencies were observed or reported, however, metal doors are unpainted. Doors should be painted as a routine maintenance activity.

Photos

Moberly Lake Community Hall - B203023

Moberly Lake Community Hall - B203023

Recommendations

Recommendations #1 - Single Door - Hollow Metal	
Type	Life Cycle Replacement
Year	2033
Cost	$23,897.60

Replace Single Door - Hollow Metal

B30 Roofing

Element Description	
Name	B301028 - Metal Roofing
Installation Year	2019
Condition	1 - Excellent
Expected Useful Life	40 Years
Remaining Useful Life	38 Years
Renewal Year	2059
Quantity / Unit of Measure	270 / SM
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$141,145.20

Description

The roof is clad in sheet metal roofing. Roofing extends on the north side of the Main Hall to cover an exterior community mailbox area. The roof assembly includes perforated metal soffits, and metal fascia strips at roof edges. Metal gutters and downspouts are installed at roof edges over the north and south exterior doors, and along the west mailbox area roof overhang.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - B202001

Moberly Lake Community Hall - B301028

C Interiors
C10 Interior Construction

Element Description	
Name	C101001 - Fixed Partitions
Installation Year	2003
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	57 Years
Renewal Year	2078
Quantity / Unit of Measure	230 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	0.75 / 1.867 / 1
Replacement Cost	$30,595.46

Description

Interior fixed partitions are gypsum-clad wood stud assemblies. The kitchen and washrooms are provided with a gypsum board ceiling.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been reduced to account for the limited number of interior fixed partitions.

Photos

Moberly Lake Community Hall - C101001

Moberly Lake Community Hall - C101001

Element Description	
Name	C101027 - Retractable Partitions - Overhead Counter Shutter
Installation Year	2003
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	1 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$2,800.50

Description

There is a manually operated wood counter shutter door installed at a pass-through counter between the kitchen and the Main Hall.

Condition Narrative

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

Photos

Moberly Lake Community Hall - C101027

Recommendations

Recommendations #1 - Retractable Partitions - Overhead Counter Shutter	
Type	Life Cycle Replacement
Year	2033
Cost	$2,800.50

Replace Retractable Partitions - Overhead Counter Shutter

Element Description	
Name	C102022 - Single Door - Wood
Installation Year	2003
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	6 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$22,404.00

Description

Painted wood interior doors set in wood frames are installed throughout the building.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - C102022

Moberly Lake Community Hall - C102022

Recommendations

Recommendations #1 - Single Door - Wood	
Type	Life Cycle Replacement
Year	2043
Cost	$22,404.00

Replace Single Door - Wood

Element Description	
Name	C103009 - Cabinets - Kitchens
Installation Year	2003
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	17 Years
Renewal Year	2038
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

Wood-framed floor-mounted cabinets with laminate countertops are installed in the kitchen.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - C103009

Moberly Lake Community Hall - C103009

Moberly Lake Community Hall - C103009

Recommendations

Recommendations #1 - Cabinets - Kitchens	
Type	Life Cycle Replacement
Year	2038
Cost	$25,204.50

Replace Cabinets - Kitchens

Element Description	
Name	C103010 - Vanities
Installation Year	2003
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	7 Years
Renewal Year	2028
Quantity / Unit of Measure	4 / LM
Unit Cost	$600.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	$8,961.60

Description

Wood-framed, floor-mounted vanities with laminate countertops are installed in the two washrooms.

Condition Narrative

No major deficiencies were observed or reported. The cost adjustment factor has been increased to account for the type of vanity construction.

Photos

Moberly Lake Community Hall - C103010

Moberly Lake Community Hall - C103010

Recommendations

Recommendations #1 - Vanities	
Type	Life Cycle Replacement
Year	2028
Cost	$8,961.60

Replace Vanities

Element Description	
Name	C103028 - Washroom Partitions - Laminated Fiberboard
Installation Year	2003
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

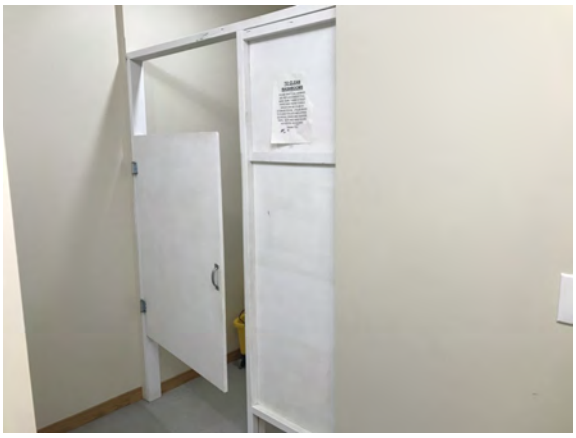
Description

There are painted wood washroom partitions installed in the washrooms.

Condition Narrative

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

Photos



Moberly Lake Community Hall - C103028

Moberly Lake 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	C201002 - Exterior Stair Construction
Installation Year	2003
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	4 / Per Riser
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$7,468.00

Description
There is a set of open-backed wood-framed stairs located at the north exit.

Condition Narrative
No major deficiencies were observed or reported.

Photos


Moberly Lake Community Hall - C201002

Recommendations

Recommendations #1 - Exterior Stair Construction	
Type	Life Cycle Replacement
Year	2043
Cost	$7,468.00

Replace Exterior Stair Construction

C30 Interior Finishes

Element Description	
Name	C301005 - Paint Wall Covering
Installation Year	2016
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	53 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,958.04

Description
There is a paint finish on the interior walls in the kitchen, washrooms, and corridor.

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

Photos

Moberly Lake Community Hall - C301005


Moberly Lake Community Hall - C301005

Recommendations

Recommendations #1 - Paint Wall Covering	
Type	Life Cycle Replacement
Year	2027
Cost	$3,958.04

Replace Paint Wall Covering

Element Description	
Name	C301022 - Wood Wall Finish
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	150 / SM
Unit Cost	$270.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.867 / 1
Replacement Cost	$37,806.75

Description

There is laminated wood paneling installed in the Main Hall.

Condition Narrative

The paneling has exceeded its expected useful life and is exhibiting wear and tear that is consistent with age including localized damage, panels pulling way from the walls, and an otherwise dated and worn appearance. Lifecycle replacement is recommended. The difficulty factor has been reduced to account for the material type.

Photos

Moberly Lake Community Hall - C301022

Moberly Lake Community Hall - C301022

Moberly Lake Community Hall - C301022

Moberly Lake Community Hall - C301022

Moberly Lake Community Hall - C301022

Recommendations

Recommendations #1 - Wood Wall Finish	
Type	Life Cycle Replacement
Year	2022
Cost	$37,806.75

Replace Wood Wall Finish

Element Description	
Name	C301023 - Ceramic Wall Tile
Installation Year	2003
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	10 / SM
Unit Cost	$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,987.20

Description

There is a ceramic tile wall finish installed around washroom vanities, urinals, and over the kitchen counters.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - C301023

Moberly Lake Community Hall - C301023

Moberly Lake Community Hall - C301023

Recommendations

Recommendations #1 - Ceramic Wall Tile	
Type	Life Cycle Replacement
Year	2043
Cost	$2,987.20

Replace Ceramic Wall Tile

Element Description	
Name	C302022 - Vinyl Tile / Plank Floor
Installation Year	2003
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	53 / SM
Unit Cost	$100.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,895.10

Description

There is a vinyl tile floor finish in the hallways and washrooms.

Condition Narrative

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

Photos

Moberly Lake Community Hall - C302022

Moberly Lake Community Hall - C302022

Recommendations

Recommendations #1 - Vinyl Tile / Plank Floor	
Type	Life Cycle Replacement
Year	2027
Cost	$9,895.10

Replace Vinyl Tile / Plank Floor

Element Description	
Name	C302023 - Vinyl Sheet Floor - 1991
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	154 / SM
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$34,502.16

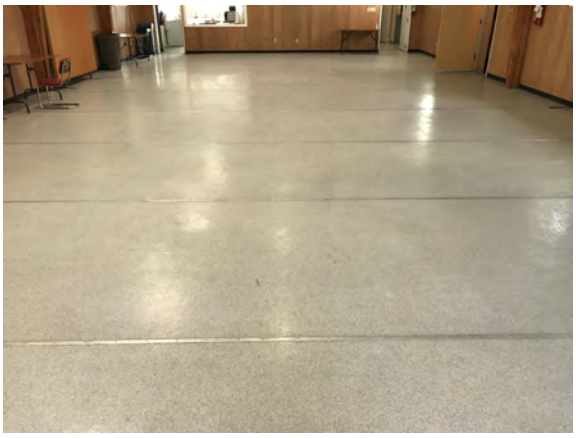
Description

There is a vinyl sheet flooring finish in the Main Hall. Vinyl sheets are fixed at the seams with nailed metal strips.

Condition Narrative

The flooring has exceeded its expected useful life and is exhibiting wear and tear that is consistent with the age of the materials including a worn finish, gouges, and stains. Lifecycle replacement is recommended.

Photos



Moberly Lake Community Hall - C302023

Moberly Lake Community Hall - C302023

Recommendations

Recommendations #1 - Vinyl Sheet Floor	
Type	Life Cycle Replacement
Year	2022
Cost	$34,502.16

Replace Vinyl Sheet Floor

Element Description	
Name	C302023 - Vinyl Sheet Floor - 2003
Installation Year	2003
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	23 / SM
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$5,152.92

Description

There is a vinyl sheet floor finish in the kitchen.

Condition Narrative

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

Photos

Moberly Lake Community Hall - C302023

Recommendations

Recommendations #1 - Vinyl Sheet Floor	
Type	Life Cycle Replacement
Year	2027
Cost	$5,152.92

Replace Vinyl Sheet Floor

Element Description	
Name	C303004 - Acoustic Tile Ceiling
Installation Year	1991
Condition	4 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Renewal Year	2022
Quantity / Unit of Measure	162 / SM
Unit Cost	$70.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$21,171.78

Description

There are acoustic ceiling tiles applied to the ceiling in the Main Hall.

Condition Narrative

Ceiling panels were stained from past leaks and deteriorated in some areas. Ceiling panels have exceeded their expected useful life and are exhibiting wear and tear that is consistent with the age of the materials. Lifecycle replacement is recommended.

Photos

Moberly Lake Community Hall - C303004

Moberly Lake Community Hall - C303004

Recommendations

Recommendations #1 - Acoustic Tile Ceiling	
Type	Life Cycle Replacement
Year	2022
Cost	$21,171.78

Replace Acoustic Tile Ceiling

Element Description	
Name	C303006 - Painted Ceiling Structures
Installation Year	2011
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	53 / SM
Unit Cost	$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,968.53

Description

Ceilings in the 2003 addition are provided with a paint finish.

Condition Narrative

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

Photos

Moberly Lake Community Hall - C303006

Recommendations

Recommendations #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2027
Cost	$2,968.53

Replace Painted Ceiling Structures

D Services
D20 Plumbing

Element Description	
Name	D201001 - Water Closets
Installation Year	2003
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	17 Years
Renewal Year	2038
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

Moberly Lake Community Hall - D201001


Moberly Lake Community Hall - D201001

Recommendations

Recommendations #1 - Water Closets	
Type	Life Cycle Replacement
Year	2038
Cost	$7,468.00

Replace Water Closets

Element Description	
Name	D201002 - Urinals
Installation Year	2003
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	17 Years
Renewal Year	2038
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$1,867.00

Description

There is a wall-mounted vitreous china urinal with a manually operated flush valve installed in the men's washroom.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D201002

Moberly Lake Community Hall - D201002

Recommendations

Recommendations #1 - Urinals	
Type	Life Cycle Replacement
Year	2038
Cost	$1,867.00

Replace Urinals

Element Description	
Name	D201003 - Lavatories
Installation Year	2003
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	17 Years
Renewal Year	2038
Quantity / Unit of Measure	5 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,335.00

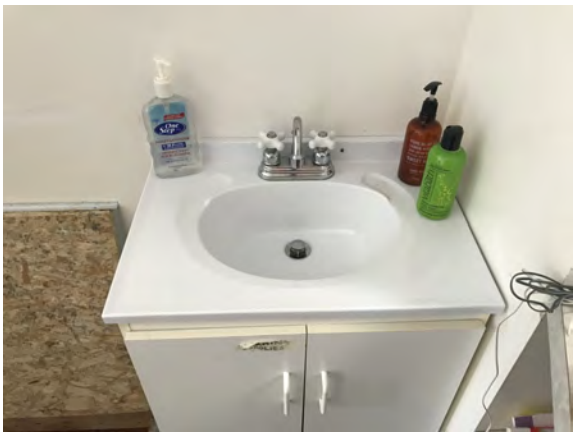
Description

There is a mix of five (5) wall and counter inset-mounted enamelled steel and vitreous china lavatories installed in the kitchen and washrooms. Lavatories are provided with manually operated tap sets.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Moberly Lake Community Hall - D201003

Moberly Lake Community Hall - D201003

Moberly Lake Community Hall - D201003

Moberly Lake Community Hall - D201003

Recommendations

Recommendations #1 - Lavatories	
Type	Life Cycle Replacement
Year	2038
Cost	$9,335.00

Replace Lavatories

Element Description	
Name	D202001 - Domestic Water Pipes and Fittings
Installation Year	2003
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	230 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$17,176.40

Description

A buried water service connects the shared exterior domestic water tank to domestic water equipment in the crawlspace. Domestic water is distributed via a mix of copper piping and what appears to be polybutylene piping.

Condition Narrative

No major deficiencies were observed or reported. The exterior buried domestic water tank is included under the Building Condition Report for the Moberly Fire Hall, as it is shared with, and maintained by the Fire Hall.

Photos

Moberly Lake Community Hall - D202001

Moberly Lake Community Hall - D202001

Recommendations

Recommendations #1 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2043
Cost	$17,176.40

Replace Domestic Water Pipes and Fittings

Element Description	
Name	D202006 - Domestic Water Booster Systems/Pumps
Installation Year	2003
Condition	3 - Fair
Expected Useful Life	20 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	0.20 / 1.867 / 1
Replacement Cost	$3,734.00

Description

There is a domestic water pump installed in the crawlspace to pull water from the exterior domestic water tank. The pump is rated at 1/2 HP and is manufactured by Myers.

Condition Narrative

No major deficiencies were observed or reported. The component will reach its expected useful life, however lifecycle replacement has been extended to a later year due to the absence of significant deficiencies. The difficulty factor has been decreased to account for the size of the pump.

Photos

Moberly Lake Community Hall - D202006

Moberly Lake Community Hall - D202006

Moberly Lake Community Hall - D202006

Recommendations

Recommendations #1 - Domestic Water Booster Systems/Pumps	
Type	Life Cycle Replacement
Year	2025
Cost	$3,734.00

Replace Domestic Water Booster Systems/Pumps

Element Description	
Name	D202008 - Domestic Water Expansion Tanks/Pressure Tank
Installation Year	2003
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	1 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	0.40 / 1.867 / 1
Replacement Cost	$2,987.20

Description

There is a residential-grade pressure tank installed in the crawlspace.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been decreased to account for the residential grade equipment.

Photos

Moberly Lake Community Hall - D202008

Recommendations

Recommendations #1 - Domestic Water Expansion Tanks/Pressure Tank	
Type	Life Cycle Replacement
Year	2033
Cost	$2,987.20

Replace Domestic Water Expansion Tanks/Pressure Tank

Element Description	
Name	D202035 - Electric Domestic Water Heaters (Residential Tank Type)
Installation Year	2003
Condition	3 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	3 Years
Renewal Year	2024
Quantity / Unit of Measure	270 / Liter
Unit Cost	$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$12,602.25

Description

There is an electric domestic water heater installed in the mechanical room. It is manufactured by GSW (Model: JW805TF1) and has a tank capacity of 270 litres. The heating input rating is 4500 Watts.

Condition Narrative

No major deficiencies were observed or reported, however, based on the age of the unit, lifecycle replacement is recommended within the short-term evaluation period.

Photos

Moberly Lake Community Hall - D202035

Moberly Lake Community Hall - D202035

Moberly Lake Community Hall - D202035

Recommendations

Recommendations #1 - Electric Domestic Water Heaters (Residential Tank Type)	
Type	Life Cycle Replacement
Year	2024
Cost	$12,602.25

Replace Electric Domestic Water Heaters (Residential Tank Type)

Element Description	
Name	D203001 - Sanitary Waste and Vent Piping
Installation Year	2003
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	230 / SM Building
Unit Cost	$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$19,323.45

Description

Sanitary waste and vent piping is ABS and connects fixtures to a common drain line that is directed to the site sanitary sewer.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D203001

Moberly Lake Community Hall - D203001

D30 HVAC

Element Description	
Name	D301002 - Gas Supply Systems
Installation Year	2003
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	230 / SM
Unit Cost	$20.00
Difficulty / Regional / Soft Cost Factors	1.30 / 1.867 / 1
Replacement Cost	$11,164.66

Description

There is a steel piped propane gas distribution system to provide propane gas to gas-fired mechanical equipment. Propane is delivered via a tank located on the site grounds. The regulator valve is installed on the exterior south elevation which connects to a utility-owned propane tank, also on the south elevation, via a buried propane line.

Condition Narrative

No major deficiencies were observed or reported. The exterior propane tank is utility-owned and operated and is not included within this report. The cost adjustment factor has been increased to account for the small section of the buried propane line connecting to the utility-owned tank.

Photos

Moberly Lake Community Hall - D301002

Recommendations

Recommendations #1 - Gas Supply Systems	
Type	Life Cycle Replacement
Year	2043
Cost	$11,164.66

Replace Gas Supply Systems

Element Description	
Name	D302003 - Fuel Fired Forced Air Furnace
Installation Year	2003
Condition	2 - Good
Expected Useful Life	18 Years
Remaining Useful Life	3 Years
Renewal Year	2024
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 crawlspace. They are manufactured by Frigidaire. Technical specifications and capacities are not available. Capacities are estimated at 80 to 100 MBH each.

Condition Narrative

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

Photos

Moberly Lake Community Hall - D302003

Moberly Lake Community Hall - D302003

Recommendations

Recommendations #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2024
Cost	$14,936.00

Replace Fuel Fired Forced Air Furnace

Element Description	
Name	D304001 - Air Distribution Systems
Installation Year	2003
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	230 / SM Building
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$51,529.20

Description

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

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D304001

Moberly Lake Community Hall - D304001

Element Description	
Name	D304033 - Exhaust Fan - Ceiling (Residential)
Installation Year	2003
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	7 Years
Renewal Year	2028
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 is a small, through-wall exhaust fan installed in the kitchen. There are two (2) ceiling-mounted exhaust fans installed in the washrooms. Technical specifications are not available.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D304031

Moberly Lake Community Hall - D304031

Moberly Lake Community Hall - D304033

Recommendations

Recommendations #1 - Exhaust Fan - Ceiling (Residential)	
Type	Life Cycle Replacement
Year	2028
Cost	$5,601.00

Replace Exhaust Fan - Ceiling (Residential)

Element Description	
Name	D305024 - Independent CO and Smoke Alarms
Installation Year	2017
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	3 / Each
Unit Cost	$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$1,120.20

Description

There are wall-mounted and ceiling-mounted smoke detectors installed. It is unknown if smoke detectors are hard-wired or battery operated.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D305024

Recommendations

Recommendations #1 - Independent CO and Smoke Alarms	
Type	Life Cycle Replacement
Year	2027
Cost	$1,120.20

Replace Independent CO and Smoke Alarms

D40 Fire Protection

Element Description	
Name	D403001 - Individual Fire Extinguishers
Installation Year	2010
Condition	4 - Poor
Expected Useful Life	10 Years
Remaining Useful Life	0 Years
Renewal Year	2021
Quantity / Unit of Measure	6 / Each
Unit Cost	$225.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,520.45

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

Condition Narrative
The fire extinguishers were observed to have out-of-date annual inspection tags. Annual inspections should be completed on all fire extinguishers within the immediate term as a maintenance activity.

Photos


Moberly Lake Community Hall - D403002

Moberly Lake Community Hall - D403002

Recommendations

Recommendations #1 - Individual Fire Extinguishers	
Type	Life Cycle Replacement
Year	2021
Cost	$2,520.45

Replace Individual Fire Extinguishers

D50 Electrical

Element Description	
Name	D501005 - Panelboards up to 400A - 2015
Installation Year	2015
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	34 Years
Renewal Year	2055
Quantity / Unit of Measure	1 / Each
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,335.00

Description

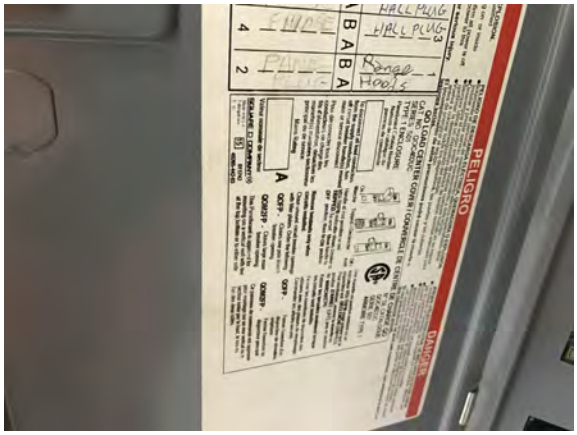
There is a 120/240V distribution panelboard installed in the hallway. It is manufactured by Square D and has a 200A main breaker.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D501033



Moberly Lake Community Hall - D501033

Moberly Lake Community Hall - D501033

Element Description	
Name	D501025 - LV Main Service Disconnects
Installation Year	2015
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	34 Years
Renewal Year	2055
Quantity / Unit of Measure	2 / Each
Unit Cost	$10,000.00
Difficulty / Regional / Soft Cost Factors	0.30 / 1.867 / 1
Replacement Cost	$11,202.00

Description

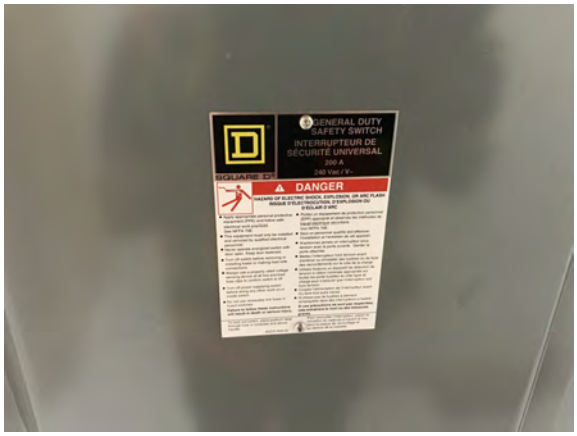
There are two (2) 200A, 120/240V disconnect switches installed. The first serves as a main power disconnect to the building, while the second serves the emergency power system fed from the Fire Hall.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been decreased to account for the small size of the switches. It is recommended to label the switches as a maintenance activity.

Photos

Moberly Lake Community Hall - D501025



Moberly Lake Community Hall - D501025

Element Description	
Name	D501033 - Panelboards Residential - 1991
Installation Year	1991
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	10 Years
Renewal Year	2031
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$2,240.40

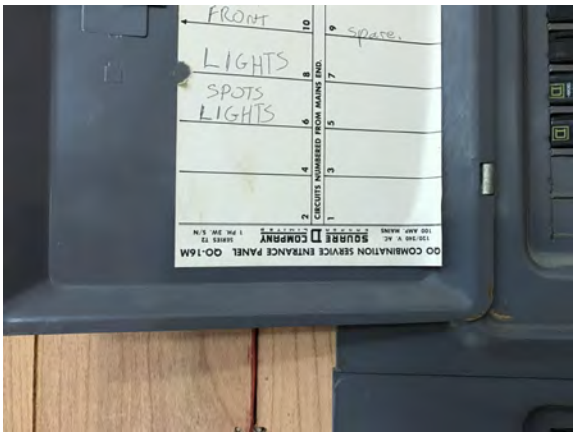
Description

There is a distribution panelboard installed in the Main Hall. It is manufactured by Square D and is rated for 100A at 120/240V.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Moberly Lake Community Hall - D501033

Moberly Lake Community Hall - D501033

Moberly Lake Community Hall - D501033

Recommendations

Recommendations #1 - Panelboards Residential	
Type	Life Cycle Replacement
Year	2031
Cost	$2,240.40

Replace Panelboards Residential

Element Description	
Name	D502001 - Branch Wiring and Devices - 1991
Installation Year	1991
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	20 Years
Renewal Year	2041
Quantity / Unit of Measure	162 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$28,733.13

Description

Branch wiring in the original building section consists of a mix of residential-grade and commercial-grade wiring which terminates to electrical distribution panelboards and terminal components. Branch wiring is primarily hidden behind wall and ceiling finishes.

Condition Narrative

No major deficiencies were observed or reported, however, some light switch faceplates were damaged or broken and should be replaced. 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.

Photos

Moberly Lake Community Hall - D502001

Recommendations

Recommendations #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2041
Cost	$28,733.13

Replace Branch Wiring and Devices

Element Description	
Name	D502001 - Branch Wiring and Devices - 2003
Installation Year	2003
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	38 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$6,739.87

Description

Branch wiring in the 2003 section consists of a mix of residential-grade and commercial-grade wiring which terminates to electrical distribution panelboards and terminal components. Branch wiring is primarily hidden behind wall and ceiling finishes.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D502001

Element Description	
Name	D502002 - Interior Lighting
Installation Year	2021
Condition	1 - Excellent
Expected Useful Life	35 Years
Remaining Useful Life	35 Years
Renewal Year	2056
Quantity / Unit of Measure	230 / SM Building
Unit Cost	$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$36,499.85

Description

Interior lighting is primarily provided via ceiling-mounted LED fixtures. Lighting in the mechanical room, storage room, and crawlspace is provided via incandescent fixtures.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D502002

Moberly Lake Community Hall - D502002

Element Description	
Name	D502041 - Exterior Lighting
Installation Year	2003
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2027
Quantity / Unit of Measure	6 / Each
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$5,601.00

Description

Exterior lighting is provided via a mix of wall-mounted incandescent, LED, and HID lighting fixtures.

Condition Narrative

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

Photos

Moberly Lake Community Hall - D502041

Moberly Lake Community Hall - D502041

Recommendations

Recommendations #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2027
Cost	$5,601.00

Replace Exterior Lighting

Element Description	
Name	D502053 - Illuminated Combo Exit Signs
Installation Year	2003
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	17 Years
Renewal Year	2038
Quantity / Unit of Measure	4 / Each
Unit Cost	$450.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$3,360.60

Description

There are wall-mounted combination exit and emergency lighting battery packs installed in the building to direct and illuminate the path of emergency egress.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D502053

Recommendations

Recommendations #1 - Illuminated Combo Exit Signs	
Type	Life Cycle Replacement
Year	2038
Cost	$3,360.60

Replace Illuminated Combo Exit Signs

Element Description	
Name	D509031 - Automatic Transfer Switches (ATSs) up to 400A
Installation Year	2015
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	34 Years
Renewal Year	2055
Quantity / Unit of Measure	1 / Each
Unit Cost	$7,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$14,002.50

Description

There is an automatic transfer switch installed in the hallway. The switch connects to the generator system installed in the Moberley Lake Fire Hall.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - D509031

Moberly Lake Community Hall - D509031

Moberly Lake Community Hall - D509031

G Building Sitework
G20 Site Improvements

Element Description	
Name	G201005 - Guardrails and Barriers
Installation Year	2003
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	12 Years
Renewal Year	2033
Quantity / Unit of Measure	8 / LM
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$17,923.20

Description

There are precast concrete barriers installed on the south lawn and around the mailbox area.

Condition Narrative

No major deficiencies were observed or reported, however, there is some minor spalling and scaling on some sections. It is recommended to paint the barriers with exterior grade high visibility paint to help with visibility. The cost to paint the barriers is presumed to fall below the cost threshold for repair recommendations ($5,000) and should be completed as a routine maintenance activity.

Photos

Moberly Lake Community Hall - G201005

Moberly Lake Community Hall - G201005

Moberly Lake Community Hall - G201005

Moberly Lake Community Hall - G201005

Recommendations

Recommendations #1 - Guardrails and Barriers	
Type	Life Cycle Replacement
Year	2033
Cost	$17,923.20

Replace Guardrails and Barriers

Element Description	
Name	G202024 - Gravel Paved Surface - Parking Area
Installation Year	2010
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	4 Years
Renewal Year	2025
Quantity / Unit of Measure	375 / SM
Unit Cost	$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$17,503.13

Description

A gravel parking area is provided on the west elevation.

Condition Narrative

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

Photos

Moberly Lake Community Hall - G202024

Moberly Lake Community Hall - G202024

Moberly Lake Community Hall - G202024

Moberly Lake Community Hall - G202024

Recommendations

Recommendations #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2025
Cost	$17,503.13

Replace Gravel Paved Surface - Parking Area

Element Description	
Name	G203029 - Exterior Ramps - Wood
Installation Year	2003
Condition	3 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	2 Years
Renewal Year	2023
Quantity / Unit of Measure	25 / SM
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.30 / 1.867 / 1
Replacement Cost	$30,338.75

Description

There are two (2) exterior wood entrance ramps installed. The first ramp is installed at the south exit while the second is installed at the main entrance. Ramps include wood railings and upper wood landings. The main entrance ramp features a concrete paver lower landing. The southern exit ramp ends at the lawn and does not have a pathway connecting it to the gravel parking lot and features a wood-framed deck at the upper landing.

Condition Narrative

The wood ramps and decking are nearing the end of their expected useful life and are exhibiting wear and tear that is consistent with age including a worn finish, localized deterioration of the wood, loose boards and railings, and some shifting. Lifecycle replacement is recommended. In the interim, it is recommended to check railing and decking and replace or repair any loose sections as needed. The cost to complete these repairs is presumed to fall below the cost threshold for repair recommendations ($5,000) and should be completed as a routine maintenance activity. The cost adjustment factor has been increased to account for the wood-framed deck on the south elevation.

Photos

Moberly Lake Community Hall - G204096

Moberly Lake Community Hall - G204096

Moberly Lake Community Hall - G204096

Moberly Lake Community Hall - G204096

Moberly Lake Community Hall - G203029

Recommendations

Recommendations #1 - Exterior Ramps - Wood	
Type	Life Cycle Replacement
Year	2023
Cost	$30,338.75

Replace Exterior Ramps - Wood

Element Description	
Name	G204033 - Retaining Walls - Precast Concrete Stone
Installation Year	2003
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	22 Years
Renewal Year	2043
Quantity / Unit of Measure	10 / SM
Unit Cost	$750.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$14,002.50

Description

There are retaining walls installed on the northeast elevation. The walls comprise pre-cast concrete jersey barriers.

Condition Narrative

No major deficiencies were observed or reported, apart from minor scaling and spalling on concrete surfaces.

Photos

Moberly Lake Community Hall - G204033

Moberly Lake Community Hall - G204033

Moberly Lake Community Hall - G204033

Recommendations

Recommendations #1 - Retaining Walls - Precast Concrete Stone	
Type	Life Cycle Replacement
Year	2043
Cost	$14,002.50

Replace Retaining Walls - Precast Concrete Stone

Element Description	
Name	G204080 - Message Sign - Post-Mounted
Installation Year	2015
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	14 Years
Renewal Year	2035
Quantity / Unit of Measure	3 / Each
Unit Cost	$1,700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$9,521.70

Description

There is a post-mounted wood message board with a printed vinyl sign installed outside the main entrance on the west elevation. There is a metal-framed corkboard with locking glass doors installed at the northeast exit. There is a wall-mounted wood sign installed on the east elevation, above the main entrance.

Condition Narrative

No major deficiencies were observed or reported.

Photos

Moberly Lake Community Hall - G204080

Moberly Lake Community Hall - G204080

Moberly Lake Community Hall - G204080

Recommendations

Recommendations #1 - Message Sign - Post-Mounted	
Type	Life Cycle Replacement
Year	2035
Cost	$9,521.70

Replace Message Sign - Post-Mounted

G30 Site Mechanical Utilities

Element Description	
Name	G301024 - Water Supply Infrastructure
Installation Year	2003
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	10 / LM
Unit Cost	$588.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$10,977.96

Description

A buried water line connects domestic water equipment in the crawlspace to the buried domestic water tank installed south of the Community Hall.

Condition Narrative

No major deficiencies were observed or reported. The exterior domestic water tank is understood to be owned and operated by the Moberley Lake Fire Hall and is not included within this report.

Element Description	
Name	G302013 - Sanitary Sewer Infrastructure
Installation Year	2003
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	50 / LM
Unit Cost	$468.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$43,687.80

Description

Mechanical drawings were not available for review for this facility. A buried sanitary line exits the crawlspace and reportedly connects to the septic tank installed south of the Moberly Lake Fire Hall.

Condition Narrative

No major deficiencies were observed or reported. The buried septic tank is understood to be owned and operated by the Moberley Lake Fire Hall and is not included within this report.

G40 Site Electrical Utilities

Element Description	
Name	G401011 - Electrical Service
Installation Year	2003
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	32 Years
Renewal Year	2053
Quantity / Unit of Measure	20 / LM
Unit Cost	$655.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.867 / 1
Replacement Cost	$24,457.70

Description

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

Condition Narrative

No major deficiencies were observed or reported.

Element Description	
Name	G401021 - Site Branch Wiring and Devices
Installation Year	2015
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	34 Years
Renewal Year	2055
Quantity / Unit of Measure	40 / LM
Unit Cost	$65.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.867 / 1
Replacement Cost	$9,708.40

Description

Buried electrical wiring connects the generator transfer switch in the Community Hall to the generator system installed at the Moberley Lake Fire Hall.

Condition Narrative

No major deficiencies were observed or reported. The difficulty factor has been adjusted to account for mobilization.

APPENDIX B

30-Year Capital Plan Renewal and Repair Summary

Project No. 21075

FCAPX

A Division of Roth IAMS

OPINION OF PROBABLE COST TABLE

Client	Peace River Regional District
Site No.	
Building Name	Moberly Lake 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	2028	$35,706								$35,706																							$35,706
B202001 Windows	Replace Windows	2 - Good	Life Cycle Replacement	35	2050	$23,057																														$23,057	$23,057
B203023 Single Door - Hollow Metal	Replace Single Door - Hollow Metal	2 - Good	Life Cycle Replacement	30	2033	$23,898													$23,898																		$23,898
B30 - Roofing																																					
C - Interiors																																					
C101027 Retractable Partitions - Overhead Counter Shutter	Replace Retractable Partitions - Overhead Counter Shutter	2 - Good	Life Cycle Replacement	30	2033	$2,801													$2,801																		$2,801
C102022 Single Door - Wood	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2043	$22,404																							$22,404								$22,404
C103009 Cabinets - Kitchens	Replace Cabinets - Kitchens	2 - Good	Life Cycle Replacement	35	2038	$25,205																		$25,205													$25,205
C103010 Vanities	Replace Vanities	2 - Good	Life Cycle Replacement	25	2028	$8,962								$8,962																							$8,962
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
C201002 Exterior Stair Construction	Replace Exterior Stair Construction	2 - Good	Life Cycle Replacement	40	2043	$7,468																							$7,468								$7,468
C301005 Paint Wall Covering	Replace Paint Wall Covering	2 - Good	Life Cycle Replacement	10	2027	$3,958							$3,958										$3,958														$11,874
C301022 Wood Wall Finish	Replace Wood Wall Finish	4 - Poor	Life Cycle Replacement	25	2022	$37,807		$37,807																									$37,807				$75,614
C301023 Ceramic Wall Tile	Replace Ceramic Wall Tile	2 - Good	Life Cycle Replacement	40	2043	$2,987																							$2,987								$2,987
C302022 Vinyl Tile / Plank Floor	Replace Vinyl Tile / Plank Floor	2 - Good	Life Cycle Replacement	15	2027	$9,895							$9,895																$9,895								$19,790
C302023 Vinyl Sheet Floor - 1991	Replace Vinyl Sheet Floor	4 - Poor	Life Cycle Replacement	15	2022	$34,502		$34,502															$34,502														$69,004
C302023 Vinyl Sheet Floor - 2003	Replace Vinyl Sheet Floor	2 - Good	Life Cycle Replacement	15	2027	$5,153							$5,153																$5,153								$10,306
C303004 Acoustic Tile Ceiling	Replace Acoustic Tile Ceiling	4 - Poor	Life Cycle Replacement	30	2022	$21,172		$21,172																													$21,172
C303006 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2027	$2,969							$2,969																$2,969								$5,937
D - Services																																					
D10 - Conveying																																					
D20 - Plumbing																																					
D201001 Water Closets	Replace Water Closets	2 - Good	Life Cycle Replacement	35	2038	$7,468																		$7,468													$7,468
D201002 Urinals	Replace Urinals	2 - Good	Life Cycle Replacement	35	2038	$1,867																		$1,867													$1,867
D201003 Lavatories	Replace Lavatories	2 - Good	Life Cycle Replacement	35	2038	$9,335																		$9,335													$9,335
D202001 Domestic Water Pipes and Fittings	Replace Domestic Water Pipes and Fittings	2 - Good	Life Cycle Replacement	40	2043	$17,176																							$17,176								$17,176
D202006 Domestic Water Booster Systems/Pumps	Replace Domestic Water Booster Systems/Pumps	3 - Fair	Life Cycle Replacement	20	2025	$3,734					$3,734																				$3,734						$7,468
D202008 Domestic Water Expansion Tanks/Pressure Tank	Replace Domestic Water Expansion Tanks/Pressure Tank	2 - Good	Life Cycle Replacement	30	2033	$2,987													$2,987																		$2,987
D202035 Electric Domestic Water Heaters (Residential Tank Type)	Replace Electric Domestic Water Heaters (Residential Tank Type)	3 - Fair	Life Cycle Replacement	12	2024	$12,602				$12,602												$12,602											$12,602				$37,807
D30 - HVAC																																					
D301002 Gas Supply Systems	Replace Gas Supply Systems	2 - Good	Life Cycle Replacement	40	2043	$11,165																							$11,165								$11,165
D302003 Fuel Fired Forced Air Furnace	Replace Fuel Fired Forced Air Furnace	2 - Good	Life Cycle Replacement	18	2024	$14,936				$14,936																			$14,936								$29,872
D304033 Exhaust Fan - Ceiling (Residential)	Replace Exhaust Fan - Ceiling (Residential)	2 - Good	Life Cycle Replacement	25	2028	$5,601								$5,601																							$5,601
D305024 Independent CO and Smoke Alarms	Replace Independent CO and Smoke Alarms	2 - Good	Life Cycle Replacement	10	2027	$1,120							$1,120										$1,120											$1,120				$3,361
D40 - Fire Protection																																					
D403001 Individual Fire Extinguishers	Replace Individual Fire Extinguishers	4 - Poor	Life Cycle Replacement	10	2021	$2,520	$2,520										$2,520											$2,520										$7,561
D50 - Electrical																																					
D501033 Panelboards Residential - 1991	Replace Panelboards Residential	2 - Good	Life Cycle Replacement	40	2031	$2,240											$2,240																					$2,240
D502001 Branch Wiring and Devices - 1991	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2041	$28,733																					$28,733										$28,733
D502041 Exterior Lighting	Replace Exterior Lighting	2 - Good	Life Cycle Replacement	20	2027	$5,601							$5,601																									$11,202
D502053 Illuminated Combo Exit Signs	Replace Illuminated Combo Exit Signs	2 - Good	Life Cycle Replacement	35	2038	$3,361																		$3,361													$3,361
E - Equipment & Furnishings																																					
F - Special Construction & Demolition																																					
G - Site Surfacing and Landscaping																																					
G201005 Guardrails and Barriers	Replace Guardrails and Barriers	2 - Good	Life Cycle Replacement	30	2033	$17,923													$17,923																		$17,923
G202024 Gravel Paved Surface - Parking Area	Replace Gravel Paved Surface - Parking Area	2 - Good	Life Cycle Replacement	15	2025	$17,503					$17,503																	$17,503										$35,006
G203029 Exterior Ramps - Wood	Replace Exterior Ramps - Wood	3 - Fair	Life Cycle Replacement	20	2023	$30,339			$30,339																				$30,339								$60,678
G204033 Retaining Walls - Precast Concrete Stone	Replace Retaining Walls - Precast Concrete Stone	2 - Good	Life Cycle Replacement	40	2043	$14,003																							$14,003								$14,003
G204080 Message Sign - Post-Mounted	Replace Message Sign - Post-Mounted	2 - Good	Life Cycle Replacement	20	2035	$9,522																$9,522														$9,522
					Total Capital Renewals	$492,907	$2,520	$93,481	$30,339	$27,538	$26,465	$0	$28,696	$50,269	$0	$0	$4,761	$0	$47,609	$0	$9,522	$12,602	$39,580	$47,235	$0	$17,503	$31,254	$32,953	$105,542	$0	$8,962	$0	$48,486	$12,602	$0	$23,057	$700,975

APPENDIX C

Reserve Fund Analysis

Project No. 21075

FCAPX
A Division of Roth IAMS

Cash Flow Table

Scenario 1: Contributions Increase with Inflation

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

Year	Opening Balance	Recommended Annual Contribution	Other Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	% Increase In Recommended Annual Contribution	Closing Balance	Average Contribution Per Unit, Per Month
2021	$ -		$ 5,000	$ 3,150	$ -	n/a	$ 1,850	$ -
2022	$ 1,850	$ 25,400	$ 100,000	$ 100,674	$ 19	2.00%	$ 26,595	$ 2,117
2023	$ 26,595	$ 25,908	$ -	$ 32,773	$ 284	2.00%	$ 20,014	$ 2,159
2024	$ 20,014	$ 26,426	$ -	$ 31,200	$ 466	2.00%	$ 15,707	$ 2,202
2025	$ 15,707	$ 26,955	$ -	$ 30,687	$ 357	2.00%	$ 12,332	$ 2,246
2026	$ 12,332	$ 27,494	$ -	$ -	$ 280	2.00%	$ 40,106	$ 2,291
2027	$ 40,106	$ 28,044	$ -	$ 34,292	$ 524	2.00%	$ 34,383	$ 2,337
2028	$ 34,383	$ 28,605	$ -	$ 61,512	$ 745	2.00%	$ 2,220	$ 2,384
2029	$ 2,220	$ 29,177	$ -	$ -	$ 366	2.00%	$ 31,763	$ 2,431
2030	$ 31,763	$ 29,760	$ -	$ -	$ 340	2.00%	$ 61,862	$ 2,480
2031	$ 61,862	$ 30,355	$ -	$ 6,400	$ 936	2.00%	$ 86,754	$ 2,530
2032	$ 86,754	$ 30,962	$ -	$ -	$ 1,486	2.00%	$ 119,203	$ 2,580
2033	$ 119,203	$ 31,582	$ -	$ 63,919	$ 2,060	2.00%	$ 88,925	$ 2,632
2034	$ 88,925	$ 32,213	$ -	$ -	$ 2,081	2.00%	$ 123,220	$ 2,684
2035	$ 123,220	$ 32,858	$ -	$ 13,855	$ 2,121	2.00%	$ 144,344	$ 2,738
2036	$ 144,344	$ 33,515	$ -	$ 18,371	$ 2,676	2.00%	$ 162,163	$ 2,793
2037	$ 162,163	$ 34,185	$ -	$ 57,657	$ 3,065	2.00%	$ 141,756	$ 2,849
2038	$ 141,756	$ 34,869	$ -	$ 67,632	$ 3,039	2.00%	$ 112,033	$ 2,906
2039	$ 112,033	$ 35,566	$ -	$ -	$ 2,538	2.00%	$ 150,137	$ 2,964
2040	$ 150,137	$ 36,277	$ -	$ 27,534	$ 2,622	2.00%	$ 161,502	$ 3,023
2041	$ 161,502	$ 37,003	$ -	$ 49,928	$ 3,116	2.00%	$ 151,694	$ 3,084
2042	$ 151,694	$ 37,743	$ -	$ 52,518	$ 3,132	2.00%	$ 140,051	$ 3,145
2043	$ 140,051	$ 38,498	$ -	$ 168,821	$ 2,917	2.00%	$ 12,645	$ 3,208
2044	$ 12,645	$ 39,268	$ -	$ -	$ 1,527	2.00%	$ 53,440	$ 3,272
2045	$ 53,440	$ 40,053	$ -	$ 15,200	$ 661	2.00%	$ 78,955	$ 3,338
2046	$ 78,955	$ 40,854	$ -	$ -	$ 1,324	2.00%	$ 121,133	$ 3,405
2047	$ 121,133	$ 41,671	$ -	$ 86,097	$ 2,001	2.00%	$ 78,708	$ 3,473
2048	$ 78,708	$ 42,505	$ -	$ 23,299	$ 1,998	2.00%	$ 99,912	$ 3,542
2049	$ 99,912	$ 43,355	$ -	$ -	$ 1,786	2.00%	$ 145,053	$ 3,613
2050	$ 145,053	$ 44,222	$ -	$ 42,887	$ 2,450	2.00%	$ 148,838	$ 3,685

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

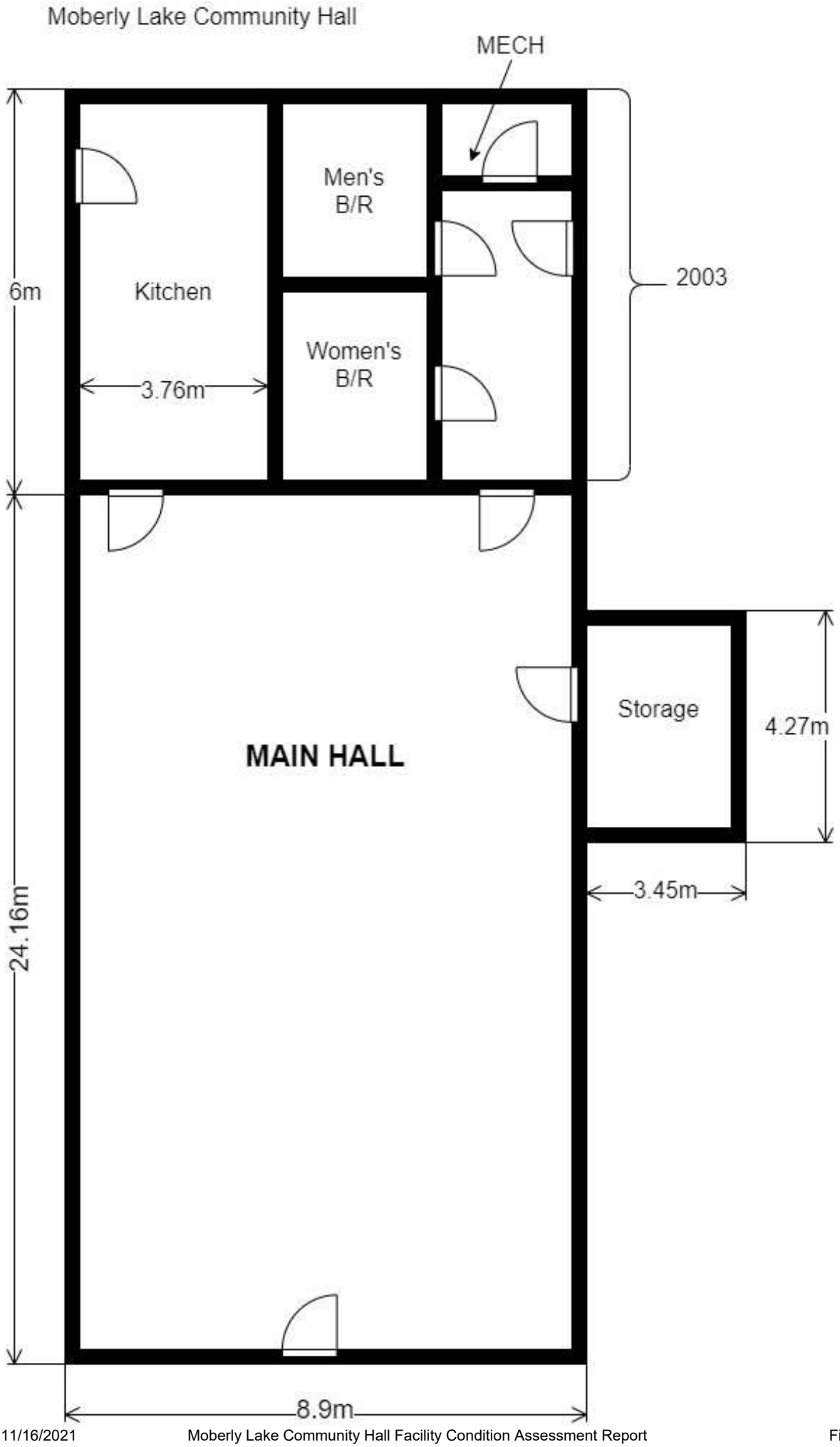
Note 2: The 2021 Estimated Inflation Adjusted Expenditures includes approved CRF expenditures for the fiscal year, if any.

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


N
Highway 29
Highway 29
Moberly Lake Community Hall
Moberly Lake Fire Hall
Generator
Lakeshore Drive
Lakeshore Drive
Lakeshore Drive


Moberly Lake Community Hall
MECH
Men's
B/R
Kitchen
Women's
B/R
6m
3.76m
2003
Storage
4.27m
MAIN HALL
3.45m
24.16m
8.9m

APPENDIX E

Preventative Maintenance Plan

Project No. 21075

FCAPX

A Division of Roth IAMS

Moberly Lake Community Hall

Equipment List

Uniformat Code	Uniformat Name	Quantity	Description (If Applicable)	PM ID Number
D202006	Domestic Water Booster Systems/Pumps	1		0016
D202008	Domestic Water Expansion Tanks/Pressure Tank	1	Well Water Pressure Tank	0017
D202035	Electric Domestic Water Heaters (Residential Tank Type)	1		0023
D302003	Fuel Fired Forced Air Furnace	2		0030
D304001	Fire Extinguishers	Not Available		0071
D501005	Panelboards up to 400A	1		0077
D501033	Panelboards Residential	1		0077
D501025	LV Main Service Disconnects	1		0079
D509031	Illuminated Combo Exit Signs	Not Available		0086
D509031	Automatic Transfer Switches (ATSs) up to 400A	1		0088

Moberly Lake 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. 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.	weekly	10	Each	Building Technician	Toolset	N
0017	Domestic Water Expansion Tanks/Pressure Tank,	Visually assess the tank and associated fittings for signs of corrosion or leaks. Check and record any associated pressure gauges and compare with past data. If there is a drop in pressure, or domestic water pressure is low, test the pressure of the tank and add/remove air as required. If possible, listen for unusual sounds that may indicate a perforation in the interior bladder (if applicable) such as bubbling or dripping.	weekly	5	Each	Building Technician	NA	N
0023	Electric Domestic Water Heaters	Inspect the tank and associated pipes and fittings for signs of leaks or corrosion. Visually assess electrical connections for loose or frayed wiring. Flush the tank. To prevent a vacuum from forming during flushing, run the hot water in a nearby sink and leave it running for the duration of the flushing process. Connect a hose or transfer pump to the drain outlet of the hot water heater and open the drain/blow down valve. Leave the valve open until water runs clear and free of sediment. Close the drain valve and turn off the hot water in the nearby tap set.	semi-annually	20	Each	Building Technician	Toolset, Drain Hose/Transfer Pump	N
0030	Fuel Fired Forced Air Furnace	Replace filters, if needed. 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.	quarterly	20	Each	Building Technician	Toolset, Filters, Cleaning Supplies	Y
0030	Fuel Fired Forced Air Furnace	Replace filters. Replace the fan belt (If applicable). Remove the front cover(s) and inspect and test all system components including but not limited to; gas/fuel-fired burners, ignition systems, pilot light systems, burner assemblies, blower motor, dampers, and chimneys. Tighten all mechanical and electrical components. Verify the sequence of operation, including any controls, redundancy systems, and safety mechanisms.	semi-annually	45	Each	HVAC Technician	Toolset, Filters, Belts, Testing Equipment	Y
0071	Fire Extinguishers	Inspect the fire extinguisher and ensure the needle reads within acceptable ranges on the pressure gauge. Ensure the fire extinguisher is properly mounted/seated. Check to ensure pins are in place and secured with unbroken break-away ties. Initial the monthly inspection tags.	monthly	5	Each	Building Technician	NA	N
0071	Fire Extinguishers	Complete an annual inspection in accordance with fire code regulations and update inspection tags. Annual inspections must be performed by a technician who is licensed to do so.	annually	10	Each	Licensed Technician	Inspection Tags	N
0071	Fire Extinguishers	Complete hydrostatic testing. Recharge or replace the fire extinguisher as needed.	10 years	30	Each	Licensed Technician	Specialized re-charging equipment.	N
0077	Panelboards	Perform thermal imaging (infrared scanning) to detect hot spots (excess heat) in electrical components. While thermal imaging is being undertaken, inspect electrical panelboards for missing breakers, panel schedules, knockouts, or unusual sounds or odours. Provide a detailed thermal imaging report based on the results of the infrared scanning.	3 years	10	Each	Electrician	Thermal Imaging Camera, Toolset	N
0079	Main Switches / Disconnects	Perform thermal imaging (infrared scanning) to detect hot spots (excess heat) in electrical components. While thermal imaging is being undertaken, inspect the switch for missing schedules, knockouts, or unusual sounds or odours. Provide a detailed thermal imaging report based on the results of the infrared scanning.	3 years	10	Each	Electrician	Thermal Imaging Camera, Toolset	N
0086	Emergency Lighting - Battery Pack Units (EBUs), Emergency Lighting Systems, Illuminated Combo Exit Signs	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. Initial the monthly inspection tags.	monthly	60	Total	Building Technician	NA	N

Moberly Lake 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)
0086	Emergency Lighting - Battery Pack Units (EBUs), Emergency Lighting Systems, Illuminated Combo Exit Signs	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. Provide annual inspection tags on each unit.	annually	180	Total	Licensed Technician	Toolset, Testing Equipment	N
0088	Automatic Transfer Switches (ATSs) up to 400A	Note that transfer switch operation is included under the emergency generator task list and this task list is specific to the electrical components of the transfer switch. Perform thermal imaging (infrared scanning) to detect hot spots (excess heat) in electrical components. While thermal imaging is being undertaken, inspect the transfer switch for missing knockouts, or unusual sounds or odours. Provide a detailed thermal imaging report based on the results of the infrared scanning.	3 years	10	Each	Electrician	Thermal Imaging Camera, Toolset	Y