OPINION OF PROBABLE COST TABLE

Client:	Peace River Regional District
Location:	
Building Name:	Alaska Law Community Hall
Address:	
Project No.	21231
Date:	Tuesday, November 14, 2023

Element Name	Recommendation Description	Element Condition	Recommendation Type	Expected Useful Life (Years)	Recommendation Date	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																																				
B2010105 Vinyl Siding	Replace Vinyl Siding	2 - Good	Life Cycle Replacement	25	2024	$31,709								$31,709																						$31,709
B2020101 Windows	Replace Windows	2 - Good	Life Cycle Replacement	35	2058	$23,057																													$23,057	$23,057
B2020201 Single Door - Hollow Metal	Replace Single Door - Hollow Metal	2 - Good	Life Cycle Replacement	30	2033	$23,859																	$23,859													$23,859
B30 - Roofing																																				
C - Interiors																																				
C1020307 Retractable Partitions - Overhead Counter Shutter	Replace Retractable Partitions - Overhead Counter Shutter	2 - Good	Life Cycle Replacement	30	2033	$2,831																	$2,831													$2,831
C1030102 Single Door - Wood	Replace Single Door - Wood	2 - Good	Life Cycle Replacement	40	2043	$22,454																						$22,454								$22,454
C1030309 Cabinets - Kitchens	Replace Cabinets - Kitchens	2 - Good	Life Cycle Replacement	35	2038	$25,205																		$25,205												$25,205
C1030310 Vanities	Replace Vanities	2 - Good	Life Cycle Replacement	25	2028	$8,962								$8,962																						$8,962
C1030320 Washroom Partitions - Laminated Plastic/wood	Replace Washroom Partitions - Laminated Plastic/wood	3 - Fair	Life Cycle Replacement	20	2025	$5,228					$5,228																				$5,228					$10,455
C2010402 Exterior Stair Construction	Replace Exterior Stair Construction	2 - Good	Life Cycle Replacement	40	2043	$7,498																						$7,498								$7,498
C3010305 Paint Wall Covering	Replace Paint Wall Covering	2 - Good	Life Cycle Replacement	10	2027	$3,958							$3,958																					$3,958		$11,874
C3010322 Wood Wall Finish	Replace Wood Wall Finish	4 - Poor	Life Cycle Replacement	25	2022	$37,907		$37,907																										$37,907		$75,814
C3010323 Ceramic Wall Tile	Replace Ceramic Wall Tile	2 - Good	Life Cycle Replacement	40	2043	$2,997																						$2,997								$2,997
C3020102 Vinyl Tile / Plank Floor	Replace Vinyl Tile / Plank Floor	2 - Good	Life Cycle Replacement	15	2027	$9,896							$9,896																								$19,791
C3020103 Vinyl Sheet Floor - 1991	Replace Vinyl Sheet Floor	4 - Poor	Life Cycle Replacement	15	2022	$34,902		$34,902																$34,902												$69,804
C3020103 Vinyl Sheet Floor - 2003	Replace Vinyl Sheet Floor	2 - Good	Life Cycle Replacement	15	2027	$9,153							$9,153															$9,153								$18,306
C3030304 Acoustic Tile Ceiling	Replace Acoustic Tile Ceiling	4 - Poor	Life Cycle Replacement	30	2022	$21,172		$21,172																												$42,343
C3030305 Painted Ceiling Structures	Replace Painted Ceiling Structures	2 - Good	Life Cycle Replacement	15	2027	$2,868							$2,868															$2,868								$5,737
C1 - Partitions																																				
C2 - Interior Doors																																				
C3 - Finishes																																				
C3501001 Water Closets	Replace Water Closets	2 - Good	Life Cycle Replacement	35	2038	$7,498																		$7,498												$7,498
C3501002 Urinals	Replace Urinals	2 - Good	Life Cycle Replacement	35	2038	$1,867																		$1,867												$1,867
C3501003 Lavatories	Replace Lavatories	2 - Good	Life Cycle Replacement	35	2038	$9,335																		$9,335												$9,335
D2020201 Domestic Water Pipes and Fittings	Replace Domestic Water Pipes and Fittings	2 - Good	Life Cycle Replacement	40	2043	$17,176																														$17,176
D2020206 Domestic Water Booster Systems/Pumps	Replace Domestic Water Booster Systems/Pumps	3 - Fair	Life Cycle Replacement	20	2025	$3,716					$3,716																				$3,716					$7,433
D2020208 Domestic Water Expansion Tanks/Pressure Tanks	Replace Domestic Water Expansion Tanks/Pressure Tanks	2 - Good	Life Cycle Replacement	30	2033	$2,597																	$2,597													$2,597
D2020209 Electric Domestic Water Heaters (Residential Tank Type)	Replace Electric Domestic Water Heaters (Residential Tank Type)	3 - Fair	Life Cycle Replacement	12	2021	$12,602				$12,602												$12,602												$12,602		$37,207
D3 - HVAC																																				
D3202102 Gas Supply Systems	Replace Gas Supply Systems	2 - Good	Life Cycle Replacement	40	2043	$11,365																						$11,146								$11,365
D3202102 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
D3202103 Exhaust Fan - Ceiling (Residential)	Replace Exhaust Fan - Ceiling (Residential)	2 - Good	Life Cycle Replacement	25	2028	$5,601								$5,601																						$5,601
D3050102 Independent CO and Smoke Alarms	Replace Independent CO and Smoke Alarms	2 - Good	Life Cycle Replacement	10	2027	$1,130							$1,130											$1,130											$1,130		$3,391
D4 - Fire Protection																																				
D4020101 Individual Fire Extinguishers	Replace Individual Fire Extinguishers	4 - Poor	Life Cycle Replacement	10	2021	$3,520	$3,520										$3,520																				$7,041
D5 - Services																																				
D5010102 Panelboards Residential - 1991	Replace Panelboards Residential	2 - Good	Life Cycle Replacement	40	2031	$12,245											$12,245																				$12,245
D5020301 Branch Wiring and Devices - 1991	Replace Branch Wiring and Devices	2 - Good	Life Cycle Replacement	50	2041	$28,733																														$28,733
D5020401 Exterior Lighting	Replace Exterior Lighting	2 - Good	Life Cycle Replacement	20	2027	$5,601							$5,601																					$5,601		$11,202
D5020502 Illuminated Combo Exit Signs	Replace Illuminated Combo Exit Signs	2 - Good	Life Cycle Replacement	25	2028	$3,391																		$3,391												$3,391
E - Equipment & Furnishings																																				
F - Special Construction & Demolition																																				
G - Site Surfacing and Landscaping																																				
G2010305 Guardrails and Barriers	Replace Guardrails and Barriers	2 - Good	Life Cycle Replacement	30	2033	$17,923																	$17,923													$17,923
G2020210 Gravel Paved Surface - Parking Area	Replace Gravel Paved Surface - Parking Area	2 - Good	Life Cycle Replacement	15	2025	$17,923					$17,923																	$17,923								$35,846
G2020229 Exterior Ramps - Wood	Replace Exterior Ramps - Wood	3 - Fair	Life Cycle Replacement	20	2023	$30,399				$30,399																		$30,399								$60,879
G2050203 Retaining Walls - Precast Concrete Block	Replace Retaining Walls - Precast Concrete Block	2 - Good	Life Cycle Replacement	40	2043	$14,003																						$14,003								$14,003
G2060302 Message Sign - Post-Mounted	Replace Message Sign - Post-Mounted	2 - Good	Life Cycle Replacement	20	2035	$9,522																$9,522														$9,522
			Total Capital Renewal			$487,967	$3,520	$93,481	$30,339	$57,538	$26,855	$0	$28,896	$62,218	$0	$0	$4,761	$0	$47,809	$0	$9,522	$13,602	$39,380	$67,235	$0	$17,923	$51,254	$32,903	$105,542	$0	$8,962	$0	$48,491	$12,602	$0	$23,057	$700,676

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