



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK OFFICE & WAREHOUSE BUILDINGS

Roth **IAMS**
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS

METHODOLOGY - FCA

- ▶ 30 Year Evaluation period
 - ▶ Focus on first 5-6 years (2021-2026)
- ▶ Cost threshold \$5,000
 - ▶ Capital costs included
 - ▶ Maintenance/minor repairs mentioned but costs excluded
 - ▶ Class D Cost Estimates (+/- 40%)
- ▶ Expected Useful Life (EUL)
 - ▶ Theoretical
 - ▶ Not required replacement
- ▶ A component that is past its theoretical EUL is evaluated on:
 - ▶ Current condition
 - ▶ Use
 - ▶ Expert opinion, will it last 5 years.
- ▶ Recommendation
 - ▶ Study
 - ▶ Major Repair
 - ▶ Lifecycle Replacement

Roth **IAMS**
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS

FACILITY CONDITION ASSESSMENT

- ▶ Includes
 - ▶ Current Condition of the Component vs. Expected Useful Life
 - ▶ Capital Renewal Cost
 - ▶ Focus on Individual Component
- ▶ Excludes:
 - ▶ Operational Issues
 - ▶ Building Usage
 - ▶ Functional Assessment



ASSESSMENT – RUL

A component that is past its theoretical expected useful life (EUL) or will reach its EUL before 2027 is evaluate in the following way:

- ▶ No major deficiencies, still functioning as intended, based on assessor expert opinion will remain in good condition until the next visual assessment – Replacement is set at **2027**.
- ▶ Minor deficiencies, fair condition, still functional, based on assessor expert opinion it will not function until next assessment – Replacement is set in the short-term
- ▶ Failed, not functional, needs major repairs – Replacement is immediate



MAINTENANCE VS. CAPITAL RENEWAL

- ▶ Maintenance Item
 - ▶ Cost is less than \$5,000
 - ▶ Requires repair to a small portion of the component and not a full replacement
 - ▶ Requires labour only, no costs associated with the repair
- ▶ Capital Renewal
 - ▶ Cost for full replacement of the component is greater than \$5,000
 - ▶ Full replacement of the component



FACILITY CONDITION INDEX (FCI)

- ▶ The Facility Condition Index (FCI) gives an indication of a building 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 items (GXXXX) are removed from this calculation as the focus is on the building itself.
- ▶ No site features or soft costs associated with construction included in the calculation

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

0 to 10% - Good 11 to 20% - Fair 21-50% - Poor Greater than 50% - Prohibitive to Repair

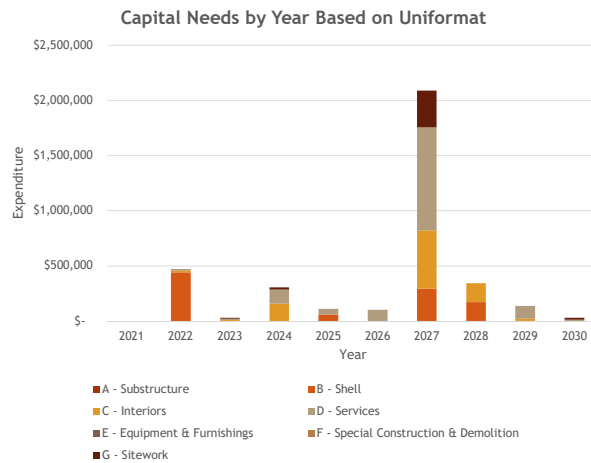


PRRD MAIN ADMINISTRATION BUILDING



2022:

- Replace 1982 Windows (\$347,966)
- Replace 1971 Roof Membrane (\$91,570)
- Replace Exterior Stairs (\$7,326)
- Replace Access Ladders (\$9,157)
- Investigate and repair the 1975 mechanical room floor drain to address reports of back-ups (\$5,000)
- Install a means of drainage for the 2011 vestibule flat roof (\$5,000)
- Replace 1982 Concrete Paved Surfaces (\$604)



PRRD MAIN ADMINISTRATION BUILDING

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ -	\$ -	\$ 760,699	\$ 760,699
B- Shell	\$ -	\$ 498,141	\$ 531,656	\$ 1,228,411	\$ 2,258,208
C - Interiors	\$ -	\$ 183,049	\$ 794,095	\$ 888,595	\$ 1,865,739
D - Services	\$ -	\$ 251,337	\$ 1,332,344	\$ 694,101	\$ 2,277,782
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ 54,942	\$ 54,942
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ 28,936	\$ 360,620	\$ 784,711	\$ 1,174,267
Totals	\$ 0	\$ 961,463	\$ 3,018,715	\$ 4,411,457	\$ 8,391,635

Constructed: 1975

Addition: 1982

$$\text{5-Year FCI} = \frac{\$881,248}{\$5,400,000} \times 100$$

5-Year FCI = 16.3% (Fair)

Roth IAMS
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS

Energy Audit – Energy Conservation Measures

- Lighting Retrofit (\$23,125)
- Redesign of Heating Systems and Improved Control (\$150,000)
- Separate Heating System from the Domestic Hot Water System (\$17,000)

Roth IAMS
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS

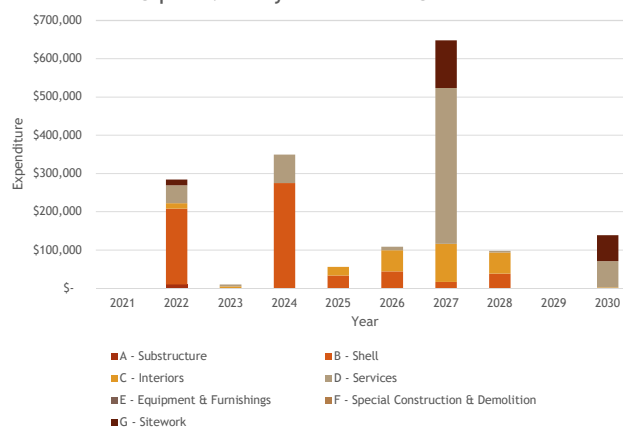
PRRD WAREHOUSE



2022:

- Undertake repairs to area of localized cracking and uneven surfaces in slab-on-grade. (\$10,000)
- Replace Stucco. (\$197,791)
- Replace Original Ceramic Wall Tile. (\$14,651)
- Replace Rain Water Drainage Piping and Fittings. (\$41,207)
- Repair rusted natural gas piping in the garage. (\$5,000)
- Replace 1985 Concrete Paved Surfaces. (\$15,109)

Capital Needs by Year Based on Unifomat



PRRD WAREHOUSE

Uniformat Division	Immediate 2021	Short Term 2022-2026	Mid Term 2027-2031	Long Term 2032-2050	Totals
A-Substructure	\$ -	\$ 10,000	\$ -	\$ 324,544	\$ 334,544
B- Shell	\$ -	\$ 549,603	\$ 54,667	\$ 752,669	\$ 1,356,939
C - Interiors	\$ -	\$ 97,028	\$ 156,768	\$ 370,895	\$ 624,691
D - Services	\$ -	\$ 125,882	\$ 517,188	\$ 273,610	\$ 916,680
E - Equipment & Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
F - Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
G - Building Sitework	\$ -	\$ 15,109	\$ 192,815	\$ 45,511	\$ 253,435
Totals	\$ 0	\$ 797,622	\$ 921,438	\$ 1,767,229	\$ 3,486,289

Constructed: 1973

$$\text{5-Year FCI} = \frac{\$683,617}{\$2,075,000} \times 100$$

5-Year FCI = 32.9% (Poor)

Roth IAMS
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS

Energy Audit – Energy Conservation Measures

- Exterior Lighting Retrofit (\$3,000)
- Install Programmable controls/thermostats for the Gas-Fired Furnace and Unit Heaters (\$3,000)

Roth IAMS
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS



Roth **IAMS**
Integrated Asset Management Strategies

FCAPX
A Division of Roth IAMS