



PEACE RIVER REGIONAL DISTRICT



Submission to

Peace River Regional District

**Facility Condition Assessment Report
Kelly Lake Community Centre**

Version: Final

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Executive Summary

FCAPX Ltd. (FCAPX) was retained by the Peace River Regional District (PRRD) to conduct a Facility Condition Assessment (FCA) of the Kelly Lake Community Centre in Kelly Lake, British Columbia. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 20 years.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

Facility Summary

The Kelly Lake Community Centre is located at 107 Kelly Lake Road in Kelly Lake, British Columbia. According to information provided the building was constructed in approximately 1977 with no known significant renovation programs. It is a single-storey building with an estimated gross floor area of approximately 665 square meters. The building is currently split into two sides. The north section being the gymnasium. The south portion including the office, program rooms, and kitchen.

System Summaries

Structural and Architectural Summary

With the exception of a basic floor plan, no architectural or structural drawings were available for review. The building is a single storey largely constructed of concrete block with a steel structure. The building has two crawlspaces. The exterior cladding includes brick veneer and corrugated metal panels. The roof covering is modified bitumen.

For the most part, the architectural elements are original and some such as the operable windows appear to have reached the end of their useful lives. Damage to finishes was observed in the washrooms.

Plumbing and Mechanical Systems Summary

No mechanical drawings were available for review. Domestic heat is provided by a series of fuel (propane) burning forced air furnaces. Propane is stored in four tanks located on site. The heating system has been upgraded from the original system.

Domestic hot water is provided by three conventional fuel burning hot water heaters. It was reported that the hot water supply is inadequate. Water is delivered to the building by truck and stored in a cistern. For the most part, the plumbing system appears to be original.

Electrical Systems Summary

No electrical drawings were available for review. A 110/220 volt, single phase electrical service is delivered to the building via an overhead service drop. The main shut off and

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service panel are located in the mezzanine. The main shut off is rated at 400 amps. For the most part the electrical system appears to be original.

Site Feature Systems Executive Summary

No site drawings were available for review. Site features include a gravel parking area, an abandoned outdoor rink, a concrete patio and playground area.

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1 INTRODUCTION

FCAPX Ltd. (FCAPX) was contracted by the Peace River Regional District to conduct a Facility Condition Assessment (FCA) of the Kelly Lake Community Centre (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.

In addition to the FCA scope of work the following deliverables are included in this report:

- Visual-Only Energy Efficiency Review; and,
- Preventative Maintenance Plan.

1.1 FACILITY

Information on the evaluated facility is provided below:

Building Name	Kelly Lake Community Centre
Address	107 Kelly Lake Road, Kelly Lake, BC
Estimated Building Floor Area (sq.m.)	665
Number of Storeys	1 (with crawlspace)
Date of Construction	1977

1.2 SITE REVIEW

A site visit was performed on July 12, 2019 by the following FCAPX personnel:

- Alexandre Bouchard, P.Eng.

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.

Otherwise, facility condition related documentation was limited to:

- Playground Safety Audit, prepared by Suncorp Valuations, dated Sept. 18, 2018.

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:

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- 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.

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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 the Peace River Regional District.

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

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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

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

3 DEFINITIONS

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

3.1 EVALUATION PERIOD

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a twenty (20) 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.

Only planned actions with a total cost over \$1,000 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.

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.

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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.
- **Condition-Based Replacement:** Any component or system in which requires replacement in the near term (within the next 5 years) due to its condition.
- **Lifecycle Replacement:** Any component or system in which future replacement (5 years or more) 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- **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.

2- **FAIR:** The medium level condition rating. Generally, components meet present requirements and have been adequately maintained. Some minor deficiencies may be

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noted. A repair or lifecycle replacement is anticipated within the evaluation period between 3-5 years.

3- 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.

4- 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).

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. Appendix 5 provides a Photo Log with some general photos and deficiency photos.

4.1 FACILITY CONDITION INDEX

The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 16.9%. Based on the table below, the FCI suggests that the building is in Fair condition overall.

A 5-Year FCI is defined as follows:

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

$$\text{5-Year FCI} = \frac{\$725,705}{\$4,295,000} \times 100$$

$$\text{5-Year FCI} = 16.9\%$$

The building Current Replacement Value (CRV) was calculated at a rate of \$6,458/sq.m. (\$600/sq.ft.) as requested by Peace River Regional District. For the subject building the CRV (or Cost of Reproduction New (CRN)) is approximately \$4,295,000.

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 by the Peace River Regional District. The total 5-Year Renewal Need cost, excluding the renewal costs for the site features (roadways,

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parking lot, walkways, etc.) for the subject building, as outlined in the OPC table (included in Appendix B), is \$725,705.

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 by the Peace River Regional District.

Table 1	
5-year Calculated FCI	Condition Category
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

5 VISUAL ENERGY EFFICIENCY REVIEW

The findings of the Visual Energy Efficiency Review for this facility are presented in Appendix 3.

In general the Visual Energy Efficiency Review is considered a preliminary visual-based screening audit based on site walk-through and information provided by PRRD and the site operating personnel. As such, the findings should be considered preliminary and budgetary in nature and should be reviewed in greater detail to consider the feasibility, anticipated energy savings, and anticipated payback for each of the energy efficiency opportunity identified.

6 PREVENTATIVE MAINTENANCE PLAN

The compiled Preventative Maintenance Plan (PMP) for this facility are presented in Appendix 4.

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.

7 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 the Peace River Regional District.

APPENDIX 1
Facility Condition Assessment Findings

A Substructure

A10 Foundations

Item	Description
Uniformat Code	A1010 - Standard Foundations
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	224 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$220,416.00

Description

The foundation is assumed to be poured concrete walls on footings

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - A1010

B Shell
B10 Superstructure

Item	Description
Unifomat Code	B1010 - Floor Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$165,837.70

Description

Floor construction for the gym is wood planks supported by steel structural members below. The remainder of the building is provided a steel floor deck with steel supports. The floor structure throughout the building is supported by poured concrete piers.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B1010



Kelly Lake Community Centre - B1010

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	665 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$138,366.55

Description

Roof construction appears to be a structural steel with a metal deck.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B1020

Item	Description
Uniformat Code	B1030 - Structure
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	448 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$125,440.00

Description

The wall structure includes masonry block, appearing to be insulated with vermiculite within the block cavities.

Condition Narrative

No major deficiencies were observed or reported regarding the block masonry. However, a study to confirm the presence of asbestos containing vermiculite is recommended. The study, HazMat Assessment, should consider the facility entirely at the time of the assignment.

Photos



Kelly Lake Community Centre - B201021



Kelly Lake Community Centre - B1030 Structure



Kelly Lake Community Centre - B1030 Structure

Recommendations

Recommendation #1 - Hazardous Materials Assessment	
Type	Engineering Study
Year	2020
Cost	\$10,000.00

B20 Exterior Enclosure

Item	Description
Uniformat Code	B201010 - Exterior Coatings
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	448 / SM
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$44,800.00

Description

Exterior coatings include paint on concrete block.

Condition Narrative

Peeling and weathered paint was observed.

Photos



Kelly Lake Community Centre - B201010



Kelly Lake Community Centre - B201010

Recommendations

Recommendation #1 - Exterior Coatings	
Type	Life Cycle Replacement
Year	2022
Cost	\$44,800.00

Item	Description
Uniformat Code	B201021 - Masonry
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	207 / SM
Unit Cost	\$650.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$134,550.00

Description

Exterior cladding includes brick veneer.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B201021

Item	Description
Uniformat Code	B201024 - Metal Siding
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	258 / SM
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$41,280.00

Description

Exterior cladding includes metal siding along the upper portions of the exterior walls.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B201024

Recommendations

Recommendation #1 - Metal Siding	
Type	Life Cycle Replacement
Year	2025
Cost	\$41,280.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	28 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,600.00

Description

Windows are comprised double pane insulated glass set in metal frames. Approximately 70% are dated 1988 or older.

Condition Narrative

No major deficiencies were observed or reported. Some separation and deterioration of the spacers between the panes was observed. It was reported that some operable windows are performing as designed.

Photos



Kelly Lake Community Centre - B202001



Kelly Lake Community Centre - B202001



Kelly Lake Community Centre - B202001

Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2022
Cost	\$19,600.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	2000
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	12 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,400.00

Description

Windows are comprised double pane insulated glass set in metal frames. Approximately 30% are dated 2000 or later.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B202001

Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2030
Cost	\$8,400.00

Item	Description
Uniformat Code	B203002 - Solid Doors - Single
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$9,000.00

Description

Exterior doors include single-wide metal doors set in metal frames. Some doors include glass insets.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B203002



Kelly Lake Community Centre - B203002

Recommendations

Recommendation #1 - Solid Doors - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$9,000.00

Item	Description
Uniformat Code	B203003 - Solid Doors - Double
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

Description

Exterior doors include solid double-wide assemblies in the gymnasium.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - B203003

Recommendations

Recommendation #1 - Solid Doors - Double	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,000.00

B30 Roofing

Item	Description
Unifomat Code	B301022 - Conventional - Modified Bitumen
Installation Year	2008
Condition	2 - Fair
Expected Useful Life	22 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	665 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$179,550.00

Description

The roof covering is modified bitumen.

Condition Narrative

Some ridging, surface wear, and cracking was observed. It was reported that some areas on the lower roof have been repaired. Water stains were observed on ceiling tiles suggesting possible previous leaks.

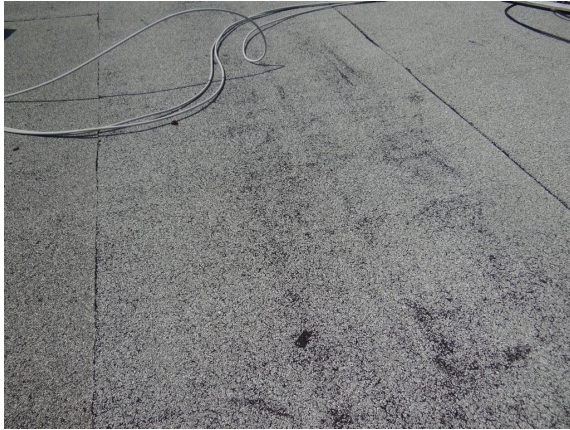
Photos



Kelly Lake Community Centre - B301022



Kelly Lake Community Centre - B301022



Kelly Lake Community Centre - B301022



Kelly Lake Community Centre - B301022

Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2023
Cost	\$179,550.00

Item	Description
Uniformat Code	B302022 - Hatches
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

Description

A roof hatch is installed above the gymnasium mezzanine.

Condition Narrative

The hatch was serviceable at the time of the assessment. However, corrosion was observed on the hinging mechanism.

Photos



Kelly Lake Community Centre - B302022



Kelly Lake Community Centre - B302022

Recommendations

Recommendation #1 - Hatches	
Type	Life Cycle Replacement
Year	2023
Cost	\$5,000.00

C Interiors

C10 Interior Construction

Item	Description
Uniformat Code	C101001 - Fixed Partitions
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$63,175.00

Description

Fixed interior partitions appear to be primarily comprised of concrete block walls, with few stud wall assemblies, typically in the washrooms.

Condition Narrative

No major deficiencies were observed or reported to the wall assemblies. However, unsealed penetrations in fire rated wall assemblies was observed and should be reviewed.

Photos



Kelly Lake Community Centre - C101001



Kelly Lake Community Centre - C101001



Kelly Lake Community Centre - C101001

Recommendations

Recommendation #1 - Firestopping Inspection	
Type	Engineering Study
Year	2020
Cost	\$15,000.00

Recommendation #2 - Firestopping Repair Allowance	
Type	Major Repair
Year	2020
Cost	\$16,625.00

Item	Description
Uniformat Code	C101002 - Demountable Partitions
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$63,175.00

Description

Demountable partitions are installed between classrooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C101002

Recommendations

Recommendation #1 - Demountable Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$63,175.00

Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	17 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$34,000.00

Description

Interior doors include solid single-wide assemblies.

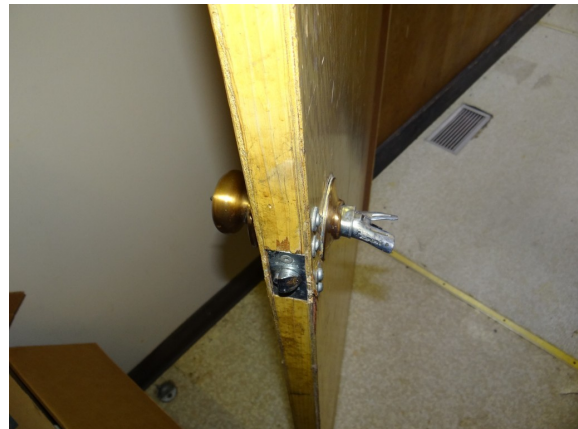
Condition Narrative

No major deficiencies were observed or reported; however, damage to the office door was observed and should be repaired.

Photos



Kelly Lake Community Centre - C102002



Kelly Lake Community Centre - C102002



Kelly Lake Community Centre - C102002

Recommendations

Recommendation #1 - Replace damaged doors	
Type	Failure Replacement
Year	2019
Cost	\$4,000.00

Recommendation #2 - Solid Interior Door - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$34,000.00

Item	Description
Uniformat Code	C103001 - Washroom Partitions
Installation Year	1977
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	7 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,500.00

Description

Washroom partitions are pre-finished metal, wall hung.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C103001



Kelly Lake Community Centre - C103001

Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,500.00

Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	20 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

Description

Built in cabinets are installed in the program rooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C103009



Kelly Lake Community Centre - C103009

Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2025
Cost	\$20,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	14 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$16,800.00

Description

Kitchen cabinets are wood construction with plastic laminate faces and counter tops.

Condition Narrative

No major deficiencies were observed or reported. Some misaligned door hinges were noted and should be addressed as part of maintenance activities.

Photos



Kelly Lake Community Centre - C103010



Kelly Lake Community Centre - C103010



Kelly Lake Community Centre - C103010

Recommendations

Recommendation #1 - Cabinets - Kitchen	
Type	Life Cycle Replacement
Year	2025
Cost	\$16,800.00

C20 Stairs

Item	Description
Uniformat Code	C201001 - Interior Stair Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Quantity / Unit of Measure	1 / Per Floor
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

Description

Stairs to mezzanine

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C201001

Item	Description
Uniformat Code	C201027 - Roof Access Ladders
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	10 / LM
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

Description

A metal access ladder to the upper roof is installed along the exterior of the building. Additional ladders are located in the gymnasium mezzanine to access the roof level.

Condition Narrative

No major deficiencies were observed or reported to the ladders. However, access to the mezzanine ladders is challenging and deemed unsafe.

Photos



Kelly Lake Community Centre - C201027



Kelly Lake Community Centre - C201027

Recommendations

Recommendation #1 - Improve Access to Roof Hatch	
Type	Major Repair
Year	2020
Cost	\$20,000.00

Recommendation #2 - Roof Access Ladders	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,000.00

Item	Description
Uniformat Code	C201099 - Other Stair Construction
Installation Year	1977
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

Description

Two crawlspace access hatches are installed, one in the storage room and the other in the gymnasium.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C201099

Recommendations

Recommendation #1 - Other Stair Construction	
Type	Life Cycle Replacement
Year	2027
Cost	\$20,000.00

C30 Interior Finishes

Item	Description
Uniformat Code	C301005 - Painted Wall Covering
Installation Year	1977
Condition	1 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	360 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,400.00

Description

The wall finish in the gym is paint.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C301005

Recommendations

Recommendation #1 - Painted Wall Covering	
Type	Life Cycle Replacement
Year	2025
Cost	\$14,400.00

Item	Description
Uniformat Code	C301021 - Wall Paper
Installation Year	1977
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	525 / SM
Unit Cost	\$60.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$31,500.00

Description

Wall finishes include pre-finished wall panels in hallways and other multi-purpose rooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C301021

Recommendations

Recommendation #1 - Wall Paper	
Type	Life Cycle Replacement
Year	2025
Cost	\$31,500.00

Item	Description
Uniformat Code	C301022 - Wood Panel
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	104 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$28,080.00

Description

Wall finishes include wood panelling in the gym and mezzanine hall.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C301022



Kelly Lake Community Centre - C301022

Recommendations

Recommendation #1 - Wood Panel	
Type	Life Cycle Replacement
Year	2025
Cost	\$28,080.00

Item	Description
Uniformat Code	C301023 - Ceramic Tile
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	261 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$39,150.00

Description

Wall finishes include ceramic tile in the washrooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C301023

Recommendations

Recommendation #1 - Ceramic Tile	
Type	Life Cycle Replacement
Year	2025
Cost	\$39,150.00

Item	Description
Unifomat Code	C302003 - Wood Flooring
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	221 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.00 / 1.00
Element Renewal Cost	\$75,140.00

Description

Floor finishes include wood flooring in the gym.

Condition Narrative

Physical damage, uneven floor surface and general wear was observed.

Photos



Kelly Lake Community Centre - C302003



Kelly Lake Community Centre - C302003

Recommendations

Recommendation #1 - Wood Flooring	
Type	Life Cycle Replacement
Year	2021
Cost	\$75,140.00

Item	Description
Uniformat Code	C302005 - Carpet
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	10 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	18 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,160.00

Description

Floor finishes include carpet in the bay windows.

Condition Narrative

Localized stains, wrinkles and general wear were observed.

Photos



Kelly Lake Community Centre - C302005



Kelly Lake Community Centre - C302005



Kelly Lake Community Centre - C302005

Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2022
Cost	\$2,160.00

Item	Description
Unifomat Code	C302006 - Vinyl Sheet
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	406 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$48,720.00

Description

Floor finishes include vinyl sheet in most areas.

Condition Narrative

Localized damage was observed in washrooms, under sinks and around toilets. Material may contain asbestos and should be considered as part of the recommended HazMat assessment.

Photos



Kelly Lake Community Centre - C302006



Kelly Lake Community Centre - C302006



Kelly Lake Community Centre - C302006

Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2022
Cost	\$48,720.00

Item	Description
Unifomat Code	C302007 - Painted / Sealed Concrete Floor
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	26 / SM
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,040.00

Description

Floor finishes include painted concrete, typically in service rooms.

Condition Narrative

Staining and wear were observed.

Photos



Kelly Lake Community Centre - C302007

Recommendations

Recommendation #1 - Painted / Sealed Concrete Floor	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,040.00

Item	Description
Unifomat Code	C302099 - Other Floor Finishes
Installation Year	2010
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

Description

Floor finishes include resilient tile flooring in approximately 50% of the kitchen. The age of installation couldn't be confirmed and has been estimated based on site observations.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C302099



Kelly Lake Community Centre - C302099

Recommendations

Recommendation #1 - Other Floor Finishes	
Type	Life Cycle Replacement
Year	2030
Cost	\$15,000.00

Item	Description
Unifomat Code	C303005 - Wood Ceiling
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	26 / SM
Unit Cost	\$335.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,710.00

Description

Ceiling finishes include wood in the mezzanine area.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C303005



Kelly Lake Community Centre - C303005

Recommendations

Recommendation #1 - Wood Ceiling	
Type	Life Cycle Replacement
Year	2025
Cost	\$8,710.00

Item	Description
Uniformat Code	C303006 - Painted Ceiling Structures
Installation Year	1977
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	40 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

Description

Ceiling finishes include paint on gypsum board ceiling in the washrooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - C303006

Recommendations

Recommendation #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2025
Cost	\$1,000.00

Item	Description
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	1977
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	382 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,560.00

Description

Ceiling finishes include acoustic tiles throughout the majority of the offices, hallway, and program rooms.

Condition Narrative

Damage and staining was observed in localized areas, which should be addressed as part of maintenance activities. Otherwise, no major issues noted or reported.

Photos



Kelly Lake Community Centre - C303007



Kelly Lake Community Centre - C303007

Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2025
Cost	\$30,560.00

D Services

D20 Plumbing

Item	Description
Uniformat Code	D201001 - Water Closets
Installation Year	2000
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

Description

Plumbing fixtures include conventional floor mounted toilets with attached water tanks.

Condition Narrative

It was observed that one toilet was out of order at the time of inspection and should be repaired as part of maintenance. Otherwise, no major deficiencies were observed or reported.

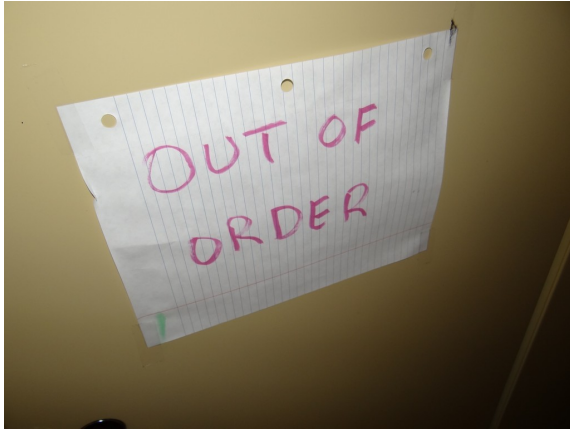
Photos



Kelly Lake Community Centre - D201001



Kelly Lake Community Centre - D201001



Kelly Lake Community Centre - D201001

Recommendations

Recommendation #1 - Water Closets	
Type	Life Cycle Replacement
Year	2035
Cost	\$6,000.00

Item	Description
Uniformat Code	D201002 - Urinals
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

Description

Plumbing fixtures include a urinal in the men's washroom.

Condition Narrative

It was observed that the urinal was out of order at the time of inspection.

Photos



Kelly Lake Community Centre - D201002

Recommendations

Recommendation #1 - Urinals	
Type	Life Cycle Replacement
Year	2020
Cost	\$1,000.00

Item	Description
Unifomat Code	D201003 - Lavatories
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	7 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,000.00

Description

Plumbing fixtures include enamelled sinks installed in plastic laminate counter tops and a wall mounted porcelain sink in the washrooms.

Condition Narrative

It was observed that the enamelled sinks are chipped and corroded.

Photos



Kelly Lake Community Centre - D201003



Kelly Lake Community Centre - D201003

Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2020
Cost	\$7,000.00

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	1977
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,000.00

Description

Plumbing fixtures include a stainless steel sink installed in the kitchen.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D201004

Recommendations

Recommendation #1 - Sinks	
Type	Life Cycle Replacement
Year	2025
Cost	\$1,000.00

Item	Description
Uniformat Code	D201024 - Custodial Sinks
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

Description

Plumbing fixtures include a custodial sink.

Condition Narrative

Some staining and corrosion was observed but is understood to be in serviceable condition.

Photos



Kelly Lake Community Centre - D201024

Recommendations

Recommendation #1 - Custodial Sinks	
Type	Life Cycle Replacement
Year	2022
Cost	\$2,000.00

Item	Description
Uniformat Code	D201025 - Showers
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

Description

Plumbing fixtures include showers in the change rooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D201025



Kelly Lake Community Centre - D201025

Recommendations

Recommendation #1 - Showers	
Type	Life Cycle Replacement
Year	2025
Cost	\$3,000.00

Item	Description
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$26,600.00

Description

Water is delivered to the building from a cistern located on site. The building domestic water system includes a main cold water supply line, and domestic hot and cold water copper piping to plumbing fixtures.

Condition Narrative

Corrosion and evidence of leaking was observed in the crawlspaces, washrooms and other locations. A detailed review of the plumbing is recommended to confirm its remaining useful life.

Photos



Kelly Lake Community Centre - D202001



Kelly Lake Community Centre - D202001



Kelly Lake Community Centre - D202001



Kelly Lake Community Centre - D202001

Recommendations

Recommendation #1 - Inspect plumbing piping	
Type	Engineering Study
Year	2019
Cost	\$12,000.00

Recommendation #2 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2022
Cost	\$26,600.00

Item	Description
Unifomat Code	D202006 - Domestic Water Equipment - Booster Systems
Installation Year	2000
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

Description

The plumbing system includes circulation pumps.

Condition Narrative

Corrosion and evidence of leakage was observed.

Photos



Kelly Lake Community Centre - D202006

Recommendations

Recommendation #1 - Domestic Water Equipment - Booster Systems	
Type	Life Cycle Replacement
Year	2020
Cost	\$10,000.00

Item	Description
Unifomat Code	D202009 - D202009 - Domestic Water Storage Tanks
Installation Year	2000
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	45 / Liter
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,500.00

Description

The plumbing system includes pressure tanks in the crawlspace.

Condition Narrative

The associated plumbing for one tank appeared to be under repair at the time of inspection.

Photos



Kelly Lake Community Centre - D202009

Recommendations

Recommendation #1 - D202009 - Domestic Water Storage Tanks	
Type	Life Cycle Replacement
Year	2030
Cost	\$4,500.00

Item	Description
Uniformat Code	D202009 - D202009 - Domestic Water Storage Tanks
Installation Year	2012
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	23 Years
Quantity / Unit of Measure	180 / Liter
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$9,000.00

Description

A water storage tank is located in the south crawlspace.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D202009



Kelly Lake Community Centre - D202009

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	12 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	150 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$3,375.00

Description

Hot water is supplied in part by a conventional hot water heater in the gymnasium mezzanine area.

Condition Narrative

Corrosion was observed. Tank is beyond service life and could not be confirmed if it was in service.

Photos



Kelly Lake Community Centre - D202021

Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2020
Cost	\$3,375.00

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	2018
Condition	1 - Good
Expected Useful Life	12 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	150 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,750.00

Description

Hot water is provided in part by a gas-fired hot water heater in the south service room.

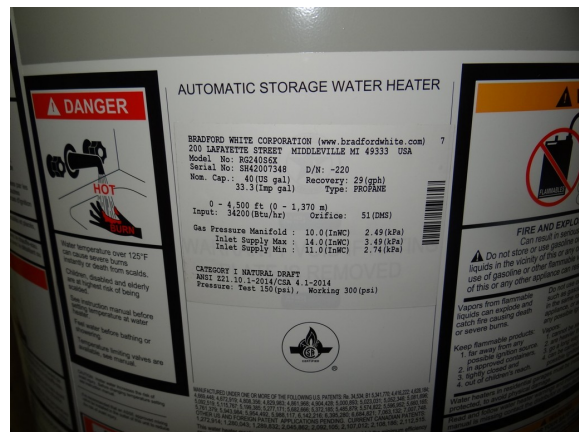
Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D202021



Kelly Lake Community Centre - D202021

Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,750.00

Item	Description
Unifomat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	665 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$29,925.00

Description

Sanitary waste and vent piping appears to be cast iron and ABS plastic.

Condition Narrative

Corrosion on metal piping was observed in localized areas. Evidence of sewage odors in the vicinity of the gymnasium washrooms was noted at the time of the site assessment, and should be further investigated.

Photos



Kelly Lake Community Centre - D203001



Kelly Lake Community Centre - D203001

Recommendations

Recommendation #1 - Investigate Potential Sanitary Leak	
Type	Engineering Study
Year	2020
Cost	\$10,000.00

Recommendation #2 - Repair Allowance - Sanitary Drainage System	
Type	Major Repair
Year	2020
Cost	\$8,000.00

Recommendation #3 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2027
Cost	\$29,925.00

Item	Description
Unifomat Code	D204001 - Rain Water Drainage Piping and Fittings
Installation Year	1977
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,950.00

Description

Roof drains are connected to an internal drainage system.

Condition Narrative

Roof drainage appears to be performing as intended. Missing grills or strainers at roof drains were observed and should be replaced as part of maintenance.

Photos



Kelly Lake Community Centre - D204001



Kelly Lake Community Centre - D204001

Recommendations

Recommendation #1 - Rain Water Drainage Piping and Fittings	
Type	Life Cycle Replacement
Year	2027
Cost	\$19,950.00

D30 HVAC

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2004
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	80 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.00 / 1.00
Element Renewal Cost	\$9,600.00

Description

Heat is provided by a series of seven forced air furnaces. Units 1 to 3 were installed in 2004.

Condition Narrative

No major deficiencies were observed or reported. Therefore the lifecycle replacement has been deferred.

Photos



Kelly Lake Community Centre - D302008

Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$9,600.00

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	1988
Condition	2 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	80 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	4.00 / 1.00 / 1.00
Element Renewal Cost	\$12,800.00

Description

Heat is provided by a series of seven forced fuel burning forced air furnaces. Units 4 to 7 were installed in 1988 or earlier.

Condition Narrative

No major deficiencies were observed or reported. Therefore the lifecycle replacement has been deferred.

Photos



Kelly Lake Community Centre - D302008

Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2023
Cost	\$12,800.00

Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$79,800.00

Description

Heat is distributed by a system of sheet metal ducts and vents.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D304001

Recommendations

Recommendation #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$79,800.00

Item	Description
Uniformat Code	D304007 - Exhaust Fans
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$9,000.00

Description

The ventilation system includes roof top exhaust fans.

Condition Narrative

No major deficiencies were observed or reported. Some mechanical damage was noted.

Photos



Kelly Lake Community Centre - D304007

Recommendations

Recommendation #1 - Exhaust Fans	
Type	Life Cycle Replacement
Year	2025
Cost	\$9,000.00

Item	Description
Uniformat Code	D305006 - Forced Flow Units
Installation Year	1977
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

Description

Heat is provided to the entry vestibules by forced flow units.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D305006

Recommendations

Recommendation #1 - Forced Flow Units	
Type	Life Cycle Replacement
Year	2025
Cost	\$3,000.00

Item	Description
Uniformat Code	D309021 - Fume Hood Systems
Installation Year	2010
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$25,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$25,000.00

Description

Former classroom fume hood system is now decommissioned in place in the exercise room.

Condition Narrative

The fume hood system is understood to be decommissioned. It is recommended that it be inspected prior to being put into service.

Photos



Kelly Lake Community Centre - D309021

Recommendations

Recommendation #1 - Inspect fume hood	
Type	Engineering Study
Year	2020
Cost	\$2,000.00

Recommendation #2 - Fume Hood Systems	
Type	Life Cycle Replacement
Year	2035
Cost	\$25,000.00

D50 Electrical

Item	Description
Uniformat Code	D501022 - Low Voltage Electrical Service
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,950.00

Description

A 110/220 volt, single phase electrical service is supplied to the building via an overhead service drop to a main shut off located on the mezzanine. The main shut off is rated at 400 amps.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D501022



Kelly Lake Community Centre - D501022



Kelly Lake Community Centre - D501022

Recommendations

Recommendation #1 - Low Voltage Electrical Service	
Type	Life Cycle Replacement
Year	2025
Cost	\$19,950.00

Item	Description
Uniformat Code	D501023 - Electrical Panels
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$16,000.00

Description

The electrical system includes four electrical panels, two in the mechanical room, one in a classroom and one on the mezzanine.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D501023



Kelly Lake Community Centre - D501023

Recommendations

Recommendation #1 - Electrical Panels	
Type	Life Cycle Replacement
Year	2025
Cost	\$16,000.00

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1977
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$63,175.00

Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX Cable. Splitters and switches are located on the mezzanine.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D502001



Kelly Lake Community Centre - D502001

Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2025
Cost	\$63,175.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$56,525.00

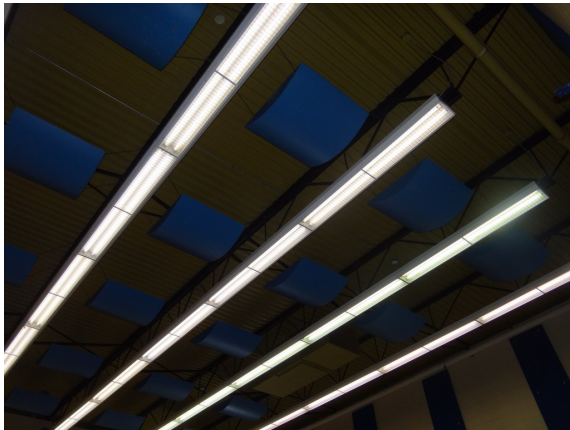
Description

Interior lighting includes linear fluorescent fixtures.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D502002

Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$56,525.00

Item	Description
Uniformat Code	D502021 - Exterior Lighting
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,200.00

Description

Exterior lighting includes wall mounted fixtures.

Condition Narrative

Fixtures understood to be functional. Some damage was noted. fixtures are outdated.

Photos



Kelly Lake Community Centre - D502021



Kelly Lake Community Centre - D502021

Recommendations

Recommendation #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$7,200.00

Item	Description
Uniformat Code	D502022 - Exit Lighting
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,995.00

Description

Illuminated exit lighting is installed.

Condition Narrative

No major deficiencies were observed or reported. However, the fixtures are outdated.

Photos



Kelly Lake Community Centre - D502022

Recommendations

Recommendation #1 - Exit Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,995.00

Item	Description
Uniformat Code	D503001 - Fire Alarm Systems
Installation Year	1977
Condition	4 - Critical
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$33,250.00

Description

A fire alarm system is installed.

Condition Narrative

It was observed that the fire alarm system has not been inspected since 2013. Annual inspection is recommended. Remaining service life to be confirmed by inspection.

Photos



Kelly Lake Community Centre - D503001



Kelly Lake Community Centre - D503001



Kelly Lake Community Centre - D503001

Recommendations

Recommendation #1 - Inspect fire alarm system	
Type	Engineering Study
Year	2020
Cost	\$2,000.00

Recommendation #2 - Fire Alarm Systems	
Type	Life Cycle Replacement
Year	2022
Cost	\$33,250.00

Item	Description
Uniformat Code	D503008 - Security and Detection Systems
Installation Year	2000
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.00 / 1.00
Element Renewal Cost	\$13,300.00

Description

A security system including surveillance cameras is installed.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - D503008



Kelly Lake Community Centre - D503008



Kelly Lake Community Centre - D503008

Recommendations

Recommendation #1 - Security and Detection Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$13,300.00

Item	Description
Uniformat Code	D509003 - Emergency Lighting Systems
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,325.00

Description

Battery-operated emergency lighting is installed.

Condition Narrative

No major deficiencies were observed or reported but the fixtures are outdated.

Photos



Kelly Lake Community Centre - D509003

Recommendations

Recommendation #1 - Emergency Lighting Systems	
Type	Life Cycle Replacement
Year	2022
Cost	\$3,325.00

F Special Construction and Demolition
F10 Special Construction

Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	3 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

Description

Site features include playground equipment.

Condition Narrative

Equipment was observed and reported to be in need of repair or replacement.

Photos



Kelly Lake Community Centre - F101001



Kelly Lake Community Centre - F101001



Kelly Lake Community Centre - F101001

Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2020
Cost	\$30,000.00

Item	Description
Uniformat Code	F101004 - Chain Link Fence Enclosure
Installation Year	1977
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1 / EA
Unit Cost	\$8,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,000.00

Description

The propane tanks are contained within a fenced enclosure.

Condition Narrative

No major issues observed or reported.

Photos



Kelly Lake Community Centre - F101004

Recommendations

Recommendation #1 - Chain Link Fence Enclosure	
Type	Life Cycle Replacement
Year	2020
Cost	\$8,000.00

Item	Description
Unifomat Code	F101005 - Arena/Race Track
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / EA
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

Description

Site features include an abandoned outdoor rink.

Condition Narrative

It was observed that this feature has not been maintained, vegetation is overgrown and the wood fencing is deteriorated.

Photos



Kelly Lake Community Centre - F101005



Kelly Lake Community Centre - F101005



Kelly Lake Community Centre - F101005

Recommendations

Recommendation #1 - Arena/Race Track	
Type	Life Cycle Replacement
Year	2020
Cost	\$40,000.00

G Sitework

G20 Site Improvements

Item	Description
Unifomat Code	G202024 - Gravel Paved Surface - Parking Area
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	1000 / SM
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

Description

Site features include a gravel parking area.

Condition Narrative

Pot holes and ponding were observed. Releveling and resurfacing is recommended.

Photos



Kelly Lake Community Centre - G202024



Kelly Lake Community Centre - G202024

Recommendations

Recommendation #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2021
Cost	\$10,000.00

Item	Description
Uniformat Code	G203022 - Concrete Paved Surfaces
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	16 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,400.00

Description

Site features include a concrete patio.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - G203022

Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2025
Cost	\$2,400.00

Item	Description
Unifomat Code	G203022 - Concrete Paved Surfaces
Installation Year	1977
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	120 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,000.00

Description

Site features include concrete walkways at the perimeter of the building.

Condition Narrative

No major deficiencies were observed or reported. Some settlement away from the building and some cracking was observed.

Photos



Kelly Lake Community Centre - G203022



Kelly Lake Community Centre - G203022

Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2025
Cost	\$18,000.00

Item	Description
Unifomat Code	G204009 - Flagpoles
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

Description

Site features include a metal flag pole.

Condition Narrative

Corrosion was observed.

Photos



Kelly Lake Community Centre - G204009



Kelly Lake Community Centre - G204009

Recommendations

Recommendation #1 - Flagpoles	
Type	Life Cycle Replacement
Year	2022
Cost	\$5,000.00

Item	Description
Uniformat Code	G204021 - Fencing and Gates - Chain Link Fence
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	650 / LM
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$162,500.00

Description

Site features include perimeter chain link fencing with steel gates.

Condition Narrative

No major deficiencies were observed or reported. However, localized wearing and poor gate operation was noted and should be repaired as part of maintenance activities.

Photos



Kelly Lake Community Centre - G204021

Recommendations

Recommendation #1 - Fencing and Gates - Chain Link Fence	
Type	Life Cycle Replacement
Year	2024
Cost	\$162,500.00

G30 Site Civil / Mechanical Utilities

Item	Description
Uniformat Code	G3010 - Water Supply
Installation Year	1977
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$99,750.00

Description

Domestic water is supplied by a cistern located on the property consisting of two tanks installed below grade. Little information was available regarding the condition of the cisterns.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Kelly Lake Community Centre - G3010

Recommendations

Recommendation #1 - Water Supply	
Type	Life Cycle Replacement
Year	2024
Cost	\$99,750.00

Item	Description
Uniformat Code	G3020 - Sanitary Sewer
Installation Year	1977
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Quantity / Unit of Measure	665 / SM Building
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$106,400.00

Description

It was reported that sewage is discharged to a municipal infrastructure.

Condition Narrative

No major deficiencies were observed or reported.

Recommendations

Recommendation #1 - Sanitary Sewer	
Type	Life Cycle Replacement
Year	2027
Cost	\$106,400.00

Item	Description
Uniformat Code	G306021 - Fuel Storage Tanks - Aboveground
Installation Year	1966
Condition	3 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	4 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$40,000.00

Description

Propane is stored in four tanks within a chain link enclosure.

Condition Narrative

The tanks are past their typical useful life with corrosion. Tanks should be inspected if intended to remain in service.

Photos



Kelly Lake Community Centre - G306021

Recommendations

Recommendation #1 - Fuel Storage Tanks - Aboveground	
Type	Life Cycle Replacement
Year	2020
Cost	\$40,000.00

Item	Description
Uniformat Code	G402013 - Exterior Pole Light Fixture
Installation Year	1977
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

Description

Site lighting includes pole mounted flood lights at the outdoor rink.

Condition Narrative

Fixtures do not appear to be in service and evidence of damage.

Photos



Kelly Lake Community Centre - G402013



Kelly Lake Community Centre - G402013

Recommendations

Recommendation #1 - Exterior Pole Light Fixture	
Type	Life Cycle Replacement
Year	2020
Cost	\$3,000.00

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APPENDIX 2

20-Year Capital Plan Renewal and Repair Summary

Project No. 19063
1 of 1

APPENDIX 3
Energy Efficiency Review Findings

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Visual-only Energy Efficiency Review

The following outlines the Energy Efficiency Opportunities (EEOs) identified at the time of the field review.

It should be noted that the scope of work was limited to a visual review of existing site conditions in conjunction with the Facility Condition Assessment (FCA) site assessment; as such, detailed site investigations, engineering calculations, nor computer modeling were not undertaken as part of the assignment.

The following opportunities should be considered for implementation in conjunction with the findings and recommendations of the FCA. Should any of the EEOs be considered for implementation as a stand-alone project, it is recommended that further study be undertaken to confirm the savings assumptions and overall project feasibility.

Kelly Lake Community Centre

Energy Efficiency Opportunities - Kelly Lake Community Centre	
B20 – Exterior Enclosure	
B2.1	Insulate along exposed concrete block wall elevations. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
B2.2	Replace window assemblies with thermally broken frames. Thermally broken windows include an insulating gasket within the window frame to mitigate heat loss.
B2.3	Reinstate weather stripping along access doors, operable window panes, and roof hatches. Caulking and weather stripping are two of the easiest and most cost-effective ways to reduce leaks and drafts due to small cracks and gaps around window frames. This will help reduce drafts and maintain comfort conditions. Savings could equate to 1-5% of the buildings energy usage for heating and cooling.

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Energy Efficiency Opportunities - Kelly Lake Community Centre	
B30 – Roofing	
B3.1	Improve rigid roof insulation along with the next roof renewals. Improved insulation helps reduce heat loss from the building and can result in energy savings. Depending on the current insulation values there are some energy saving gains that can be had however these projects are often very expensive and do not result in a payback period less than 50 years. The exception is when there is next to no insulation existing. This is best done during a lifecycle renewal.
D20 – Plumbing	
D2.1	Ensure domestic hot water distribution pipes are properly insulated. Uninsulated hot water piping loses energy through heat loss from the piping which results in the hot water system to cycle to maintain water temperature even though there may be no demand. The loss can be around 30 btu/hr/m. Insulating the piping can help reduce this loss however with low usage this can result in a long payback.
D2.2	Installation of strategic on-demand water heaters by fixture or area. The use of instantaneous domestic water heaters is intended to save on the heat loss from piping and storage tanks. In a facility where the demand is low the savings is low and this is an option to consider at the time of capital renewal and would reduce the need for insulating the piping.
D30 – HVAC	
D3.1	Replacement of manual analogue thermostat for digital programmable or Smart thermostats with appropriate scheduling features. Savings is achieved through a reduction in the space temperature maintained by the heating/cooling systems. This has the potential to save 10-20% of heating/cooling energy for the building. The implementation cost can range from \$100-\$200.

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Energy Efficiency Opportunities - Kelly Lake Community Centre	
D30 – HVAC (continued)	
D3.2	Install High Efficiency Furnaces. The furnaces are approaching the end of their expected useful life. At this time high efficiency furnaces should be considered. The heating efficiency gained is expected to result in 5-10% reduction in heating fuel costs. The increased cost would be approximately \$500 per furnace.
D50 – Electrical	
D5.1	Replace current fluorescent and incandescent lighting fixtures with energy efficient LED lamps and fixtures. By switching to either LED screw-in lamps, complete LED fixtures or retrofit kits it will allow you to achieve the maximum of energy efficiency from your lighting systems. The savings is dependent on the length of time the lighting is on for and can result in a payback between 5-15 years. It is important to note that full fixture replacement is recommended for linear fluorescent fixtures to make sure you get the most out of the LED lamps.
D5.2	Replace current incandescent emergency exit signage with energy efficient LED fixtures. The opportunity should be considered in conjunction with replacing existing fixtures to current regulatory requirements (e.g. running man signage). A typical incandescent exit sign consumes 60W versus an LED exit sign that consumes 3-6W. The retrofit cost can be around \$500 and typically has about a 10 year payback.

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Energy Efficiency Opportunities - Kelly Lake Community Centre	
D50 – Electrical (continued)	
D5.3	Replacement of manual low-tension light switches for automated occupancy sensors and/or time-restricted controls. Occupancy sensors typically save 20% of the amount of time lighting is on resulting in energy savings. It is recommended these be installed in areas with intermittent occupancy such as washrooms.

APPENDIX 4
Preventative Maintenance Plan

Project No. 19063

Glossary	
Name	Description
LOTO	Lock Out, Tag Out, Try Out (LOTOTO) or lock and tag is a safety procedure used in industry and research settings to ensure that dangerous machines are properly shut off and not able to be started up again prior to the completion of maintenance or repair work.
Building Operator	Building Operator is a trained professional in Building Environmental Systems responsible for "operating" and "maintaining" Building Systems
HVAC Technician	A qualified HVAC technician is a technician who installs, maintains, and repairs heating, ventilation, air conditioning, and refrigeration systems that control the temperature and air quality in buildings. HVAC/R is an alternative abbreviation. ... In some cases, they may specialize in installation, maintenance, or repair
Electrician	Electricians install and maintain all of the electrical and power systems for our homes, businesses, and factories. They install and maintain the wiring and control equipment through which electricity flows
Fire Technician	Fire protection technicians are specialists in the science of fire prevention who help individuals, groups or organizations diagnose the risk of fire and deploy proper safeguards. They're employed by federal, state and local firefighting organizations.
Cleaner	Cleaners work in both a commercial or residential setting. Primary duties include dusting, sweeping, vacuuming and mopping floors, windows, furniture, equipment and appliances.
Door Technician	Overhead door specialists install, repair and maintain residential and commercial mechanical doors. Entrance into this field only requires a high school diploma; however, on-the-job training is necessary to gain knowledge of the machines and tools used in door installation and replacement. Overhead door specialists can demonstrate their expertise through voluntary certification
Consultant	A person who provides expert advice professionally.
Vendor	Third party Contracted Service Provider
Plumber	A person who installs and repairs the pipes and fittings of water supply, sanitation, or heating systems
Estimated Time	It is assumed that this is the total time for all task associated with each task frequency.
Failure Risk	Estimate Risk to Property should system Fail
Frequency	PMP frequency
Material/Consummables	Materials required in order to perform PMP task.

Peace River Regional District PMP Tasking - Kelly Lake										
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
A1010 - Standard Foundations	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
A1010 - Structural Interior Walls & Structural Steel Columns	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
A1030 - Standard Slab on Grade	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
B1020 - Roof Deck	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
B1020 - Roof Drain	Roof Drain	semi-annually	4 hours	Building Technician	Minor	Drain Snake, Stiff Brush	N			
B1020 - Roof Drain	Inspect and clean out any debris as needed, check all seals where drain penetrates roof structure, ensure flashing, if any, is in good repair	semi-annually	4 hours	Building Technician	Minor	Drain Snake, Stiff Brush	N			
B1020 - Roof Hatch	Roof Hatch	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Inspect roof seals	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Test and inspect door seals	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Test and inspect door latch	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Lubricate joints and moving parts	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Paint and patch door, as needed	semi-annually	4 hours	Building Technician	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Stacks/Vents	Check where the stack/vent connects to roof surface for cracks, as well as checking for cracked sealants and missing rain collars or vent caps.	semi-annually	4 hours	Building Technician	Minor	NA	N			
B1020 - Roof Systems	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
B1020 - Roof Systems	Comprehensive roof inspection should be completed by a qualified roof inspector. Looking for/at:	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Blistering	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Pressure ridges/cracks	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Fish-mouthing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Punctures	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Spongy roof surfaces	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Ponding	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Drains	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Eavestroughs and Downspouts	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Skylights	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Hatches	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Roof walls/Cap Flashings/Base flashings	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Invasive plant growth	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Stacks and Vents	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Chimneys	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Flashing	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B1020 - Roof Systems	Masonry	annually	8 hours	Vendor	Major	Specialized Equipment Provided by Vendor	N			
B2010 - Exterior Walls	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Major	NA	N			
B2020 - Exterior Windows	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N			
B203001 - Exterior Door Hardware	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203001 - Exterior Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	5-10 minutes	Building Technician	Minor	Lubricant, toolset	N			

Peace River Regional District PMP Tasking - Kelly Lake										
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
B203001 - Exterior Doors	Adjust door speed as needed	quarterly	5-10 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Visual Inspection of all components, grease hinges and inspect door closers for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Check all hinges for proper operation	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Clean all hinges and lubricate as required	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Lubricate door closer as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	check latch operation and adjusts as needed	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Inspect frames for proper alignment	quarterly	10-20 minutes	Building Technician	Minor	Lubricant, toolset	N			
B203003 - Overhead Doors	Inspect: All rollers, bearings, cables, chains, shaft, track and hardware. All safety equipment and related controls.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Adjust: All spring counterbalance assemblies, level of door, track spacing.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Lubricate: Counterbalance shaft bearings, rollers, hinges, chain hoists, bearings and disconnect.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Tighten: Hardware including hinges, couplings, drums, track brackets and hangers	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Inspect: Operator bearings, disconnect linkage and ropes and chain hoist assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Adjust: Clutch, brake and limit assemblies.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Lubricate: Bearings, chains, gear reducers, disconnects and pivot points.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Tighten: Sprockets, brake solenoids, draw-arms and hook-up.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Inspect: Hold down unit, springs, slide bar, rear hinges, lip assembly, hydraulic hoses and connections.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Adjust: Deck counterbalances, lip assembly, hold down unit and linkage.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Lubricate: All pivot points, rear hinges, lip hinge and shaft. Clean dock pit.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
B203003 - Overhead Doors	Tighten: Linkage fastener and cable clamps.	quarterly	4 hours	Door Technician	Minor	Belts, Toolset, Voltmeter, Springs, Lubricant, other specialized equipment provided by vendor	Y			
C1010 - Partitions - General	Inspect all moving parts and lubricate as needed	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N			
C1010 - Partitions - General	Tighten all hinges as needed	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N			
C1010 - Partitions - General	Ensure all tracks are aligned and free from debris	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N			
C1010 - Partitions - General	Test operation	semi-annually	30 minutes	Building Technician	Minor	Toolset, lubricant	N			
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			

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Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Inspect frames for proper alignment	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Test emergency door release (sliding door)	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102001 - Standard Interior Doors	Clean and test automatic sensors (sliding door)	quarterly	30 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102003 - Fire Doors	Check all hinges for proper operation	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N			
C102003 - Fire Doors	Clean all hinges and lubricate as required	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N			
C102003 - Fire Doors	Adjust door speed as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N			
C102003 - Fire Doors	Lubricate door closer as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N			
C102003 - Fire Doors	check latch operation and adjusts as needed	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N			
C102003 - Fire Doors	Inspect frames for proper alignment	monthly	10-20 minutes	Building Technician	Major	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Test operation of buttons and sensors	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Ensure all warning/caution signs are in place and visible	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Test all switches and "on/off" functions - ensure door opens manually when off	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Inspect all internal motors, clean, remove dust and debris and lubricate as required	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Inspect all electrical connections within motor housing	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Ensure all fixtures are secure, tighten as required.	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Lubricate door arm	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C102007 - Interior Door Hardware (door openers)	Check speed and adjust as required, as per ANSI /BHMA A156.19	monthly	10-20 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C103001 - Washroom Partitions	Check all wall anchors, tighten as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C103001 - Washroom Partitions	Check door hinges and latches, adjust and lubricate as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C103001 - Washroom Partitions	Inspect for signs of rust - patch and paint as required	semi-annually	5-10 minutes	Building Technician	Minor	Toolset, Lubricant	N			
C103008 Counters - Counters & Cabinets	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Minor	NA	N			
C3010 - Painting to Walls	Inspect Painted surfaces, patch and paint as required to meet building standards.	semi-annually	4 hours	Cleaner	Minor	NA	N			
C3010 - Painting to Walls	Inspect ceiling areas for signs of leaks - investigate if found	semi-annually	4 hours	Cleaner	Minor	NA	N			
C3010 - Painting to Walls	Patch and paint areas of damage as required to meet building standards	semi-annually	4 hours	Cleaner	Minor	NA	N			
C3010 - Wood	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Cleaning Materials, Wax/Polish, Waxing Machine	N			
C3020 - Carpeting	Thoroughly vacuum	weekly	4 hours	Cleaner	Minor	Vacuum	N			
C3020 - Carpeting	Spot clean and low absorption scrubbing	monthly	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N			
C3020 - Carpeting	Deep Hot Water Extraction	semi-annually	4 hours	Cleaner	Minor	Carpet Steamer, vacuum	N			
C3020 - Tile Floor Finishes	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N			
C3020 - Vinyl Floor Tiles	Strip, wax and polish - as required.	quarterly	4 hours	Cleaner	Minor	Waxing Machine, Wax and Stripping agent	N			
D201001 - Water closets	Inspect for leaks, flush function and cleanliness	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N			
D201001 - Water closets	Water lines - Inspect for breaks cracks or leaks	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N			
D201001 - Water closets	Vacuum lines - Inspect for improper operations and inspect elbow for Leaking	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N			
D201001 - Water closets	Seat - In inspect for breaks cracks or splinters and ensure all hardware is tight	monthly	5-10 minutes	Building Technician	Minor	Toolset	N			
D201002 - Urinals	Inspect for leaks, flush function and cleanliness	monthly	5-10 minutes	Building Technician	Minor	Toolset	N			
D201002 - Urinals	Check Water flow/pressure conditions.	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N			
D201002 - Urinals	Inspect cap and part conditions.	daily	Less than 5 minutes	Building Technician	Minor	Toolset	N			
D201002 - Urinals	Check operation and settings of automatics flush meters, change batteries as required.	monthly	5-10 minutes	Building Technician	Minor	Toolset	N			
D201004 - Sinks	Inspect for cracks, tap function and cleanliness	monthly	5-10 minutes	Building Technician	Minor	Toolset	N			
D202001 - Domestic Water Distribution Pumps	Visual inspection	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N			
D202001 - Domestic Water Distribution Pumps	Inspect all mountings, ensure tight and secure	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N			
D202001 - Domestic Water Distribution Pumps	Check for vibrations	weekly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	N			
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Visual inspection	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Check for vibrations	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	quarterly	10-20 minutes	Building Technician	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Visual inspection	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y			

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Uniform4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D202001 - Domestic Water Distribution Pumps	Check for vibrations	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Check the condition of the motor through temperature or vibration analysis to assure long life.	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Domestic Water Distribution Pumps	Change or inspect any filters	semi-annually	10-20 minutes	Plumber	Minor	Specialized Equipment Provided by Vendor	Y		
D202001 - Pipes And Fittings	Inspection through Building Condition Assessment	5 years	greater than 1 day	Consultant	Moderate	NA	N		
D202021 - Electric Resistant DHW	Check Thermostat Function:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Let water heater completely heat to a designated thermostat setting.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	After thermostat satisfies (that is, when the thermostat actually clicks off), draw water from heater.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Compare water temperature of drawn water to the temperature setting of the thermostat when it satisfies. Normal variation between the two points is approximately + 5°F. Replace if outside this range.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check Pressure relief Valve Function:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Lift test lever on relief valve and let water run through valve for a period of approximately 10 seconds.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Inspect element flange for leakage as follows:	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off Power Supply.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Remove element housing cover.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Visually inspect heating element gasket for evidence of leaks.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check for loose electrical connections. Tighten as necessary.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Flush tank as follows:	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off power supply.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close valve on hot water outlet piping.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open valve on drain piping.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Cold water inlet line pressure will be strong enough to flush sediment from the bottom of the tank out through the drain. Let water run for 3-4 minutes.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close drain valve.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open hot water valve.	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Turn power supply ON	annually	30-60 minutes	Technician - Class B	Minor	Toolset, voltmeter	Y		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test any shut-offs or safety features	quarterly	5-10 minutes	Building Technician	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check electrical cords, plugs and connections	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Activate float switches and check pumps for proper operation.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Lubricate pumps as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Inspect packing and tighten as required.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check pumps for misalignment and bearings for overheating	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Clean out trash from sump bottom.	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test and run pump	semi-annually	10-20 minutes	Plumber	Major	Toolset, Lubricant	N		
D203004 - Sanitary Waste	Open the interceptor, and suction off the top layer of grease using a wet-dry vacuum or by scooping manually. Once removed, place in an appropriate storage container for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Remove baffle and scrape fat/oil off the baffle into the same storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out the solids at the bottom of the interceptor and place it in the storage container.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Suction out any water, and discard.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Thoroughly clean all four sides and bottom of interceptor using fresh water, and a scraping tool. Rinse out with clean water and suction one last time. Place all waste in the proper storage receptacle for later disposal.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that the inlet, outlet and air relief ports are clean and clear and that all internal components are working properly.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		

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D203004 - Sanitary Waste	Properly reinstall all seals, replacing any that are damaged, or cracked. Securely fasten the cover and fill the grease interceptor with clean water to ensure maximum efficiency.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D203004 - Sanitary Waste	Ensure that you or the hauler record all maintenance, cleaning, and inspection of your interceptor.	monthly	30-60 minutes	Plumber	Major	Toolset, scarper, wet-vac, cleaning agent.	N		
D204001 - Rain Water Drainage	Check for signs of leaks and or pipe damage	annually	30-60 minutes	Building Technician	Moderate	Toolset, patching tape/materials.	N		
D302003 Furnaces	Check operating pressures	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check operation of condensation system	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Safety test for carbon monoxide (CO)	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check temperatures across air handler	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Inspect for hazardous debris in the chimney flue	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check unit is operating to manufacturer's specifications	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Check fan belt and perform required adjustments	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D302003 Furnaces	Test unit by putting it through a full operation cycle	semi-annually	30 minutes	Building Technician	Minor	Toolset, filters, belts, brush	Y		
D304001 Air Distribution, Heating	Drain cooling coils; blow down to remove moisture; refill with antifreeze and water solution; drain	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Inspect wiring for deterioration; Tighten electrical connections	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Visually inspect disconnect switches and starters for broken parts, contact arcing or any evidence of overheating	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean air intake and screens	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check dampers and seals for dirt accumulations	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check damper motors and linkage for proper operation	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Replace filters	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check belts for wear; adjust tension or alignment and replace when necessary	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean fan and motor;	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan blades for cracks or excessive wear	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Lubricate fan and motor if required	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check all motors, belts, pulleys, shafts, etc. for alignment	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check direct drive couplings for alignment and tightness of assembly. Check flexible couplings for alignment and wear.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan for vibration or excessive noise.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check fan RPM against design specifications	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Clean heating coils and check for leaks	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Use fin comb to straighten coil fins	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Operate unit - Check all controls and freeze protection	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record outside ambient air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record heating coil entering water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record heating coil leaving water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304001 Air Distribution, Heating	Record return air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Record supply air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Check Fan Motor Amps: Rated _____ Actual _____	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Heating	Restore power and proper operating mode as needed	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Flush and clean condensate pans and drains	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Inspect wiring for deterioration; Tighten electrical connections	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Visually inspect disconnect switches and starters for broken parts, contact arcing or any evidence of overheating	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Clean air intake and screens	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check dampers and seals for dirt accumulations	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check damper motors and linkage for proper operation	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Replace filters	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check belts for wear; adjust tension or alignment and replace when necessary	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Clean fan and motor;	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check fan blades for cracks or excessive wear	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check bearing collar set screws on fan shaft for tightness	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Lubricate fan and motor if required	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check all motors, belts, pulleys, shafts, etc. for alignment	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check direct drive couplings for alignment and tightness of assembly. Check flexible couplings for alignment and wear.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check fan for vibration or excessive noise.	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check fan RPM against design specifications	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Clean cooling coils and check for leaks	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Use fin comb to straighten coil fins	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Operate unit - Check all controls and freeze protection	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record outside ambient air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record cooling coil entering water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record cooling coil leaving water temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record return air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Record supply air temperature: _____ F	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Check Fan Motor Amps: Rated _____ Actual _____	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Replace any covers removed and clean area	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304001 Air Distribution, Cooling	Restore power and proper operating mode as needed	semi-annually	1-2 hours	HVAC Tech	Moderate	Specialized Equipment Provided by Vendor	Y		
D304002 - Exhaust Systems	Inspected as Part of BCA	annually	8 hours	Consultant	Minor	NA	N		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304002 - Kitchen Hood Exhaust Fan	clean and degrease all hood and filters, as required	daily	30-60 minutes	Cleaner	Minor	Cleaning agent, clean rags	N		
D304002 - Kitchen Hood Exhaust Fan	Clean out grease collection cups	daily	30-60 minutes	Cleaner	Minor	Cleaning agent, clean rags	N		
D304002 - Kitchen Hood Exhaust Fan	Inspect extractor hood for any gas or air leaks	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean out ductwork to remove grease accumulation	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Check fan bearings and lubricate as required	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	check fastener tightness	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	check belt tension, replace/adjust as required	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean fan blades with appropriate grease cleaning solution.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Check Rooftop Containment Systems (RTCS)	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean and or change filters in RTCS	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen Hood Exhaust Fan	Clean Exhaust Stacks	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check fan belt tension. Check for belt wear and alignment. Replace if necessary, to ensure proper operation.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check drive alignment, wear, bearing and coupling seating and operation. Repair and replace as needed.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If field serviceable lubricate bearings.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	Measure motor amperage using a C clamp and probe. Increased current flow may indicate that bearings are seizing.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If the exhaust fan is automatically controlled check thermostat operation.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Kitchen rooftop Exhaust Fan	If the exhaust fan is interlocked with the operation of other fan systems check sequence of control.	quarterly	30-60 minutes	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check cleanliness of the fan. Clean as required.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check switch operation. Repair as required.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check fan belt tension. Check for belt wear and alignment. Replace if necessary, to ensure proper operation.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Check drive alignment, wear, bearing and coupling seating and operation. Repair and replace as needed.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D304002 - Rooftop exhaust fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If field serviceable lubricate bearings.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	Measure motor amperage using a C clamp and probe. Increased current flow may indicate that bearings are seizing.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If the exhaust fan is automatically controlled check thermostat operation.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D304002 - Rooftop exhaust fan	If the exhaust fan is interlocked with the operation of other fan systems check sequence of control.	quarterly	1-2 hours	Building Technician	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y		
D305003 Fan Coil Units	Power off the fan coil unit.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Visually inspect the outside and inside of the unit.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Examine the blower fan for movement, wear and tear and dust. Remove dust and dirt with a vacuum.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Change the air filter.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Lubricate all the moving parts, except the ball bearings.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Replace any dry, cracked or worn belts.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	If the motor is in disrepair, sounds odd, vibrates or is not operational, you may need to call a professional to have it replaced.	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Document all the maintenance procedures performed on the appropriate maintenance paperwork	semi-annually	30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D305003 Fan Coil Units	Perform chemical testing of water. Treat as needed to ensure proper water chemistry for open systems.		30 minutes	Building Technician	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y		
D501002 - Interior Distribution Transformers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501002 - Interior Distribution Transformers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniform4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501005 - Distribution Panels & Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D501006 - Enclosed Circuit Breakers	Annual shutdown of electrical system in commercial applications are required for all major electrical systems. There is not boiler plate program for this type of maintenance and would depend on a significant number of factors, such as size of system, application of system, age of system to name a few. All critical electrical system should be maintained in accordance with local electrical safety laws and legislations as also as per equipment manufacturer recommendations	annually	8 hours	Electrician	Major	Specialized Equipment Provided by Vendor	Y		
D502001 - Branch Wiring	Inspection as part of Building Condition Assessment	5 years	1 day	Consultant	Minor	NA	Y		
D502002 - Exterior Lighting	Check and replace burnt out bulbs	annually	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Exterior Lighting	Check lighting pole foundations for signs of cracks or corrosion	annually	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D502002 - Interior Lighting Equipment	Check and replace burnt out bulbs	monthly	30-60 minutes	Building Technician	Minor	Spare Bulbs, Ladder or Lift	Y		
D503001 - Fire Alarm Systems	Check Fire Alarm AC power lamp and trouble light	daily	Less than 5 minutes	Building Technician	Major	Toolset, Spare Bulbs	N		
D503001 - Fire Alarm Systems	Check trouble conditions	daily	Less than 5 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Check power supply of interconnected smoke alarms	weekly	Less than 5 minutes	Building Technician	Major	Toolset, Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test and inspect fire alarm system	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Test voice communications system	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Verify transmission signals to monitoring station	monthly	30-60 minutes	Building Technician	Major	NA	N		
D503001 - Fire Alarm Systems	Test interconnected smoke alarm signals	monthly	30-60 minutes	Building Technician	Major	Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test smoke alarms and CO alarms	monthly	30-60 minutes	Building Technician	Major	Ladder or Lift	N		
D503001 - Fire Alarm Systems	Test fire alarm system	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
D503001 - Fire Alarm Systems	Test voice communications system	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
D503001 - Fire Alarm Systems	Test interconnected smoke alarm signals	annually	30-60 minutes	Fire Safety Tech	Major	Specialized Equipment Provided by Vendor	N		
G3020 - Sanitary Lift Pump	Inspection of submersible pumps	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of impellers	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of Floats	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Clearance of debris and or grease that may hamper operation	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect check valves for proper valve function	monthly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Wet Well cleaning, as applicable.	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check and inspect all electrical connections	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		

Peace River Regional District PMP Tasking - Kelly Lake									
Uniformat4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
G3020 - Sanitary Lift Pump	Check and Test all alarms systems and indicator lights	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Grease pumps and drivelines, as applicable.	quarterly	30-60 minutes	Building Technician	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Test Hydrostatic Alarm	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect rotating Element	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Measure suctions and discharge head	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspect check valves for proper valve function	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check over system operation - check and test all systems	annually	1-2 hours	Plumber	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel tank/day tank	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Check Fuel filters-primary/secondary (change as needed)	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel system components/hoses/piping	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Check Gauges and Safety mechanism	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		
G306021 - Fuel Storage Tanks - Aboveground	Test for Condensation/water in fuel	monthly	30 minutes	Building Technician	Major	Toolset, Filters, testing equipment	Y		

APPENDIX 5

Photo Log

Asset Photos



PRRD - Kelly Lake Community Centre : 1



PRRD - Kelly Lake Community Centre : 2

Element Photos



A1010 Standard Foundations



B1010 Floor Construction - 1



B1010 Floor Construction - 2



B1020 Roof Construction



B201021 Masonry - Block - 1



B201021 Masonry - Block - 2



B201021 Masonry - Block - 3



B201010 Exterior Coatings - 1



B201010 Exterior Coatings - 2



B201021 Masonry - Brick



B201024 Metal Siding



B202001 Windows - 1988 & older - 1



B202001 Windows - 1988 & older - 2



B202001 Windows - 1988 & older - 3



B202001 Windows - 2000



B203002 Solid Doors - Single - 1



B203002 Solid Doors - Single - 2



B203003 Solid Doors - Double



B301022 Conventional - Modified Bitumen - 1



B301022 Conventional - Modified Bitumen - 2



B301022 Conventional - Modified Bitumen - 3



B301022 Conventional - Modified Bitumen - 4



B302022 Hatches - 1



B302022 Hatches - 2



C101001 Fixed Partitions - 1



C101001 Fixed Partitions - 2



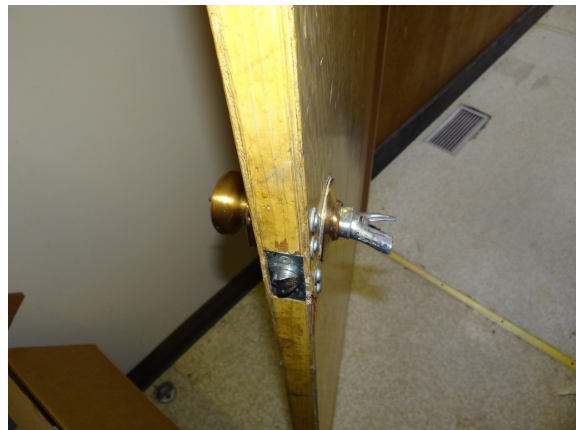
C101001 Fixed Partitions - 3



C101002 Demountable Partitions



C102002 Solid Interior Door - Single - 1



C102002 Solid Interior Door - Single - 2



C102002 Solid Interior Door - Single - 3



C103001 Washroom Partitions - 1



C103001 Washroom Partitions - 2



C103009 Millwork - 1



C103009 Millwork - 2



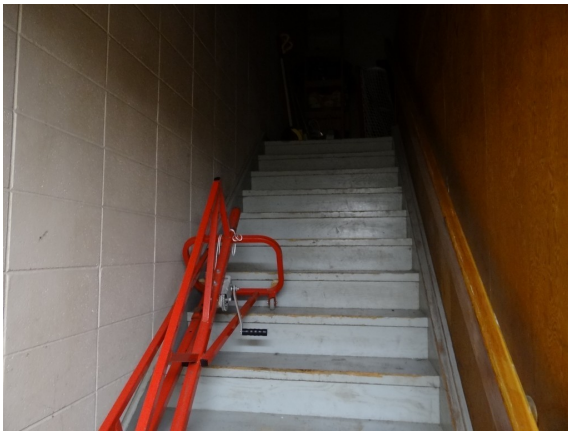
C103010 Cabinets - Kitchen - 1



C103010 Cabinets - Kitchen - 2



C103010 Cabinets - Kitchen - 3



C201001 Interior Stair Construction



C201027 Roof Access Ladders - 1



C201027 Roof Access Ladders - 2



C201099 Other Stair Construction - Crawl Space Ladders



C301005 Painted Wall Covering



C301021 Wall Paper



C301022 Wood Panel - 1



C301022 Wood Panel - 2



C301023 Ceramic Tile



C302003 Wood Flooring - 1



C302003 Wood Flooring - 2



C302005 Carpet - 1



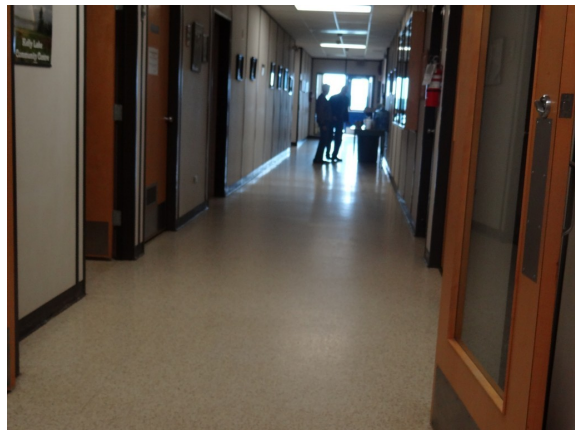
C302005 Carpet - 2



C302005 Carpet - 3



C302006 Vinyl Sheet - 1



C302006 Vinyl Sheet - 2



C302006 Vinyl Sheet - 3



C302007 Painted / Sealed Concrete Floor



C302099 Other Floor Finishes - Resilient Tile Floor - 1



C302099 Other Floor Finishes - Resilient Tile Floor - 2



C303005 Wood Ceiling - 1



C303005 Wood Ceiling - 2



C303006 Painted Ceiling Structures



C303007 Suspended Acoustic Ceiling Panels - 1



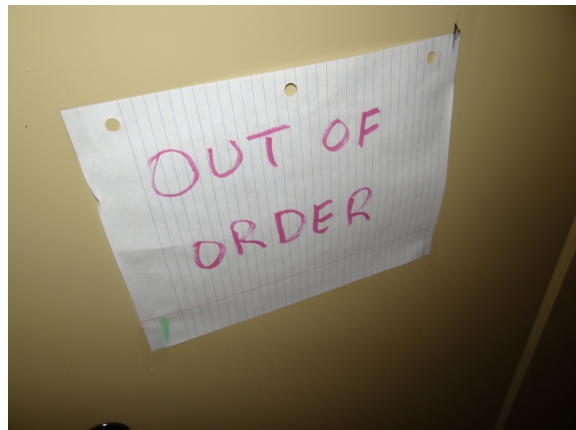
C303007 Suspended Acoustic Ceiling Panels - 2



D201001 Water Closets - 1



D201001 Water Closets - 2



D201001 Water Closets - 3



D201002 Urinals



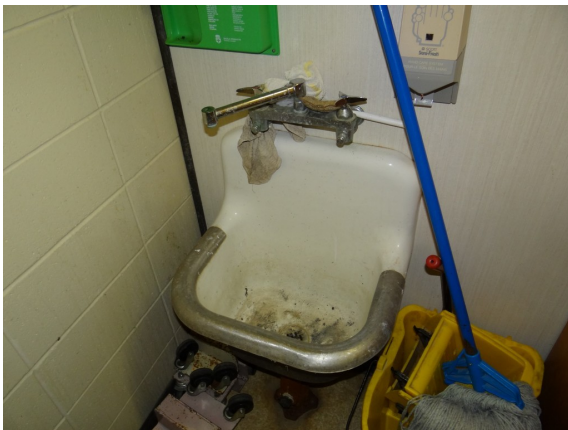
D201003 Lavatories - 1



D201003 Lavatories - 2



D201004 Kitchen sink



D201004 Sinks



D201025 Showers - 1



D201025 Showers - 2



D202001 Domestic Water Pipes and Fittings - 1



D202001 Domestic Water Pipes and Fittings - 2



D202001 Domestic Water Pipes and Fittings - 3



D202001 Domestic Water Pipes and Fittings - 4



D202006 Domestic Water Equipment - Booster Systems



D202009 - Domestic Water Storage Tanks



D202009 - Domestic Water Storage Tanks - 1



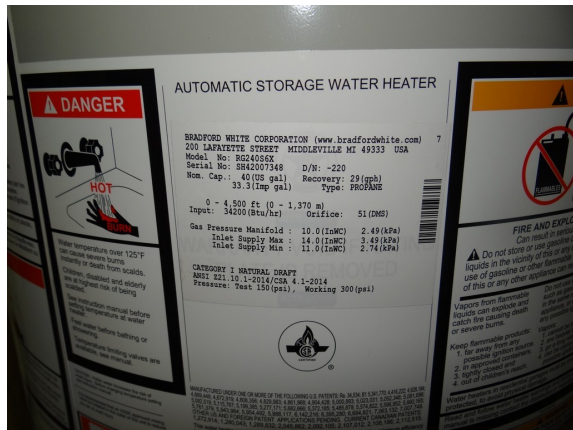
D202009 - Domestic Water Storage Tanks - 2



D202021 Domestic Water Tank Heaters



D202021 Domestic Water Tank Heaters - 1



D202021 Domestic Water Tank Heaters - 2



D203001 Sanitary Waste and Vent Piping - 1



D203001 Sanitary Waste and Vent Piping - 2



D204001 Rain Water Drainage Piping and Fittings - 1



D204001 Rain Water Drainage Piping and Fittings - 2



D302008 Fuel Fired Forced Air Furnace - New



D302008 Fuel Fired Forced Air Furnace - Old



D304001 Air Distribution Systems



D304007 Exhaust Fans



D305006 Forced Flow Units



D309021 Fume Hood Systems



D501022 Low Voltage Electrical Service - 1



D501022 Low Voltage Electrical Service - 2



D501022 Low Voltage Electrical Service - 3



D501023 Electrical Panels - 1



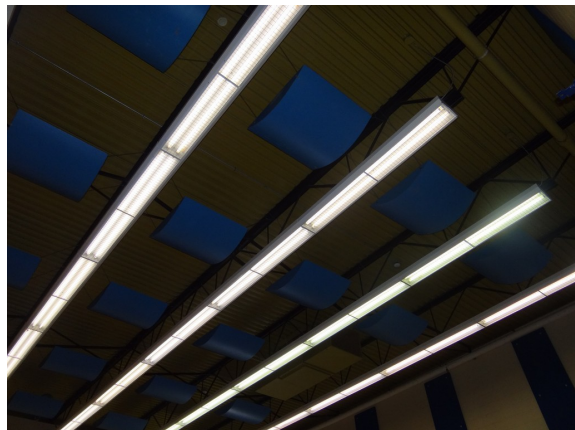
D501023 Electrical Panels - 2



D502001 Branch Wiring and Devices - 1



D502001 Branch Wiring and Devices - 2



D502002 Interior Lighting



D502021 Exterior Lighting - 1



D502021 Exterior Lighting - 2



D502022 Exit Lighting



D503001 Fire Alarm Systems - 1



D503001 Fire Alarm Systems - 2



D503001 Fire Alarm Systems - 3



D503008 Security and Detection Systems - 1



D503008 Security and Detection Systems - 2



D503008 Security and Detection Systems - 3



D509003 Emergency Lighting Systems



F101001 Playground Equipment - 1



F101001 Playground Equipment - 2



F101001 Playground Equipment - 3



F101004 Chain Link Fence Enclosure



F101005 Arena/Race Track - 1



F101005 Arena/Race Track - 2



F101005 Arena/Race Track - 3



G202024 Gravel Paved Surface - Parking Area - 1



G202024 Gravel Paved Surface - Parking Area - 2



G203022 Concrete Paved Surfaces



G203022 Concrete Paved Surfaces - Walkways - 1



G203022 Concrete Paved Surfaces - Walkways - 2



G204009 Flagpoles - 1



G204009 Flagpoles - 2



G204021 Fencing and Gates - Chain Link Fence



G3010 Water Supply



G306021 Fuel Storage Tanks - Aboveground



G402013 Exterior Pole Light Fixture - 1



G402013 Exterior Pole Light Fixture - 2