



PEACE RIVER REGIONAL DISTRICT



Submission to

Peace River Regional District

**Facility Condition Assessment Report
Tate Creek Community Centre**

Version: Final

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F·CAP·X



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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 Tate Creek Community Centre in Tomslake, 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 Tate Creek Community Centre is located at 15439 Old Edmonton Highway in Tomslake, British Columbia. According to information provided the building was constructed in approximately 1975, with additions in 1981 and 2006. Interior renovations are understood to have been completed in 2013. It is a single-storey building with an estimated gross floor area of approximately 1,255 square meters.

System Summaries

Structural and Architectural Summary

The building was built in three stages. Stage 1 - 1975 - The original classroom structure is concrete walls on concrete piles with a crawlspace. The exterior cladding is metal and wood siding. The low slope roof covering is modified bitumen. Interior finishes include vinyl sheet and ceramic tile flooring.

Stage 2 - 1981 - Includes an extension to the original gym. This gym structure is concrete block walls on concrete piles with a crawlspace. The low slope roof covering is modified bitumen. Interior finishes include hardwood flooring.

Stage 3 - 2006 - This addition includes the kitchen / hall. The kitchen / hall is wood frame construction on concrete piles with a crawlspace. The exterior cladding is cementitious panels. The roof covering is standing seam metal. Interior finishes include vinyl sheet flooring. No fire escape plans were observed.

Plumbing and Mechanical Systems Summary

Natural gas is supplied to the building via the meter located on an exterior wall. Heat is provided by a series of gas-fired forced air furnaces. Water is supplied from cisterns located on site. Sanitary waste is discharged to a lagoon located on site. Hot water is provided by two gas-fired tank-type water heaters. At the time of assessment it was observed that the water supply system was turned off for the northern portion of the building.

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Electrical Systems Summary

A 110/240 volt, single phase electrical system is delivered to the building via an overhead service drop. The main shut off is rated at 400 amps. The fire alarm system was not operational at the time of assessment.

Site Feature Systems Executive Summary

Site features and structures include a gravel roadway, a gravel parking area, a sports field, exterior ice rink, playground equipment, storage building and an ice rink maintenance garage.

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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 Tate Creek 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 in Table 1 below:

Table 1	
Building Name	Tate Creek Community Centre
Address	15439 Old Edmonton Hwy, Tomslake, BC
Estimated Building Floor Area (sq.m.)	1,255
Number of Storeys	1 (with crawlspace)
Date of Construction	1975

1.2 SITE REVIEW

A site visit was performed on July 9, 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.

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2 SCOPE OF WORK

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

- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;
- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

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

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

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

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

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

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

2.1 DEVIATIONS FROM THE GUIDE

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

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

Furthermore, the FCA did not include a:

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

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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 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

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documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

3 DEFINITIONS

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

3.1 EVALUATION PERIOD

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

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determined that represents the point within the asset's lifecycle based on the EUL. This was then used to determine the RUL.

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

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

3.4 RECOMMENDATION TYPE

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

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

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- 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 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 14.20%. Based on the table below, the FCI suggests that the overall building condition is Fair.

A 5-Year FCI is defined as follows:

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

$$\text{5-Year FCI} = \frac{\$1,154,352}{\$8,105,000} \times 100$$

$$\text{5-Year FCI} = 14.20\%$$

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 \$8,105,000.

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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, parking lot, walkways, etc.) for the subject building, as outlined in the OPC table (included in Appendix B), is \$1,154,352.

The overall condition is based on the table 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 2	
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
Unifomat Code	A1020 - Special Foundations
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	35 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$350,000.00

Description

The foundation includes concrete piles.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - A1020

Item	Description
Uniformat Code	A1030 - Slab on Grade
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Footprint
Unit Cost	\$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$23,681.56

Description

The crawlspace under the kitchen / hall addition has a concrete slab on grade.

Condition Narrative

The crawlspace under the kitchen addition has a concrete slab on grade. Excess moisture as observed in the crawlspace. Source and significance of moisture should be investigated as repaired, if needed.

Photos



Tate Creek Community Centre - A1030



Tate Creek Community Centre - A1030

Recommendations

Recommendation #1 - Inspect excess moisture in crawlspace	
Type	Engineering Study
Year	2020
Cost	\$10,000.00

Recommendation #2 - Repair Allowance - Kitchen Addition Crawlspace	
Type	Major Repair
Year	2020
Cost	\$15,692.60

B Shell
B10 Superstructure

Item	Description
Unifomat Code	B1010 - Floor Construction
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$82,794.16

Description

The floor construction for the kitchen / hall addition includes steel beams, engineered wood joists and wood sheathing.

Condition Narrative

No major deficiencies were observed or reported. Excess moisture and possible related material damage was observed from the crawlspace and should be considered in conjunction with the recommended investigation.

Photos



Tate Creek Community Centre - B1010



Tate Creek Community Centre - B1010



Tate Creek Community Centre - B1010

Item	Description
Uniformat Code	B1010 - Floor Construction
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$130,176.36

Description

Floor construction for the original building is metal joists and a corrugated steel pan.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B1010

Item	Description
Unifomat Code	B1010 - Floor Construction
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$249.38
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$100,001.38

Description

B1010 The floor construction for the gym is structural steel trusses and with wood joists.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - B1010



PRRD - Tate Creek Community Centre - B1010

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$69,079.24

Description

The roof structure over the kitchen / hall addition is understood to be a wood-framed sloped roof.

Condition Narrative

No major deficiencies were observed or reported. It should be noted that the roof framing could not be directly reviewed due to concealment by interior finishes.

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	522 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$108,612.54

Description

The roof structure for the original part of the building is metal trusses with a corrugated metal deck.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B1020

Item	Description
Uniformat Code	B1020 - Roof Construction
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	401 / SM Footprint
Unit Cost	\$208.07
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$83,436.07

Description

The roof construction for the gym is steel trusses with a corrugated metal deck.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - B1020



PRRD - Tate Creek Community Centre - B1020

Item	Description
Unifomat Code	B1030 - Structure
Installation Year	2006
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	62 Years
Quantity / Unit of Measure	332 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$92,960.00

Description

The wall structure for the kitchen / hall addition is understood to be wood frame.

Condition Narrative

No major deficiencies were observed or reported.

Item	Description
Uniformat Code	B1030 - Structure
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$146,160.00

Description

The wall structure for the original part of the building is assumed to be load-bearing masonry with steel columns.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B1030

Item	Description
Unifomat Code	B1030 - Structure
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$112,280.00

Description

The wall structure for the gym is concrete block.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - B1030



PRRD - Tate Creek Community Centre - B1030

Item	Description
Uniformat Code	B201024 - Metal Siding
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	300 / SM
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$48,000.00

Description

Exterior cladding on the original part of the building includes metal siding.

Condition Narrative

Localized damage and unsealed joints were observed and should be addressed as part of maintenance activities.

Photos



Tate Creek Community Centre - B201024



PRRD - Tate Creek Community Centre - B201024



PRRD - Tate Creek Community Centre - B201024

Recommendations

Recommendation #1 - Metal Siding	
Type	Life Cycle Replacement
Year	2025
Cost	\$48,000.00

Item	Description
Uniformat Code	B201026 - Wood Siding
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	141 / SM
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$28,200.00

Description

Exterior cladding on the original part of the building includes wood siding.

Condition Narrative

Deterioration and general weathering was observed.

Photos



Tate Creek Community Centre - B201026



Tate Creek Community Centre - B201026



PRRD - Tate Creek Community Centre - B201026



PRRD - Tate Creek Community Centre - B201026

Recommendations

Recommendation #1 - Wood Siding	
Type	Life Cycle Replacement
Year	2022
Cost	\$28,200.00

Item	Description
Uniformat Code	B201030 - Cement Fiberboard
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	141 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$23,970.00

Description

Exterior cladding includes cementitious wood panels on the kitchen / hall addition.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B201030

Recommendations

Recommendation #1 - Cement Fiberboard	
Type	Life Cycle Replacement
Year	2035
Cost	\$23,970.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	42 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$29,400.00

Description

Windows in the original part of the building are aluminum frame, single and double insulated.

Condition Narrative

Deteriorated seals, mechanisms and caulking were observed.

Photos



Tate Creek Community Centre - B202001



Tate Creek Community Centre - B202001



Tate Creek Community Centre - B202001

Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2022
Cost	\$29,400.00

Item	Description
Uniformat Code	B202001 - Windows
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	20 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,000.00

Description

Windows in the kitchen / hall addition are aluminum frame double insulated.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B202001

Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2035
Cost	\$14,000.00

Item	Description
Unifomat Code	B203002 - Solid Doors - Single
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

Description

Exterior doors include solid, single, some with glazing in the upper half.

Condition Narrative

Door generally appeared weathered with faded finishes. One door had damaged glass and should be repaired/replaced.

Photos



Tate Creek Community Centre - B203002



Tate Creek Community Centre - B203002



Tate Creek Community Centre - B203002

Recommendations

Recommendation #1 - Repair Allowance - Damaged Door	
Type	Lifecycle Repair
Year	2020
Cost	\$3,000.00

Recommendation #2 - Solid Doors - Single	
Type	Life Cycle Replacement
Year	2022
Cost	\$12,000.00

Item	Description
Uniformat Code	B203003 - Solid Doors - Double
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$20,000.00

Description

Main entrances generally include double-wide doors, some with glass insets.

Condition Narrative

Doors generally appeared weathered with faded finishes.

Photos



Tate Creek Community Centre - B203003



PRRD - Tate Creek Community Centre - B203003

Recommendations

Recommendation #1 - Solid Doors - Double	
Type	Life Cycle Replacement
Year	2022
Cost	\$20,000.00

Item	Description
Uniformat Code	B203006 - Glazed Doors - Double
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

Description

Double glazed doors are installed in the kitchen / hall addition.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B203006

Recommendations

Recommendation #1 - Glazed Doors - Double	
Type	Life Cycle Replacement
Year	2030
Cost	\$10,000.00

Item	Description
Uniformat Code	B203008 - Overhead Doors
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

Description

A roll up door is installed at the concession counter.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B203008

Recommendations

Recommendation #1 - Overhead Doors	
Type	Life Cycle Replacement
Year	2031
Cost	\$10,000.00

B30 Roofing

Item	Description
Uniformat Code	B301005 - Gutters and Downspouts
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	50 / LM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.00 / 1.00
Element Renewal Cost	\$1,500.00

Description

Gutters and downspouts are installed along the kitchen / hall part of the building.

Condition Narrative

No major deficiencies were observed or reported. Some mechanical damage was observed and should be repaired as part of maintenance.

Photos



Tate Creek Community Centre - B301005



Tate Creek Community Centre - B301005

Recommendations

Recommendation #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2036
Cost	\$1,500.00

Item	Description
Unifomat Code	B301022 - Conventional - Modified Bitumen
Installation Year	1981
Condition	3 - Poor
Expected Useful Life	22 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	522 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$140,940.00

Description

The roof covering over the classroom area is modified bitumen.

Condition Narrative

Defects such as blistering and open seams were observed.

Photos



Tate Creek Community Centre - B301022



PRRD - Tate Creek Community Centre - B301022

Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2020
Cost	\$140,940.00

Item	Description
Uniformat Code	B301022 - Conventional - Modified Bitumen
Installation Year	2006
Condition	2 - Fair
Expected Useful Life	22 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	401 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$108,270.00

Description

The roof covering over the gym is modified bitumen. The western portion of the gymnasium appears to have had a membrane overlay.

Condition Narrative

Loss of granular material was observed. Ridging commonly observed. Ponding water observed in the northwest corner.

Photos



Tate Creek Community Centre - B301022



PRRD - Tate Creek Community Centre - B301022

Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2022
Cost	\$108,270.00

Item	Description
Uniformat Code	B301028 - Metal Roofing
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	404 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$113,120.00

Description

The roof covering over the kitchen / hall is standing seam metal.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B301028

Item	Description
Uniformat Code	B302022 - Hatches
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 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 accessible from the north service room.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - B302022

Recommendations

Recommendation #1 - Hatches	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,000.00

C Interiors
C10 Interior Construction

Item	Description
Uniformat Code	C101001 - Fixed Partitions
Installation Year	1975
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	31 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$119,225.00

Description

Fixed partitions are assumed to be concrete block and wood frame.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - C101001



PRRD - Tate Creek Community Centre - C101001

Item	Description
Unifomat Code	C101002 - Demountable Partitions
Installation Year	1975
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$49,590.00

Description

Partitions include pre-finished demountable panel wall assemblies in the northern portion of the building.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C101002



PRRD - Tate Creek Community Centre - C101002

Recommendations

Recommendation #1 - Demountable Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$49,590.00

Item	Description
Uniformat Code	C101003 - Retractable Partitions
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

Description

Partitions include folding retractable partitions in classrooms.

Condition Narrative

Damage and wear was observed. Partition was not serviceable.

Photos



Tate Creek Community Centre - C101003



Tate Creek Community Centre - C101003

Recommendations

Recommendation #1 - Retractable Partitions	
Type	Life Cycle Replacement
Year	2020
Cost	\$15,000.00

Item	Description
Uniformat Code	C101006 - Glazed Partitions and Storefronts
Installation Year	1981
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	10 / SM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

Description

Demountable partitions include glazed sections as seen in the former office area.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C101006

Recommendations

Recommendation #1 - Glazed Partitions and Storefronts	
Type	Life Cycle Replacement
Year	2031
Cost	\$5,000.00

Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	25 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$50,000.00

Description

Interior doors are generally comprised of wood doors hinge-mounted into metal frames.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C102002

Recommendations

Recommendation #1 - Solid Interior Door - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$50,000.00

Item	Description
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

Description

Interior doors generally include wood doors hinge-mounted into wood frames.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C102002

Item	Description
Uniformat Code	C102003 - Solid Interior Door - Double
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,500.00

Description

Interior doors in the gymnasium are typically double-wide assemblies.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - C102003

Recommendations

Recommendation #1 - Solid Interior Door - Double	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,500.00

Item	Description
Uniformat Code	C103001 - Washroom Partitions
Installation Year	1981
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	12 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,000.00

Description

Washroom partitions are metal, wall hung, located in multi-occupant washrooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C103001

Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2025
Cost	\$18,000.00

Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	22 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$11,000.00

Description

Cabinets are installed in the former administrative area from the original part of the building.

Condition Narrative

No major deficiencies were observed or reported. Millwork appears outdated.

Photos



Tate Creek Community Centre - C103009



Tate Creek Community Centre - C103009

Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2024
Cost	\$11,000.00

Item	Description
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	16 Years
Quantity / Unit of Measure	8 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

Description

Millwork includes a trophy case in the front entry.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C103009

Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2035
Cost	\$4,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	20 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$24,000.00

Description

Kitchen cabinets are plastic laminate faced with plastic laminate counter tops.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C103010



PRRD - Tate Creek Community Centre - C103010

Recommendations

Recommendation #1 - Cabinets - Kitchen	
Type	Life Cycle Replacement
Year	2036
Cost	\$24,000.00

Item	Description
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2013
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	24 Years
Quantity / Unit of Measure	6 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$7,200.00

Description

Cabinets in the north staff area wood laminate cabinets with plastic laminate counter tops.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C103010

C20 Stairs

Item	Description
Uniformat Code	C201001 - Interior Stair Construction
Installation Year	1981
Condition	1 - Good
Expected Useful Life	75 Years
Remaining Useful Life	37 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

Wood stairs are installed from the gym to the mezzanine.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C201001

Item	Description
Uniformat Code	C201027 - Roof Access Ladders
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	6 / LM
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

Description

A drop-down ladder is installed for roof access.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C201027

Recommendations

Recommendation #1 - Roof Access Ladders	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,000.00

C30 Interior Finishes

Item	Description
Uniformat Code	C301005 - Painted Wall Covering
Installation Year	2013
Condition	2 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$50,200.00

Description

Wall finishes include paint along gypsum board walls and concrete block wall assemblies.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - C301005



PRRD - Tate Creek Community Centre - C301005

Recommendations

Recommendation #1 - Painted Wall Covering	
Type	Life Cycle Replacement
Year	2023
Cost	\$50,200.00

Item	Description
Uniformat Code	C301007 - Acoustic Panels
Installation Year	2019
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	25 Years
Quantity / Unit of Measure	480 / SM
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	0.25 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

Description

Wall finishes include custom built carpet & wood acoustic wall cover in the gym.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C301007

Item	Description
Uniformat Code	C301021 - Wall Paper
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	15 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	900 / SM
Unit Cost	\$60.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$54,000.00

Description

Demountable partition panels are provided a fabric covering.

Condition Narrative

No major deficiencies were observed or reported. The panels appear to be outdated.

Photos



Tate Creek Community Centre - C301021

Recommendations

Recommendation #1 - Wall Paper	
Type	Life Cycle Replacement
Year	2024
Cost	\$54,000.00

Item	Description
Uniformat Code	C302001 - Ceramic
Installation Year	1975
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	144 / SM
Unit Cost	\$130.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,720.00

Description

Floor finishes include ceramic tile in the classrooms and older washrooms

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C302001



Tate Creek Community Centre - C302001

Recommendations

Recommendation #1 - Ceramic	
Type	Life Cycle Replacement
Year	2025
Cost	\$18,720.00

Item	Description
Uniformat Code	C302001 - Ceramic
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	80 / SM
Unit Cost	\$130.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,400.00

Description

Floor finishes include ceramic tile in the kitchen.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C302001

Recommendations

Recommendation #1 - Ceramic	
Type	Life Cycle Replacement
Year	2036
Cost	\$10,400.00

Item	Description
Unifomat Code	C302003 - Wood Flooring
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	401 / SM
Unit Cost	\$170.00
Difficulty / Regional / Soft Cost Factors	1.33 / 1.00 / 1.00
Element Renewal Cost	\$90,666.10

Description

Floor coverings include wood in the gym.

Condition Narrative

Numerous defects including buckling, shrinkage and wear were observed.

Photos



Tate Creek Community Centre - C302003



Tate Creek Community Centre - C302003



Tate Creek Community Centre - C302003

Recommendations

Recommendation #1 - Wood Flooring	
Type	Life Cycle Replacement
Year	2023
Cost	\$90,666.10

Item	Description
Uniformat Code	C302005 - Carpet
Installation Year	2013
Condition	1 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	30 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,600.00

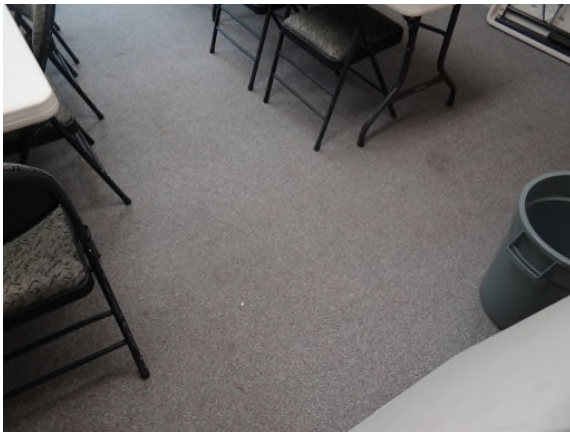
Description

Carpet is provided in the kitchen addition meeting room.

Condition Narrative

No major issues observed or reported.

Photos



PRRD - Tate Creek Community Centre - C302005



PRRD - Tate Creek Community Centre - C302005

Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2025
Cost	\$3,600.00

Item	Description
Unifomat Code	C302006 - Vinyl Sheet
Installation Year	2006
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	332 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$39,840.00

Description

Floor coverings include vinyl sheet in the kitchen / hall addition.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C302006

Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2025
Cost	\$39,840.00

Item	Description
Uniformat Code	C302006 - Vinyl Sheet
Installation Year	2013
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	9 Years
Quantity / Unit of Measure	515 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$61,800.00

Description

Floor finishes include vinyl sheet in the classrooms, offices and hallways in the northern portion of the building.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C302006



Tate Creek Community Centre - C302006

Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2028
Cost	\$61,800.00

Item	Description
Uniformat Code	C303006 - Painted Ceiling Structures
Installation Year	2013
Condition	1 - Good
Expected Useful Life	15 Years
Remaining Useful Life	9 Years
Quantity / Unit of Measure	420 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,500.00

Description

Ceiling finishes include paint on exposed roof structure in the gym and service rooms.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C303006



PRRD - Tate Creek Community Centre - C303006

Recommendations

Recommendation #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2028
Cost	\$10,500.00

Item	Description
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	332 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$26,560.00

Description

Ceiling finishes include acoustic ceiling panels throughout the kitchen addition.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - C303007

Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2026
Cost	\$26,560.00

Item	Description
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	522 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$41,760.00

Description

Ceiling finishes include acoustic ceiling panels in the original 1975 part of the building

Condition Narrative

Staining was observed on some ceiling panels and should be replaced as part of maintenance.

Photos



Tate Creek Community Centre - C303007



Tate Creek Community Centre - C303007

Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2024
Cost	\$41,760.00

D Services

D20 Plumbing

Item	Description
Uniformat Code	D201001 - Water Closets
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	14 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,000.00

Description

Plumbing fixtures include floor mounted toilets with attached water tanks.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D201001

Item	Description
Unifomat Code	D201002 - Urinals
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,000.00

Description

Plumbing fixtures include urinals.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D201002

Item	Description
Uniformat Code	D201003 - Lavatories
Installation Year	1975
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 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 stainless steel sinks installed in the original washrooms.

Condition Narrative

The sinks were not functional at the time of assessment due to failed water connections. Sinks are understood to be serviceable.

Photos



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004

Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2025
Cost	\$6,000.00

Item	Description
Unifomat Code	D201003 - Lavatories
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
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

Stainless steel sinks are installed in the washrooms

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D201003

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	22 Years
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$6,000.00

Description

Stainless steel sinks are installed in the kitchen, one single, two double, and one triple.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004



Tate Creek Community Centre - D201004

Item	Description
Uniformat Code	D201004 - Sinks
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	5 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$5,000.00

Description

Plumbing fixtures include stainless steel sinks installed in the classrooms.

Condition Narrative

Reportedly water connections failed. Units not anticipated to be reinstated.

Photos



Tate Creek Community Centre - D201004



PRRD - Tate Creek Community Centre - D201004

Recommendations

Recommendation #1 - Sinks	
Type	Life Cycle Replacement
Year	2020
Cost	\$5,000.00

Item	Description
Uniformat Code	D201024 - Custodial Sinks
Installation Year	1975
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 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 in the north service room.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D201024

Recommendations

Recommendation #1 - Custodial Sinks	
Type	Life Cycle Replacement
Year	2025
Cost	\$2,000.00

Item	Description
Unifomat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	1023 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$61,380.00

Description

The building domestic water system includes a main cold water supply line, and domestic hot and cold water copper and plastic piping to plumbing fixtures.

Condition Narrative

The original plumbing system was turned off at the time due to multiple leaks and failures when last pressurized, typically at fixtures and pipes are reportedly OK. Detailed review is recommended to confirm remaining service life.

Photos



PRRD - Tate Creek Community Centre - D202001



PRRD - Tate Creek Community Centre - D202001

Recommendations

Recommendation #1 - Investigate condition of plumbing	
Type	Engineering Study
Year	2020
Cost	\$8,000.00

Recommendation #2 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2021
Cost	\$61,380.00

Item	Description
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$9,280.00

Description

The building domestic water system includes a main cold water supply line, and domestic hot and cold water copper and plastic piping to plumbing fixtures.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D202001

Item	Description
Unifomat Code	D202006 - Domestic Water Equipment - Booster Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 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

The plumbing system includes distribution pumps in the kitchen / hall addition. Original plumbing had booster pumps that were decommissioned. The original plumbing is now fed from the addition supply & booster pumps.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D202006

Recommendations

Recommendation #1 - Domestic Water Equipment - Booster Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$20,000.00

Item	Description
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	2006
Condition	2 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	283 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$19,102.50

Description

Hot water is provided by two gas fired tank heaters.

Condition Narrative

No major deficiencies were observed or reported. Equipment has surpassed its typical useful life.

Photos



Tate Creek Community Centre - D202021



Tate Creek Community Centre - D202021

Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2022
Cost	\$19,102.50

Item	Description
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	50 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	1023 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$46,035.00

Description

Waste piping in the original part of the building includes ABS plastic and cast iron.

Condition Narrative

Some corrosion was observed, system understood to be serviceable. System should be considered during plumbing review.

Photos



Tate Creek Community Centre - D203001



PRRD - Tate Creek Community Centre - D203001

Recommendations

Recommendation #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2024
Cost	\$46,035.00

Item	Description
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	2006
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	37 Years
Quantity / Unit of Measure	232 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,440.00

Description

Waste piping in the newer kitchen / hall addition appears to be ABS plastic.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D203001

Item	Description
Uniformat Code	D204001 - Rain Water Drainage Piping and Fittings
Installation Year	1975
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1023 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,690.00

Description

Roof drains are installed in the low slope roofs and connected to a cement pipe drainage system.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D204001



PRRD - Tate Creek Community Centre - D204001

Recommendations

Recommendation #1 - Rain Water Drainage Piping and Fittings	
Type	Life Cycle Replacement
Year	2025
Cost	\$30,690.00

D30 HVAC

Item	Description
Uniformat Code	D301002 - Natural Gas Supply
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$25,100.00

Description

Natural gas is supplied to the building via an outside meter.

Condition Narrative

Corrosion was observed on the gas piping in the kitchen crawlspace. Should be reviewed and repaired.

Photos



Tate Creek Community Centre - D301002



Tate Creek Community Centre - D301002

Recommendations

Recommendation #1 - Repair Allowance - Natural Gas Distribution	
Type	Lifecycle Repair
Year	2020
Cost	\$5,000.00

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2006
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	120 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$4,800.00

Description

Heat is provided by fuel burning forced air furnaces. Furnace No. 10 was installed in 2006.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D302008



Tate Creek Community Centre - D302008

Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$4,800.00

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2006
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	266 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,640.00

Description

Heat in the kitchen addition is provided by fuel burning forced air furnaces. The Engineered Air was installed in 2006.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D302008



PRRD - Tate Creek Community Centre - D302008

Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2025
Cost	\$10,640.00

Item	Description
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	2010
Condition	1 - Good
Expected Useful Life	18 Years
Remaining Useful Life	9 Years
Quantity / Unit of Measure	75 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	8.00 / 1.00 / 1.00
Element Renewal Cost	\$24,000.00

Description

Heat in the gymnasium and classrooms is provided by fuel burning forced air furnaces.

Condition Narrative

No major deficiencies were observed or reported. It should be noted that the units have been installed upside down to accommodate existing ducting layout.

Photos



Tate Creek Community Centre - D302008



Tate Creek Community Centre - D302008

Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2028
Cost	\$3,000.00

Item	Description
Uniformat Code	D303022 - Self Contained Cooling Units
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	2 / Ton
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$3,000.00

Description

Cooling equipment includes a roof top condensing unit, which is understood to connect to a coil in the furnace servicing the former administrative office.

Condition Narrative

It was reported that this unit is no longer serviceable and will is not anticipated be replaced.

Photos



Tate Creek Community Centre - D303022

Recommendations

Recommendation #1 - Repair Allowance - Decommissioning Equipment	
Type	Major Repair
Year	2020
Cost	\$3,000.00

Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1023 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$122,760.00

Description

Heat is distributed by a system of ducts and vents.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D304001

Recommendations

Recommendation #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2025
Cost	\$122,760.00

Item	Description
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	26 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$27,840.00

Description

Heat is distributed by a system of ducts and vents.

Condition Narrative

No major deficiencies were observed or reported.

Photos



PRRD - Tate Creek Community Centre - D304001



PRRD - Tate Creek Community Centre - D304001

Item	Description
Uniformat Code	D304007 - Exhaust Fans
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	6 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$18,000.00

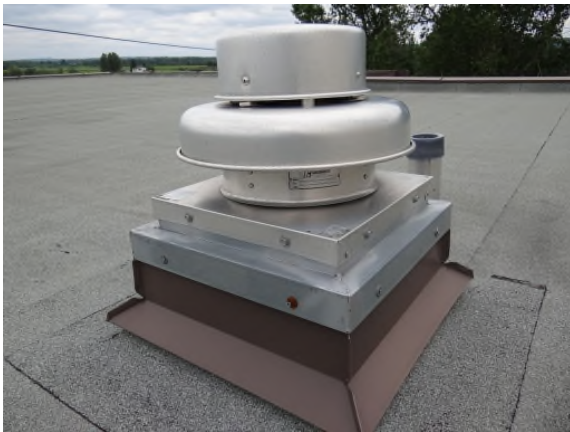
Description

Exhaust fans are installed on the roof

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D304007

Recommendations

Recommendation #1 - Exhaust Fans	
Type	Life Cycle Replacement
Year	2031
Cost	\$18,000.00

Item	Description
Uniformat Code	D304026 - Kitchen Exhaust Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$30,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

Description

An commercial grade exhaust fan is installed in the kitchen.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D304026



Tate Creek Community Centre - D304026

Recommendations

Recommendation #1 - Kitchen Exhaust Systems	
Type	Life Cycle Replacement
Year	2030
Cost	\$30,000.00

D40 Fire Protection

Item	Description
Uniformat Code	D409021 - Kitchen Suppression Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$15,000.00

Description

A fire suppression system is installed within the commercial range hood in the kitchen.

Condition Narrative

It was observed that the system has not been inspected since 2018.

Photos



Tate Creek Community Centre - D409021



Tate Creek Community Centre - D409021

Recommendations

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

Recommendation #2 - Kitchen Suppression Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$15,000.00

Item	Description
Uniformat Code	D409099 - Other Fire Protection Systems
Installation Year	2006
Condition	4 - Critical
Expected Useful Life	10 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	10 / Each
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$2,000.00

Description

Fire protection systems include ABC type fire extinguishers. A type K fire extinguisher is recommended for the kitchen.

Condition Narrative

It was observed that the fire extinguishers have not been inspected since 2018. Annual inspection is recommended. Remaining service life to be confirmed by inspection.

Photos



Tate Creek Community Centre - D409099

Recommendations

Recommendation #1 - Annual Inspection - Fire Extinguishers	
Type	Engineering Study
Year	2019
Cost	\$1,000.00

Recommendation #2 - Other Fire Protection Systems	
Type	Life Cycle Replacement
Year	2020
Cost	\$2,000.00

D50 Electrical

Item	Description
Unifomat Code	D501022 - Low Voltage Electrical Service
Installation Year	2018
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	39 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$37,650.00

Description

A 110/240 volt, single phase electrical service is supplied to the building via an overhead service drop. The main shut off is rated at 400 amps. The service connection is understood to have been upgraded

Condition Narrative

No major deficiencies were observed or reported. An old service mast on the gym roof was observed to be corroded and damaged. A repair to address the deficiencies is recommended.

Photos



Tate Creek Community Centre - D501022



Tate Creek Community Centre - D501022



Tate Creek Community Centre - D501022

Recommendations

Recommendation #1 - Repair or replace old service mast	
Type	Failure Replacement
Year	2019
Cost	\$10,500.00

Item	Description
Uniformat Code	D501022 - Low Voltage Electrical Service
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	900 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$27,000.00

Description

Electrical distribution is provided by a distribution panel redirecting the service throughout the building each with a dedicated breaker switch. The panel is located in the north service room.

Condition Narrative

No major issues were observed or reported; however, the equipment has surpassed its typical useful life.

Photos



PRRD - Tate Creek Community Centre - D501022

Recommendations

Recommendation #1 - Low Voltage Electrical Service	
Type	Life Cycle Replacement
Year	2024
Cost	\$27,000.00

Item	Description
Uniformat Code	D501023 - Electrical Panels
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	7 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$28,000.00

Description

The electrical system includes seven conventional breaker panels varying in age located throughout the building.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D501023

Recommendations

Recommendation #1 - Electrical Panels	
Type	Life Cycle Replacement
Year	2025
Cost	\$28,000.00

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	622 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$59,090.00

Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable.

Condition Narrative

No major deficiencies were observed or reported. Wiring has surpassed its typical useful life.

Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2024
Cost	\$59,090.00

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$22,040.00

Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable

Condition Narrative

No major deficiencies were observed or reported.

Item	Description
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1981
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$38,095.00

Description

The branch wiring is assumed to be commercial wire in rigid metal conduit and BX cable.

Condition Narrative

No major deficiencies were observed or reported.

Recommendations

Recommendation #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2025
Cost	\$38,095.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Quantity / Unit of Measure	622 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$52,870.00

Description

Interior lighting includes T12 fluorescent fixtures.

Condition Narrative

Lighting is functional but past its typical useful life with poor energy performance.

Photos



Tate Creek Community Centre - D502002

Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2024
Cost	\$52,870.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	232 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$19,720.00

Description

Interior lighting includes T8 linear fluorescent fixtures.

Condition Narrative

No major deficiencies were observed or reported. An upgrade to LED is recommended.

Photos



Tate Creek Community Centre - D502002

Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2036
Cost	\$19,720.00

Item	Description
Uniformat Code	D502002 - Interior Lighting
Installation Year	1981
Condition	2 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	401 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$34,085.00

Description

Interior lighting includes T12 linear fluorescent fixtures in the gym.

Condition Narrative

Fixtures are functional but obsolete with poor overall energy efficiency.

Photos



Tate Creek Community Centre - D502002

Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$34,085.00

Item	Description
Uniformat Code	D502021 - Exterior Lighting
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	10 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$12,000.00

Description

Exterior lighting includes wall mounted wallpacks and soffit-mounted fixtures.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D502021

Recommendations

Recommendation #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2026
Cost	\$12,000.00

Item	Description
Uniformat Code	D502022 - Exit Lighting
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	522 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$1,566.00

Description

Illuminated exit lighting is installed.

Condition Narrative

Fixtures are functional but outdated. Fixtures do not display current "running man" standard signage.

Photos



Tate Creek Community Centre - D502022

Recommendations

Recommendation #1 - Exit Lighting	
Type	Life Cycle Replacement
Year	2022
Cost	\$1,566.00

Item	Description
Unifomat Code	D502022 - Exit Lighting
Installation Year	2006
Condition	1 - Good
Expected Useful Life	35 Years
Remaining Useful Life	21 Years
Quantity / Unit of Measure	332 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$996.00

Description

Illuminated exit lighting is installed

Condition Narrative

Fixtures do not display current "running man" standard signage.

Photos



PRRD - Tate Creek Community Centre - D502022

Item	Description
Uniformat Code	D503001 - Fire Alarm Systems
Installation Year	1975
Condition	4 - Critical
Expected Useful Life	20 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$62,750.00

Description

A fire alarm system components are present but the system was understood to be partially dismantled by the former owner.

Condition Narrative

It was reported that the fire alarm system has been decommissioned in place. Replacement is recommended in the short term.

Photos



Tate Creek Community Centre - D503001

Recommendations

Recommendation #1 - Fire Alarm Systems	
Type	Life Cycle Replacement
Year	2019
Cost	\$62,750.00

Item	Description
Uniformat Code	D509003 - Emergency Lighting Systems
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$6,275.00

Description

Emergency lighting is provided by individual battery operated fixtures with remote lighting heads.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - D509003



Tate Creek Community Centre - D509003

Recommendations

Recommendation #1 - Emergency Lighting Systems	
Type	Life Cycle Replacement
Year	2026
Cost	\$6,275.00

F Special Construction and Demolition

F10 Special Construction

Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	1989
Condition	2 - Fair
Expected Useful Life	20 Years
Remaining Useful Life	3 Years
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

Wood and steel frame structures and games east of building.

Condition Narrative

Wear and corrosion were observed.

Photos



Tate Creek Community Centre - F101001



Tate Creek Community Centre - F101001

Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2022
Cost	\$30,000.00

Item	Description
Uniformat Code	F101001 - Playground Equipment
Installation Year	2011
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
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

North playground and accessories.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - F101001



PRRD - Tate Creek Community Centre - F101001

Recommendations

Recommendation #1 - Playground Equipment	
Type	Life Cycle Replacement
Year	2031
Cost	\$40,000.00

Item	Description
Uniformat Code	F101004 - Chain Link Fence Enclosure
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Quantity / Unit of Measure	2 / EA
Unit Cost	\$8,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$16,000.00

Description

Former propane tank enclosure and current garbage enclosure.

Condition Narrative

Settlement and localized damage was observed.

Photos



Tate Creek Community Centre - F101004



PRRD - Tate Creek Community Centre - F101004

Recommendations

Recommendation #1 - Chain Link Fence Enclosure	
Type	Life Cycle Replacement
Year	2022
Cost	\$16,000.00

Item	Description
Uniformat Code	F101005 - Arena/Race Track
Installation Year	1975
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	5.00 / 1.00 / 1.00
Element Renewal Cost	\$200,000.00

Description

Site features include an outdoor rink.

Condition Narrative

Significant deterioration of the wood guard / wall was observed.

Photos



Tate Creek Community Centre - F101005



Tate Creek Community Centre - F101005

Recommendations

Recommendation #1 - Arena/Race Track	
Type	Life Cycle Replacement
Year	2020
Cost	\$200,000.00

G Sitework

G20 Site Improvements

Item	Description
Unifomat Code	G201024 - Gravel Paved Surface - Roadway
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1000 / SM
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$50,000.00

Description

Site features include a gravel paved roadway.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G201024

Recommendations

Recommendation #1 - Gravel Paved Surface - Roadway	
Type	Life Cycle Replacement
Year	2031
Cost	\$50,000.00

Item	Description
Unifomat Code	G202024 - Gravel Paved Surface - Parking Area
Installation Year	2006
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	725 / SM
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$14,500.00

Description

Parking area south of building

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G202024



PRRD - Tate Creek Community Centre - G202024

Recommendations

Recommendation #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2031
Cost	\$14,500.00

Item	Description
Unifomat Code	G203022 - Concrete Paved Surfaces
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	200 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

Description

Concrete walkways are installed at the front of the building.

Condition Narrative

Settlement and cracked concrete was commonly observed.

Photos



Tate Creek Community Centre - G203022

Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2021
Cost	\$30,000.00

Item	Description
Uniformat Code	G203023 - Precast Paved Surfaces
Installation Year	1975
Condition	4 - Critical
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	10 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$2,250.00

Description

A pre-cast walkway is installed adjacent to the east entrance.

Condition Narrative

Settled creating tripping hazards was observed.

Photos



Tate Creek Community Centre - G203023



PRRD - Tate Creek Community Centre - G203023

Recommendations

Recommendation #1 - Precast Paved Surfaces	
Type	Life Cycle Replacement
Year	2019
Cost	\$1,500.00

Item	Description
Uniformat Code	G203025 - Exterior Stairs (Site)
Installation Year	1975
Condition	4 - Critical
Expected Useful Life	30 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	8 / Riser
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$8,000.00

Description

Concrete stairs are installed at the east entrance.

Condition Narrative

Cracking and displacement resulting in tripping hazards was observed and should be repaired in the short term to mitigate potential safety concerns.

Photos



Tate Creek Community Centre - G203025



Tate Creek Community Centre - G203025

Recommendations

Recommendation #1 - Exterior Stairs (Site)	
Type	Life Cycle Replacement
Year	2019
Cost	\$8,000.00

Item	Description
Unifomat Code	G204007 - Playing Fields
Installation Year	1975
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	8000 / SM
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$400,000.00

Description

Site features include a multi-use sports field.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G204007

Recommendations

Recommendation #1 - Playing Fields	
Type	Life Cycle Replacement
Year	2025
Cost	\$400,000.00

Item	Description
Uniformat Code	G204009 - Flagpoles
Installation Year	1975
Condition	1 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 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 flagpoles.

Condition Narrative

No major deficiencies were observed or reported. Surficial corrosion was observed and should be addressed as part of maintenance.

Photos



Tate Creek Community Centre - G204009

Recommendations

Recommendation #1 - Flagpoles	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,000.00

Item	Description
Uniformat Code	G204021 - Fencing and Gates - Chain Link Fence
Installation Year	2006
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	7 Years
Quantity / Unit of Measure	300 / LM
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$75,000.00

Description

A chain link fence is installed around the perimeter of the lagoon and rink ponds.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G204021



PRRD - Tate Creek Community Centre - G204021

Recommendations

Recommendation #1 - Fencing and Gates - Chain Link Fence	
Type	Life Cycle Replacement
Year	2026
Cost	\$75,000.00

Item	Description
Uniformat Code	G204031 - Retaining Walls - Cast-in-place
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	50 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	50 / SM
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$75,000.00

Description

Site features include concrete retaining walls to the east of the building.

Condition Narrative

Cracks, displacement, and deterioration were observed.

Photos



Tate Creek Community Centre - G204031



Tate Creek Community Centre - G204031



Tate Creek Community Centre - G204031

Recommendations

Recommendation #1 - Retaining Walls - Cast-in-place	
Type	Life Cycle Replacement
Year	2021
Cost	\$75,000.00

Item	Description
Uniformat Code	G204040 - Miscellaneous Structures
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	2 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.00 / 1.00
Element Renewal Cost	\$60,000.00

Description

Site structures include a storage building.

Condition Narrative

Numerous defects were observed in all building systems. The building is considered to be in poor condition overall and not reliable for long-term use.

Photos



Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040

Recommendations

Recommendation #1 - Miscellaneous Structures	
Type	Life Cycle Replacement
Year	2021
Cost	\$60,000.00

Item	Description
Uniformat Code	G204040 - Miscellaneous Structures
Installation Year	2011
Condition	1 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	8.00 / 1.00 / 1.00
Element Renewal Cost	\$80,000.00

Description

Site structures include a rink maintenance building, generally built of wood-framing, metal panel roof and metal cladding. The building includes a storage area / workshop, and a change room.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040



PRRD - Tate Creek Community Centre - G204040

Recommendations

Recommendation #1 - Miscellaneous Structures	
Type	Life Cycle Replacement
Year	2031
Cost	\$80,000.00

G30 Site Civil / Mechanical Utilities

Item	Description
Uniformat Code	G3010 - Water Supply
Installation Year	2006
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	27 Years
Quantity / Unit of Measure	200 / SM Building
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$30,000.00

Description

The building domestic water system includes a main cold water supply line from the on site underground cistern to the building.

Condition Narrative

No major deficiencies were observed or reported.

Item	Description
Uniformat Code	G301001 - Domestic Water Storage Tank - Underground
Installation Year	2006
Condition	1 - Good
Expected Useful Life	30 Years
Remaining Useful Life	17 Years
Quantity / Unit of Measure	2 / Each
Unit Cost	\$40,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$80,000.00

Description

Water is supplied by two cistern tanks located on site.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G301001

Recommendations

Recommendation #1 - Domestic Water Storage Tank - Underground	
Type	Life Cycle Replacement
Year	2036
Cost	\$80,000.00

Item	Description
Unifomat Code	G3020 - Sanitary Sewer
Installation Year	1975
Condition	1 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	1255 / SM Building
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	0.40 / 1.00 / 1.00
Element Renewal Cost	\$80,320.00

Description

A sanitary sewer connects from the building to a lagoon.

Condition Narrative

No major deficiencies were observed or reported. Due to the system's age and limited information available, video scope investigation should be considered.

Recommendations

Recommendation #1 - Investigation - Sanitary Sewer Drainage	
Type	Engineering Study
Year	2020
Cost	\$8,000.00

Recommendation #2 - Sanitary Sewer	
Type	Life Cycle Replacement
Year	2025
Cost	\$200,800.00

Item	Description
Uniformat Code	G302001 - Sanitary Waste Lagoon
Installation Year	1975
Condition	1 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Quantity / Unit of Measure	650 / SM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.00 / 1.00
Element Renewal Cost	\$39,000.00

Description

Sanitary waste is discharged to a lagoon on site, northwest of the building.

Condition Narrative

No major deficiencies were observed or reported.

Photos



Tate Creek Community Centre - G302001

Recommendations

Recommendation #1 - Sanitary Waste Lagoon	
Type	Life Cycle Replacement
Year	2025
Cost	\$39,000.00

Item	Description
Unifomat Code	G306099 - Other Fuel Distribution
Installation Year	1975
Condition	3 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	1 Year
Quantity / Unit of Measure	1 / Each
Unit Cost	\$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.00 / 1.00
Element Renewal Cost	\$10,000.00

Description

There is an underground propane distribution system between the building and former tanks. It is assumed to be decommissioned but still in place. Removal is recommended.

Condition Narrative

The propane distribution system is no longer in use. Removal is recommended.

Photos



PRRD - Tate Creek Community Centre - G306099



PRRD - Tate Creek Community Centre - G306099

Recommendations

Recommendation #1 - Repair Allowance - System Removal	
Type	Condition-Based
Year	2020
Cost	\$20,000.00

G40 Site Electrical Utilities

Item	Description
Unifomat Code	G402011 - Light poles - 20' high
Installation Year	1975
Condition	2 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	4 Years
Quantity / Unit of Measure	3 / Each
Unit Cost	\$2,800.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.00 / 1.00
Element Renewal Cost	\$12,600.00

Description

Site lighting includes 20 foot utility poles near the ice rink.

Condition Narrative

No major deficiencies were observed or reported, with the exception of 1 pole that was observed to be leaning and should be repaired.

Photos



Tate Creek Community Centre - G402011



PRRD - Tate Creek Community Centre - G402011

Recommendations

Recommendation #1 - Repair Allowance - Leaning Standard	
Type	Lifecycle Repair
Year	2020
Cost	\$3,500.00

Recommendation #2 - Light poles - 20' high	
Type	Life Cycle Replacement
Year	2023
Cost	\$12,600.00

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APPENDIX 2

20-Year Capital Plan Renewal and Repair Summary

Project No. 19063
1 of 2

Tate Creek Community Centre

20-Year Capital Plan Summary

Element Name	Element Year Installed	Element Condition	Recommendation Type	Recommendation Year	Recommendation Cost	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
G201024 Gravel Paved Surface - Roadway	2008	1 - Good	Life Cycle Replacement	2031	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203024 Gravel Paved Surface - Parking Area	2006	1 - Good	Life Cycle Replacement	2031	\$ 14,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203023 Concrete Paved Surfaces	1975	3 - Poor	Life Cycle Replacement	2021	\$ 30,000.00	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203023 Precast Paved Surfaces	1975	4 - Critical	Life Cycle Replacement	2019	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G203025 Exterior Stairs (23x)	1975	4 - Critical	Life Cycle Replacement	2019	\$ 8,000.00	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204027 Playing Fields	1975	1 - Good	Life Cycle Replacement	2025	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204029 Flagpoles	1975	1 - Good	Life Cycle Replacement	2025	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204022 Fencing and Gates - Chain Link Fence	2006	1 - Good	Life Cycle Replacement	2026	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204031 Retaining Walls - Cast-in-place	1975	3 - Poor	Life Cycle Replacement	2021	\$ 75,000.00	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204040 Miscellaneous Structures - Rink Bldg	2011	1 - Good	Life Cycle Replacement	2031	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G204040 Miscellaneous Structures - Storage Barn	1975	3 - Poor	Life Cycle Replacement	2021	\$ 60,000.00	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G801001 Domestic Water Storage Tank - Underground	2008	1 - Good	Life Cycle Replacement	2036	\$ 80,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
G8020 Sanitary Sewer	1975	1 - Good	Engineering Study	2020	\$ 8,000.00	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G8020 Sanitary Sewer	1975	1 - Good	Life Cycle Replacement	2025	\$ 200,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G802001 Sanitary Waste Lagoon	1975	1 - Good	Life Cycle Replacement	2025	\$ 39,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G806009 Other Fuel Distribution - Propane Distribution	1975	3 - Poor	Condition Based	2020	\$ 20,000.00	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G402021 Light poles - 20' High	1975	2 - Fair	Life Cycle Repair	2020	\$ 8,500.00	\$ -	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G402011 Light poles - 20' High	1975	2 - Fair	Life Cycle Replacement	2019	\$ 12,600.00	\$ -	\$ -	\$ -	\$ 12,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals					\$ 3,297,267	\$ 83,750	\$ 441,133	\$ 226,380	\$ 298,624	\$ 353,466	\$ 291,755	\$ 1,137,035	\$ 154,835	\$ -	\$ 75,300	\$ -	\$ 40,000	\$ 217,500	\$ -	\$ -	\$ -	\$ 41,970	\$ 135,620	\$ -	\$ -



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.

Tate Creek Community Centre

Energy Efficiency Opportunities – Tate Creek 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 – Tate Creek Community Centre	
B30 – Roofing	
B3.1	Improve rigid roof insulation along with the upcoming 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 – Tate Creek Community Centre	
D50 – Electrical	
D5.1	<p>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.</p>
D5.2	<p>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).</p> <p>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.</p>
D5.3	<p>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.</p>

APPENDIX 4
Preventative Maintenance Plan

Peace River Regional District PMP Tasking - Tate Creek CC										
Uniformat 4-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 Operator	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 Operator	Minor	Drain Snake, Stiff Brush	N			
B1020 - Roof Hatch	Roof Hatch	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Inspect roof seals	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Test and inspect door seals	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Test and inspect door latch	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Lubricate joints and moving parts	semi-annually	4 hours	Building Operator	Minor	Lubricate, Tool Set, wire brush, Paint(as required)	N			
B1020 - Roof Hatch	Paint and patch door, as needed.	semi-annually	4 hours	Building Operator	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 Operator	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			

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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
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 Operator	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 Operator	Minor	Lubricant, toolset	N			
B203001 - Exterior Doors	Adjust door speed as needed	quarterly	5-10 minutes	Building Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Operator	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 Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Check all hinges for proper operation	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Clean all hinges and lubricate as required	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Adjust door speed as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Lubricate door closer as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	check latch operation and adjusts as needed	quarterly	10-20 minutes	Building Operator	Minor	Lubricant, toolset	N			
B203002 - Glazed Doors	Inspect frames for proper alignment	quarterly	10-20 minutes	Building Operator	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			

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Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
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 Operator	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Tighten all hinges as needed	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Ensure all tracks are aligned and free from debris	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C1010 - Partitions - General	Test operation	semi-annually	30 minutes	Building Operator	Minor	Toolset, lubricant	N		
C102001 - Standard Interior Doors	Check all hinges for proper operation	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean all hinges and lubricate as required	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Adjust door speed as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Lubricate door closer as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	check latch operation and adjusts as needed	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	inspect frames for proper alignment	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Test emergency door release (sliding door)	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102001 - Standard Interior Doors	Clean and test automatic sensors (sliding door)	quarterly	30 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102003 - Fire Doors	Check all hinges for proper operation	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Clean all hinges and lubricate as required	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Adjust door speed as needed	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	Lubricate door closer as needed	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	check latch operation and adjusts as needed	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102003 - Fire Doors	inspect frames for proper alignment	monthly	10-20 minutes	Building Operator	Major	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Test operation of buttons and sensors	monthly	10-20 minutes	Building Operator	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 Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Inspect all electrical connections within motor housing	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Ensure all fixtures are secure, tighten as required.	monthly	10-20 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C102007 - Interior Door Hardware (door openers)	Lubricate door arm	monthly	10-20 minutes	Building Operator	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 Operator	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check all wall anchors, tighten as required	semi-annually	5-10 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Check door hinges and latches, adjust and lubricate as required	semi-annually	5-10 minutes	Building Operator	Minor	Toolset, Lubricant	N		
C103001 - Washroom Partitions	Inspect for signs of rust - patch and paint as required	semi-annually	5-10 minutes	Building Operator	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		

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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 Operator	Minor	Toolset	N			
D201001 - Water closets	Water lines - Inspect for breaks cracks or leaks	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N			
D201001 - Water closets	Vacuum lines - Inspect for improper operations and inspect elbow for Leaking	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N			
D201001 - Water closets	Seal - In inspect for breaks cracks or splinters and ensure all hardware is tight	monthly	5-10 minutes	Building Operator	Minor	Toolset	N			
D201002 - Urinals	Inspect for leaks, flush function and cleanliness	monthly	5-10 minutes	Building Operator	Minor	Toolset	N			
D201002 - Urinals	Check Water flow/pressure conditions.	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N			
D201002 - Urinals	Inspect cap and part conditions.	daily	Less than 5 minutes	Building Operator	Minor	Toolset	N			
D201002 - Urinals	Check operation and settings of automatics flush meters, change batteries as required.	monthly	5-10 minutes	Building Operator	Minor	Toolset	N			
D201004 - Sinks	Inspect for cracks, tap function and cleanliness	monthly	5-10 minutes	Building Operator	Minor	Toolset	N			
D202001 - Domestic Water Distribution Pumps	Visual inspection	weekly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	N			
D202001 - Domestic Water Distribution Pumps	Inspect all mountings, ensure tight and secure	weekly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	N			
D202001 - Domestic Water Distribution Pumps	Check for vibrations	weekly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	N			
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Visual inspection	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Check for vibrations	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Verify pressures on gauges	quarterly	5-10 minutes	Building Operator	Minor	Toolset, filters, lubricant	Y			
D202001 - Domestic Water Distribution Pumps	Test any shut-offs or safety features	quarterly	10-20 minutes	Building Operator	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			
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			
D202003 - Chemical Treatment System	This the water softener - noted below	semi-annually	1-2 hours	Building Operator	Minor	NA	N			
D202003 - Chemical Treatment System	This the water softener - noted below	semi-annually	1-2 hours	Building Operator	Minor	NA	N			
D202003 - Water Softener	Check Salt Levels	weekly	5-10 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Overall Water Softener System Review, look for:	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Rust or holes in system	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Leaking gaskets or other signs of wear or system malfunction	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Inspect brine tank, clean as required.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Inspect for Salt Bridges - if evident, empty the tank, break up salt bridge, add several gallons of hot water to dissolve the salt. Once dissolved turn system back on to use up brine left over from bridge.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Flush out the Resin Bed - using the appropriate cleaner designated by manufacturer and follow instructions provided in O&M manual.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202003 - Water Softener	Clean Venturi Valve - using mild detergent, remove parts are clean by hand and replace.	bi-monthly	30-60 minutes	Building Operator	Minor	Salt Pellets, toolset	N			
D202021 - Electric Resistant DHW	Check Thermostat Function:	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y			
D202021 - Electric Resistant DHW	Let water heater completely heat to a designated thermostat setting.	quarterly	30-60 minutes	Building Operator	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 Operator	Minor	Toolset, voltmeter	Y			

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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 Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check Pressure relief Valve Function:	quarterly	30-60 minutes	Building Operator	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 Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Inspect element flange for leakage as follows:	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off Power Supply.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Remove element housing cover.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Visually inspect heating element gasket for evidence of leaks.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Check for loose electrical connections. Tighten as necessary.	quarterly	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Flush tank as follows:	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Shut off power supply.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close valve on hot water outlet piping.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open valve on drain piping.	annually	30-60 minutes	Building Operator	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	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Close drain valve.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Open hot water valve.	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D202021 - Electric Resistant DHW	Turn power supply ON	annually	30-60 minutes	Building Operator	Minor	Toolset, voltmeter	Y		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	weekly	Less than 5 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	weekly	Less than 5 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	weekly	Less than 5 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Visual inspection, check for leaks	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Check for vibrations	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Verify pressures on gauges are within posted limits	quarterly	5-10 minutes	Building Operator	Major	Toolset, Lubricant	N		
D203004 - Sanitary Sump Pump	Test any shut-offs or safety features	quarterly	5-10 minutes	Building Operator	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		
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 Operator	Moderate	Toolset, patching tape/materials.	N		
D301002 - Gas Supply System	Inspect all connects for signs of damage and or leaks	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		
D301002 - Gas Supply System	Inspect all shut off valves. exercise to confirm operation (ensure supplied equipment is shut down)	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		
D301002 - Gas Supply System	Inspect meter for any tampering	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N		

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D301002 - Gas Supply System	ensure all roof support piers have not shifted.	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N			
D301002 - Gas Supply System	paint and patch any pipe lines showing signs of rusting.	annually	8 hours	Gas Technician	Moderate	Specialized Equipment Provided by Vendor	N			
D302003 Furnaces	Check operating pressures	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Check operation of condensation system	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Safety test for carbon monoxide (CO)	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Check temperatures across air handler	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Inspect for hazardous debris in the chimney flue	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Check unit is operating to manufacturer's specifications	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Check fan belt and perform required adjustments	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D302003 Furnaces	Test unit by putting it through a full operation cycle	semi-annually	30 minutes	Building Operator	Minor	Toolset, filters, belts, brush	Y			
D304001 - Ducts	Depending on the use of the facility, duct cleaning by a certified vendor (NADCA). Cleaning of duct systems can be completed as part of good indoor air quality management.	5 years	8 hours	Building Operator	Minor	NA	N			
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			

Peace River Regional District PMP Tasking - Tate Creek CC									
Uniformat 4-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 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		
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		

Peace River Regional District PMP Tasking - Tate Creek CC										
Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
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			
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 Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Kitchen Hood Exhaust Fan	check fastener tightness	quarterly	1-2 hours	Building Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Kitchen Hood Exhaust Fan	Check Rooftop Containment Systems (RTCS)	quarterly	1-2 hours	Building Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Kitchen Hood Exhaust Fan	Clean Exhaust Stacks	quarterly	1-2 hours	Building Operator	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 Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Kitchen rooftop Exhaust Fan	If field serviceable lubricate bearings.	quarterly	30-60 minutes	Building Operator	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 Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			

Peace River Regional District PMP Tasking - Tate Creek CC										
Uniformat 4-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 cleanliness of the fan. Clean as required.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Rooftop exhaust fan	Check switch operation. Repair as required.	quarterly	1-2 hours	Building Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Rooftop exhaust fan	Check fan blades. Clean, repair or replace as needed to ensure proper operation.	quarterly	1-2 hours	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D304002 - Rooftop exhaust fan	If field serviceable lubricate bearings.	quarterly	1-2 hours	Building Operator	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 Operator	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 Operator	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 Operator	Minor	Toolset, Lubricant, belts, filters, vacuum, vibration meter	Y			
D305003 Fan Coil Units	Power off the fan coil unit.	semi-annually	30 minutes	Building Operator	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 Operator	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 Operator	Minimal	Toolset, filter, lubricant, leak testing equipment, belts	Y			
D305003 Fan Coil Units	Change the air filter.	semi-annually	30 minutes	Building Operator	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 Operator	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 Operator	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 Operator	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 Operator	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 Operator	Minimal	Toolset, Lubricant, belts, filters, vacuum	Y			
D305004 - Electric Baseboard	Inspect unit for unusual noise and/or vibration	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y			
D305004 - Electric Baseboard	Clean and re-install permanent filters or replace disposable filters.	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y			
D305004 - Electric Baseboard	Provide lubrication, if necessary.	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y			

Peace River Regional District PMP Tasking - Tate Creek CC										
Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
D305004 - Electric Baseboard	Clean coils by vacuuming or brushing.	quarterly	5-10 minutes	Building Operator	Minor	Toolset, Lubricant, belts, filters, vacuum	Y			
D403001 - Fire Extinguishing Devices	Inspect units for correct pressure ready, ensure pins and all tags are up to date and there are no signs of damage to the unit.	monthly	Less than 5 minutes	Building Operator	Major	NA	N			
D403001 - Fire Extinguishing Devices	Annually all units should be inspected by a licensed service provider as per municipal, provincial and federal fire code legislation	annually	Less than 5 minutes	Fire Safety Tech	Major	NA	N			
D403001 - Fire Extinguishing Devices	Every 5 years all units should be pressure tested as per the NFRP	5 years	Less than 5 minutes	Fire Safety Tech	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			
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			
D501003 - Main Switchgear	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			
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 Operator	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 Operator	Minor	Spare Bulbs, Ladder or Lift	Y			
D502002 - Interior Lighting Equipment	Check and replace burnt out bulbs	monthly	30-60 minutes	Building Operator	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			

Peace River Regional District PMP Tasking - Tate Creek CC									
Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date
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 Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of impellers	monthly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Inspection of Floats	monthly	30-60 minutes	Building Operator	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 Operator	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 Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Wet Well cleaning, as applicable.	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check and inspect all electrical connections	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Check and Test all alarms systems and indicator lights	quarterly	30-60 minutes	Building Operator	Major	Toolset, Filters, Vibration Meter, Lubricant, wet-vac	Y		
G3020 - Sanitary Lift Pump	Grease pumps and drivelines, as applicable.	quarterly	30-60 minutes	Building Operator	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		

Peace River Regional District PMP Tasking - Tate Creek CC										
Uniformat 4-Asset Functional Name	PMP Task	Frequency	Estimate Time	Resource/Craft	Failure Risk	Materials/Consumables	LOTO (Y/N)	Completed By	Date	
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel tank/day tank	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y			
G306021 - Fuel Storage Tanks - Aboveground	Check Fuel filters-primary/secondary (change as needed)	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y			
G306021 - Fuel Storage Tanks - Aboveground	Inspect Fuel system components/hoses/piping	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y			
G306021 - Fuel Storage Tanks - Aboveground	Check Gauges and Safety mechanism	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y			
G306021 - Fuel Storage Tanks - Aboveground	Test for Condensation/water in fuel	monthly	30 minutes	Building Operator	Major	Toolset, Filters, testing equipment	Y			



APPENDIX 5

Photo Log

Asset Photos



PRRD - Tate Creek Community Centre : 1



PRRD - Tate Creek Community Centre : 2

Element Photos



A1020 Special Foundations



A1030 Slab on Grade - 1



A1030 Slab on Grade - 2



B1010 Floor Construction - Wood - 1



B1010 Floor Construction - Wood - 2



B1010 Floor Construction - Wood - 3



B1010 Floor Construction - Steel



B1010 Floor structure - gym - 1



B1010 Floor structure - gym - 2



B1020 Roof Construction - Steel



B1020 Roof construction gym - 1



B1020 Roof construction gym - 2



B1030 Structure - Steel



B1030 Wall structure - gym - 1



B1030 Wall structure - gym - 2



B201024 Metal Siding - 1



B201024 Metal Siding - 2



B201024 Metal Siding - 3



B201026 Wood Siding - 1



B201026 Wood Siding - 2



B201026 Wood Siding - 3



B201026 Wood Siding - 4



B201030 Cement Fiberboard Panels



B202001 Windows - 1970s & 1980s - 1



B202001 Windows - 1970s & 1980s - 2



B202001 Windows - 1970s & 1980s - 3



B202001 Windows - 2005



B203002 Solid Doors - Single - 1



B203002 Solid Doors - Single - 2



B203002 Solid Doors - Single - 3



B203003 Solid Doors - Double - 1



B203003 Solid Doors - Double - 2



B203006 Glazed Doors - Double



B203008 Roll up concession door



B301005 Gutters and Downspouts - 1



B301005 Gutters and Downspouts - 2



B301022 Conventional - Modified Bitumen - Classrooms - 1



B301022 Conventional - Modified Bitumen - Classrooms - 2



B301022 Conventional - Modified Bitumen - Gym - 1



B301022 Conventional - Modified Bitumen - Gym - 2



B301028 Metal Roofing



B302022 Hatches



C101001 Fixed Partitions - 1



C101001 Fixed Partitions - 2



C101002 Demountable Partitions - 1



C101002 Demountable Partitions - 2



C101003 Retractable Partitions - 1



C101003 Retractable Partitions - 2



C1010006 Glazed partitions



C102002 Solid interior doors - single



C102002 Solid interior doors - Single - 2006



C102003 Solid interior door - double



C103001 Washroom Partitions



C103009 Built in cabinets and millwork - 1



C103009 Built in cabinets and millwork - 2



C103009 Millwork - trophy case



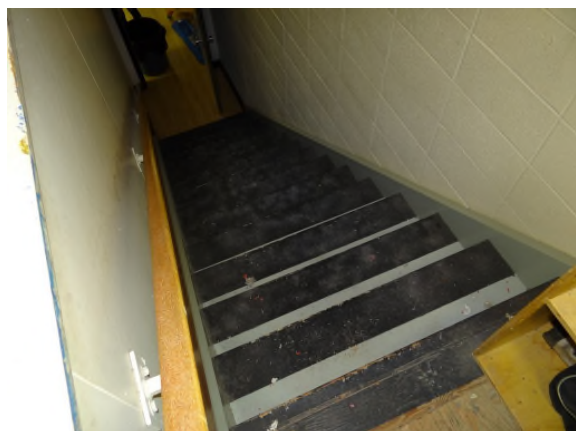
C103010 Cabinets - Kitchen - 1



C103010 Cabinets - Kitchen - 2



C103010 Cabinets - 2013



C201001 Interior Stair Construction



C201027 Roof Access Ladders



C301005 Painted Wall Covering - 1



C301005 Painted Wall Covering - 2



C301007 Acoustic Panels



C301021 Fabric wall covering



C302001 Ceramic - Classrooms - 1



C302001 Ceramic - Classrooms - 2



C302001 Ceramic - Kitchen



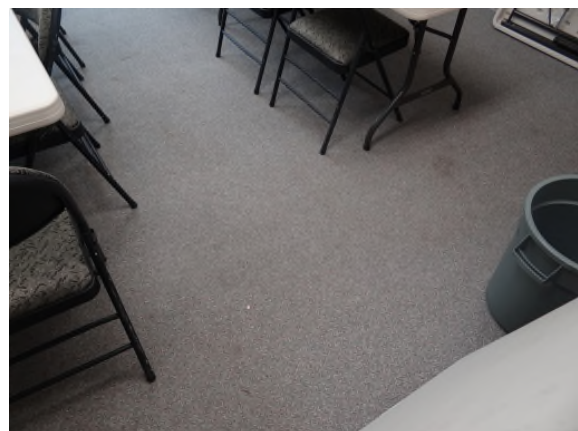
C302003 Wood Flooring - 1



C302003 Wood Flooring - 2



C302003 Wood Flooring - 3



C302005 Carpet - Meeting Room - 1



C302005 Carpet - Meeting Room - 2



C302006 Vinyl Sheet - 2005



C302006 Vinyl Sheet - 2013 - 1



C302006 Vinyl Sheet - 2013 - 2



C303006 Painted Ceiling Structures - 1



C303006 Painted Ceiling Structures - 2



C303007 Suspended Acoustic Ceiling Panels



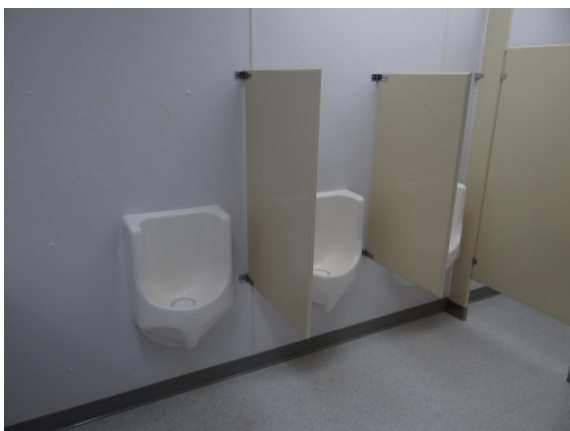
C303007 Suspended Acoustic ceiling panels - 1



C303007 Suspended Acoustic ceiling panels - 2



D201001 Water Closets



D201002 Urinals



D201004 Sinks - 1



D201004 Sinks - 2



D201003 Lavatories 2006



D201004 Sinks - kitchen - 1



D201004 Sinks - kitchen - 2



D201004 Sinks - kitchen - 3



D201004 Sinks - kitchen - 4



D201004 Sinks - 1



D201004 Sinks - 2



D201024 Custodial Sink



D202001 Domestic Water Pipes and Fittings - 1970s - 1



D202001 Domestic Water Pipes and Fittings - 1970s - 2



D202001 Domestic Water Pipes and Fittings - 2005



D202006 Domestic Water Equipment - Booster Systems



D202021 Domestic Water Tank Heaters - 1



D202021 Domestic Water Tank Heaters - 2



D203001 Sanitary Waste and Vent Piping - 1970s - 1



D203001 Sanitary Waste and Vent Piping - 1970s - 2



D203001 Sanitary Waste and Vent Piping - 2005



D204001 Rain Water Drainage Piping and Fittings - 1970s - 1



D204001 Rain Water Drainage Piping and Fittings - 1970s - 2



D301002 Natural Gas Supply - 1



D301002 Natural Gas Supply - 2



D302008 Fuel Fired Forced Air Furnace - 1980 - 1



D302008 Fuel Fired Forced Air Furnace - 1980 - 2



D302008 Fuel Fired Forced Air Furnace - 2005 - 1



D302008 Fuel Fired Forced Air Furnace - 2005 - 2



D302008 Fuel Fired Forced Air Furnace - 2010 - 1



D302008 Fuel Fired Forced Air Furnace - 2010 - 2



D303022 Self Contained Cooling Units



D304001 Air Distribution Systems - 1970s



D304001 Air Distribution Systems - 2005 - 1



D304001 Air Distribution Systems - 2005 - 2



D304007 Exhaust Fans



D304026 Kitchen Exhaust Systems - 1



D304026 Kitchen Exhaust Systems - 2



D409021 Kitchen Suppression Systems - 1



D409021 Kitchen Suppression Systems - 2



D409099 Fire extinguishers



D501022 Low Voltage Electrical Service - 1



D501022 Low Voltage Electrical Service - 2



D501022 Low Voltage Electrical Service - 3



D501022 - Electrical Distribution



D501023 Electrical Panels



D502002 Interior Lighting - 1970s



D502002 Interior Lighting - 2005



D502002 Interior lighting - 1981



D502021 Exterior Lighting



D502022 Exit Lighting - 1970s



D502022 Exit Lighting - 2005



D503001 Fire Alarm Systems



D509003 Emergency Lighting Systems - 1



D509003 Emergency Lighting Systems - 2



F101001 Playground Equipment - 1989 - 1



F101001 Playground Equipment - 1989 - 2



F101001 Playground Equipment - 2011 - 1



F101001 Playground Equipment - 2011 - 2



F101004 Chain Link Fence Enclosure - 1



F101004 Chain Link Fence Enclosure - 2



F101005 Arena/Race Track - 1



F101005 Arena/Race Track - 2



G201024 Gravel Paved Surface - Roadway



G202024 Gravel Paved Surface - Parking Area - 1



G202024 Gravel Paved Surface - Parking Area - 2



G203022 Concrete Paved Surfaces



G203023 Precast Paved Surfaces - 1



G203023 Precast Paved Surfaces - 2



G203025 Exterior Stairs (Site) - 1



G203025 Exterior Stairs (Site) - 2



G204007 Playing Fields



G204009 Flagpoles



G204021 Fencing and Gates - Chain Link Fence - 1



G204021 Fencing and Gates - Chain Link Fence - 2



G204031 Retaining Walls - Cast-in-place - 1



G204031 Retaining Walls - Cast-in-place - 2



G204031 Retaining Walls - Cast-in-place - 3



G204040 Miscellaneous Structures - Storage Barn - 1



G204040 Miscellaneous Structures - Storage Barn - 2



G204040 Miscellaneous Structures - Storage Barn - 3



G204040 Miscellaneous Structures - Storage Barn - 4



G204040 Miscellaneous Structures - Storage Barn - 5



G204040 Miscellaneous Structures - Storage Barn - 6



G204040 Miscellaneous Structures - Rink Bldg - 1



G204040 Miscellaneous Structures - Rink Bldg - 2



G204040 Miscellaneous Structures - Rink Bldg - 3



G204040 Miscellaneous Structures - Rink Bldg - 4



G301001 Domestic Water Storage Tank - Underground



G302001 Sanitary Waste Lagoon



G306099 Other Fuel Distribution - Propane Distribution - 1



G306099 Other Fuel Distribution - Propane Distribution - 2



G402011 Light poles - 20' high - 1



G402011 Light poles - 20' high - 2