CON Public Works Yard (PWY) Condition Assessment & 10-Year & 30-Year Capital Plans

2020 Labieux Road,
Nanaimo, BC

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Prepared for:

City of Nanaimo
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ITEMS SCHEDULES AND 10-YEAR EXPENDITURE SCHEDULES

ITEMS SCHEDULES AND 30-YEAR EXPENDITURE SCHEDULES

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CONSULTANTS' CONDITION ASSESSMENT REPORTS

- Read Jones Christoffersen Ltd. – Building Structure
- Read Jones Christoffersen Ltd. – Building Enclosure; Site Improvements
- euoi studio architecture + design – Interior Finishes
- RB Engineering Ltd. – Electrical Systems
- Rocky Point Engineering Ltd. – Mechanical Systems

1.0 SCOPE OF WORK

Read Jones Christoffersen Ltd. (RJC) was commissioned by the City of Nanaimo (the City) to provide 10-Year and 30-Year Capital Plan forecast summaries for the eventual renewal or replacement of the major property components at the Public Works Yard at 2020 Labieux Road.

The objective of the condition assessment was to review the major systems employed in the complex, determine if there are significant, observable deficiencies in the systems, and provide opinions of associated remedial costs required to return the systems to a condition suitable for the complex's current use. Upgrade of systems to current standards, codes, and efficiencies are not included. Replacement is assumed to be "like with like". Upgrades to meet current standards, codes, efficiencies, and usages may be required at the time the work is undertaken. Deficiencies that may be remedied through routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc. are excluded.

The condition assessments include the Buildings, Auxiliary Structures, and Site Improvements. The systems reviewed for the buildings and other structures were Structural, Building Enclosure, Interiors, Electrical, and Mechanical.

Buildings:

- Administration and Operations
- Purchasing and Stores
- Truck Barn
- The Shop

Auxiliary Structures:

- Construction Supervisor's Office
- Salt Shed
- Brine Shed
- Tub Storage
- Sanitation Bin Storage
- Water Storage
- Road Storage
- C-Can – Shop Storage
- C-Can Sewer
- C-Can Drainage
- C-Can Drainage
- C-Can – South End
- C-Can – Construction Storage
- Storage Racking
- Fuel Pump Canopy
- Vehicle Wash Station
- Wash Ramp

Site Improvements:

- Asphalt Parking Areas
- Concrete Sidewalks
- Fencing
- Lighting
- Etc.

Each item in the Items Schedule is assigned a Priority Ranking. The rankings shown in Table 1 are based on Canada Mortgage and Housing Corporation's (CMHC) *Capital Replacement Planning* manual. The intent of the priority rankings is to provide guidance on the level of risk associated with deferring the work for a given item. For example, deferring an item assigned Priority Ranking 1, 2, or 3 entails greater risk than an item assigned a Priority Ranking 4.

Table 1 – Priority Rankings	
Priority	Description
1	Health and safety
2	Structural integrity
3	Legislative requirements
4	Building functionality, cost effectiveness and/or marketability upgrades

Each item in the Items Schedule is also assigned a Condition Rating. The ratings shown in Table 2 are based on the City of Nanaimo format.

Table 2 – Condition Ratings	
Condition	Description
1	Very Good: Only planned maintenance required.
2	Good: Minor maintenance required plus planned maintenance
3	Fair: Significant maintenance required
4	Poor: Significant renewal/rehabilitation required
5	Very Poor: Physically unsound and/or beyond rehabilitation

In general, the scope of work included the review of prior reports and available drawings, interviews, a walkthrough review of the property, and the preparation of this report. No attempts have been made, as part of this assessment, to determine if there is moisture-related deterioration such as mould, mildew etc., within concealed spaces of construction assemblies as this was beyond the scope of this assignment.

Consultants' reports for each of the systems noted above are appended to this summary report as Appendix B.

2.0 PROJECT TEAM

Consultants involved with this review included:

- Read Jones Christoffersen Ltd. – Prime Consultant, Structural, Building Enclosure, Site Improvements,
- euoi studio architecture + design – Interior Finishes
- RB Engineering Ltd. – Electrical Systems
- Rocky Point Engineering Ltd. – Mechanical System

3.0 COMPLEX DESCRIPTION

The aerial photograph below (courtesy of Google) shows the basic layout of the complex.

The following lists a historical summary of the major projects completed at the Public Works Yard, based on building permit information, Information from the City of Nanaimo, and the Suncorp Valuation report (File No.38914, dated Aug. 14, 2013) also provided by the City of Nanaimo. Dates listed are approximate.

1965	Original construction of the Administration building, the Truck Barn, the Shop, and the Casting Shed.
1975	Construction of the Stores building
1976	Addition to the Shop
1986	Renovations to Public Works Offices
1989	Convert the storage area of the Shop to a Lunch Room
1990	Added several modular buildings to Administration Addition of purchasing area to Stores Construction Storage C-Can Installed Road Storage C-Can Installed (1990's) South End Storage C-Can Installed (1990's) Sewer Storage C-Can Installed (1990's) Drainage Storage C-Can Installed (1990's) Addition to the Shop (1990's)
1991	Modular trailer added for Construction Supervisor's Office
1992	Added modular buildings to Administration.
1995	Addition to Administration Construction of Road Storage Construction of Bike Storage
1996	Addition of Water Resources area to Administration and Operations building
1997	Construction of Fuel Kiosk
1998	Addition to the Administration and Operations building.

2001	Construction of the Salt Shed
	Replacement of the Fuel Kiosk Canopy
	Addition to the Shop
2003	Addition to repair shop
2004	Construction of Sanitation Bin Storage
	Construction of Brine Shed
2007	Construction of Tub Storage (Conflicting reports including 1998)
2012	Construction of Departmental Operations Centre/Meeting Room
	Water Resources Semi Trailer installed
2014	Construction of Signs and Lines Storage adjacent to Truck Barn
2015	Relocation of South End C-Can (some time between 2015 and 2020)

4.0 OPINIONS OF PROBABLE COST

A summary of the items described in the 10-Year Capital Plan forecast summaries are presented for the Buildings, Auxiliary Structures, and Site improvements as Critical (0 -1 Year), Important (1- 2 Years), Short Term (2–5 Years), and Medium Term (5–10 Years). Opinions of Probable Cost are provided for those items falling within a 10-year period and exceeding a threshold of $5,000.

Costs shown are in third quarter 2020 Canadian dollars and are provided without benefit of design. The Opinions of Probable Cost should be considered Class D estimates, and they may vary significantly from actual construction costs. Allowances for hazardous materials removal, if applicable, have not been included.

The costs reflect replacing “like with like” and do not account for Building Code or other regulatory upgrades, or address any space utilization improvements that may be required at the time of the work.

5.0 BUILDINGS

This section provides a description of each of the buildings reviewed.

5.1 Overview - Administration and Operations

The Administration and Operations building is a patchwork of traditional structures on concrete foundations and infill, temporary modular structures, added over a number of years as space needs have changed and the City has grown. While the base structure of the original buildings is in fair to good condition, the modular structures are in generally fair condition, and in the latter third of their service life. The changes over time have interrupted the mechanical ventilation of the spaces, leaving some without adequate ventilation. Comments received on site during the review confirmed that people in the space have experienced less than optimal ventilation. See below for more information pertaining to the specific disciplines. Over the next 10 years, a total of $1,125,975 is anticipated for renewal activities. Refer to Table 3 for a breakdown of the costs.

5.1.1 Structural - Administration and Operations

The Administration and Operations building is comprised of several additions and construction types. The original Administration and Operations building and the Casting Shed were built in 1965. Both buildings are unreinforced Concrete Masonry Unit (CMU) block walls on cast-in-place reinforced concrete foundations. The roof structures are wood roof joists supported by glulam beams down to steel tube posts. In addition to these original structures, there are several modular, wood frame structures that have been added onto the original structures with dates from 1990 to 1998. The base structure, including secondary structural components was assessed for the current condition.

In general, the base structure of the original 1965 buildings was found to be in good condition with minor and planned maintenance required. The modular additions have a shorter service life and are due entering the last third of their 45 year service life.

A seismic assessment was completed in 2012 on the original Administration and Operations structure, and noted a medium priority index for the seismic upgrading of this building. We would expect the portions of the building that are comprised of the wood-framed modular trailers would require significant upgrades if they are to be assessed as permanent structures. We recommend the City have the rest of the building seismically assessed and consider having a feasibility assessment completed for potential seismic upgrades to bring the building to current seismic requirements. Generally speaking, the building would likely be at approximately 20% of the current BC Building Code seismic requirements.

5.1.2 Building Enclosure – Administration and Operations

The building walls consist of painted concrete block walls and prefinished metal cladding on wood-framed walls. The paint finish is generally in good to fair condition and the metal cladding is in good condition.

Windows are of various vintages and include single-glazed aluminum-frame units, double-glazed vinyl-frame units, and double-glazed aluminum-frame units. The older windows have generally exceeded their normally expected service life while the newer windows are in good condition.

Roofing consists of a two-ply modified bitumen membrane and is generally in good to fair condition. Replacement would not be expected within the next ten years.

5.1.3 Interiors – Administration and Operations

The Public Works Administration & Operations Building consists of a series of structures built-out over a period of 55 years. In that time, there have been a number of additions constructed of a patchwork of disparate building typologies, interior finishes, and components of conventional construction and modular office trailers. While the facility overall is clean and well-maintained, the publicly accessible areas appear to have received more recent updates to interior finishes, while finishes of more significant wear and damage were observed in the back offices and Casting Shed.

For the most part, the interior finishes and components are midway through, or in the latter half of, their expected service lives. Painted finishes on gypsum wallboard, wood panelling, and concrete, are generally in fair condition, and show signs of wear throughout including areas of damage, exposed seams, and patched areas of repainting. Many composite ceiling tiles in metal T-bar structures and modular trailer systems have chipped edges and markings that would benefit from replacement. Composite flooring, used extensively throughout the facility, is generally in fair condition, with a number of more heavily worn areas from foot traffic; these would benefit from replacement in the near term. Painted and composite finishes on all stairs within the facility are in poor condition with replacement and refinishing recommended shortly. While interior hardware is considered to be in the middle of its service life, it is recommended that knob-style passage sets be replaced with levers to improve universal accessibility.

Note that in the event of major upgrades or changes to building use, the building should be reviewed for code compliancy and upgraded as required. It is also recommended that a hazardous materials assessment be conducted prior to the removal of composite materials. Possible costs associated upgrades for code compliance or removal of hazardous materials are not included in this assessment.

5.1.4 Electrical – Administration and Operations

The electrical service to the Administration and Operations building is a three phase, 600A, 277/480V service that is fed overhead from the pole located adjacent to the parking lot on Labieux Road. The service was installed at the time of the renovation in 1996. The service equipment in the electrical room is in good condition but some of the plastic surrounding the breaker spaces is cracked.

The lighting within the building area was replaced in 2010 and does not require replacement. The distribution, heating, disconnect switches, fire alarm, fence detection, camera, emergency lighting, and access control systems all appear to be in good condition and do not require replacement. The exit signs within the building do not meet current building code and any major renovation will require complete replacement of these units.

The generator was installed in 1992 and has exceeded its expected lifespan. The generator should be replaced. Replacement of the generator includes transfer switch, annunciator, generator, enclosure and fuel tank.

5.1.5 Mechanical – Administration and Operations

The HVAC systems include simple packaged and split systems throughout. Two packaged rooftop units with gas heating and electric cooling serve the primary administration spaces at the north end of the building. Three ductless split system heat pumps provide heating and cooling in office spaces of the modular additions.

The south end of the building includes two down flow furnaces with AC coils that provide ventilation for the construction offices. The data room includes a dedicated rooftop unit and a ductless split system as well as an exhaust fan. Some occupied office spaces do not have ventilation. The casting shed offices are served by a roof mounted heat pump that includes exposed ductwork across the roof. Ductwork is generally galvanized steel and concealed (except for one system) in the ceilings or through the crawlspace.

Exhaust systems are provided for change room and washroom areas; the administration building includes both down-blast roof fans and one ceiling fan. There is a ceiling type exhaust fan in the casting shed washroom.

In general, the HVAC systems are at the end of their useful service life and should be replaced. Replacement should include adequate design to ensure spaces are provided with ventilation, heating, and cooling to meet current code requirements and to reduce modularity of the systems.

The main building roofing includes roof drains for storm load with storm piping dropping through the building. Modular additions include scupper type drains around roof edge that are piped to low level and terminated open-ended above grade with run-off into parking lot. Venting and sanitary systems were difficult to review due to the concealed nature. The domestic water system was noted to be a mix of uninsulated copper and PEX piping.

Washroom and change rooms include plumbing fixtures, typically vitreous china with manual dual handle faucets. Change rooms include stainless steel washbasins with a foot-operated water supply. Urinals are flush valve type; toilets are flush tank type. Domestic hot water for the administration building is provided from an 80USG tank with two 4500W elements. The casting shed has a small electric hot water tank that serves one lavatory.

The building is not sprinklered. Fire extinguishers were noted throughout.

5.1.6 Summary of Items Schedule & Opinions of Probable Cost – Administration and Operations

Table 3 – Summary of Items and Opinions of Probable Cost					
Administration and Operations					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Structural					
Wood Ramp Assembly	---	---	$10,000	---	$10,000
Exterior Wood Stair Assembly	---	---	$10,000	---	$10,000
Modular Structures (Replacement)	---	---	---	$300,000	$300,000
Sub-total Structural	**---**	**---**	**$20,000**	**$300,000**	**$320,000**

Table 3 – Summary of Items and Opinions of Probable Cost					
Administration and Operations					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.2 Building Enclosure					
Deck Membrane (Ramp)	$1,720	---	---	---	$1,720
Deck Membrane (East Deck)	---	---	$3,225	---	$3,225
Concrete Block (Paint)	---	---	$6,150	---	$6,150
Windows (Phase 1)	$6,000	---	---	---	$6,000
Solid Doors	$3,000	---	---	$7,500	$10,500
Overhead Doors	$3,500	---	$7,000	---	$10,500
Sub-total Building Enclosure	**$14,220**	**---**	**$16,375**	**$7,500**	**$38,095**
.3 Architectural: Interior Partitions/Doors/Fittings					
Folding Accordion Doors	---	---	$6,020	---	$6,020
Interior Door Hardware	---	---	---	$32,000	$32,000
Toilet and Bath Accessories	---	---	---	$5,000	$5,000
Casework – Kitchen, Work Areas, Washroom Vanities	---	---	---	$28,600	$28,600
Casework – Plan Desks	---	---	$6,560	---	$6,560
Sub-total Interior Partitions/Doors/Fittings	**---**	**---**	**$12,580**	**$65,600**	**$78,180**
.4 Architectural: Interior Finishes/Furnishings					
Gypsum Wallboard Finishes (Paint)	---	---	$21,750	---	$21,750
Concrete Masonry Unit Walls (Paint)	---	---	$6,900	---	$6,900
Composite Wall Panel	---	---	---	$81,950	$81,950
Sheet Vinyl (Phase 1)	---	---	$20,400	---	$20,400
Rubber Baseboard	---	---	---	$6,700	$6,700
Gypsum Wallboard Ceiling Finishes (Paint)	---	---	$7,050	---	$7,050
Acoustical Ceiling Tiles on Metal T-Bar System	---	---	---	$20,900	$20,900
Sub-total Interior Finishes / Furnishings	**---**	**---**	**$56,100**	**$109,550**	**$165,650**
.5 Architectural: Site Improvements					
Exterior Signage	---	---	---	$5,000	$5,000
Sub-total Site Improvements	**---**	**---**	**---**	**$5,000**	**$5,000**

Table 3 – Summary of Items and Opinions of Probable Cost					
Administration and Operations					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.6 Electrical Systems					
Panels	---	---	$20,000	---	$20,000
Transformers	---	---	---	$9,000	$9,000
Lights (Casting Building)	---	---	---	$14,700	$14,700
Lighting (Offices)	---	---	---	$30,905	$30,905
Fire Alarm Systems	---	---	---	$13,030	$13,030
Site-wide Security/Alert	$15,000	---	---	---	$15,000
Camera System	---	---	$11,900	---	$11,900
Exit Signs	$6,515	---	---	---	$6,515
Backup Generator	$65,000	---	---	---	$65,000
Sub-total Electrical Systems	**$86,515**	**---**	**$31,900**	**$67,635**	**$186,050**
.7 Mechanical Systems					
Water Closets	---	---	---	$8,000	$8,000
Lavatories	---	---	$7,000	---	$7,000
Sinks	---	---	---	$5,000	$5,000
Domestic Water Pipes and Fittings (Copper)	---	---	---	$20,000	$20,000
Domestic Water Pipes and Fittings (PEX)	---	---	---	$10,000	$10,000
Valves and Hydrants	---	---	$10,000	---	$10,000
Domestic Water Equipment	---	---	---	$10,000	$10,000
Specialties	---	---	---	$8,000	$8,000
Rain Water Pipes and Fittings	---	---	$10,000	---	$10,000
Roof Drains	---	---	$10,000	---	$10,000
Compressed Air	---	---	$20,000	---	$20,000
Furnaces	$10,000	---	---	---	$10,000
Roof Mount Fans	$7,500	---	---	---	$7,500
Package Units	$100,000	---	---	---	$100,000
Other Terminal Units and Packaged Units	$17,500	---	$80,000	---	$97,500
Sub-total Mechanical Systems	**$135,000**	**---**	**$137,000**	**$61,000**	**$333,000**
TOTAL Administration & Operations	**$235,735**	**---**	**$273,955**	**$616,285**	**$1,125,975**

5.2 Overview - Purchasing and Stores

The Purchasing and Stores building is a combination of concrete masonry walls on a concrete foundation (Stores Warehouse), and conventional wood framed structure on a concrete foundation (Purchasing Offices). The base structure in both locations was in generally good condition. The enclosure is generally in good condition, however the older windows should be replaced. The newer windows are in serviceable condition. Interior finishes are generally in a condition commensurate with their age; many are more robust than typical assuming heavier usage in the warehouse. In the event of a major renovation or upgrade, a Code Compliance audit should be completed to confirm up-to-date conditions. Both the Mechanical and Electrical systems have generally outlasted a typical service life and should be considered for replacement. See below for more information pertaining to the specific disciplines. Over the next 10 years, a total of $171,575 is anticipated for renewal activities. Refer to Table 4 for a breakdown of the costs.

5.2.1 Structural – Purchasing and Stores

The 1975 Stores building structure is Concrete Masonry Unit (CMU) block walls on cast-in-place concrete foundations. The roof structure is wood roof trusses spanning to the block walls. There are two additions onto the main structure. One is the 1976 Purchasing addition that is a wood framed structure. The second is the wood-frame Bike Storage addition. The base structure, including secondary structural components was assessed for the current condition.
The main Stores structure and the Bike Storage addition were found to be in generally good condition.

A seismic assessment was completed in 2012 and noted a low priority index for the seismic upgrading of this building. There are storage shelves in the Stores portion of the building that should be assessed to confirm adequate seismic support. Generally speaking, this building would likely be approximately 40% of the current BC Building Code seismic requirements. The City should consider a feasibility assessment to determine if seismic upgrades to this building would be worthwhile.

5.2.2 Building Enclosure – Purchasing and Stores

The building walls consist of painted concrete block walls, wood siding, vinyl siding, and metal cladding along the roof parapet. The paint finish is generally in good condition. The vinyl siding and metal cladding are in good condition although replacement of the wood siding should be considered within the next ten years.

Windows are of various vintages and include single-glazed aluminum-frame units and double-glazed vinyl-frame units. The older windows have generally exceeded their normally expected service life while the newer windows are in good condition.

Roofing consists of a two-ply modified bitumen membrane and is generally in good condition. Replacement would not be expected within the next ten years.

5.2.3 Interiors – Purchasing and Stores

The Stores and Purchasing facilities are clean, orderly, and well maintained, with interior finishes that have remained functional well beyond their initial expected service lives. Robust interior finishes in areas of heavy use, such as plywood sheathing, bumper guards, and painted concrete masonry block, have improved durability of finishes and reduced potential for damage. Overall, interior finishes are in generally fair condition. The paint finish to concrete floors in the Stores storage area has been inconsistently painted; the overall paint finish is in poor condition and would benefit from renewal/reinstatement. Interior door hardware is comprised of knob-style passage sets; it is recommended that they be replaced with new code-compliant barrier free lever passage sets.

Note that in the event of major upgrades or changes to building use, the building should be reviewed for code compliance and upgraded as required. It is also recommended that a hazardous materials assessment be conducted prior to the removal of composite materials. Possible costs associated upgrades for code compliance or removal of hazardous materials are not included in this assessment.

5.2.4 Electrical – Purchasing and Stores

The distribution in the Purchasing and Stores building includes distribution panels and a manual transfer switch. Panel A is from the original 1975 construction and has exceeded its expected lifetime; the other panels are in good condition. The manual transfer switch is connected to a generator receptacle on the exterior of the building but has been locked in the Hydro power position.

The lighting, heat, exit signs, emergency lighting, and electric vehicle charging station all appear to be in good or very good condition. Light fixtures throughout the building are fluorescent fixtures which are less efficient and being phased out of use.

5.2.5 Mechanical – Purchasing and Stores

The building HVAC system includes a rooftop heat pump for the purchasing offices and a split system heat pump for the stores office. There are individual ceiling mounted exhaust fans in the two washrooms. In general, the HVAC systems are at or near the end of their useful service life and should be replaced. Replacement should include adequate design to ensure spaces are provided with ventilation, heating, cooling and plumbing systems to meet current code requirements.

The roof includes six roof drains with rainwater leaders on the exterior of the building connecting to the site storm drainage system. Venting and sanitary systems were difficult to review due to the concealed nature. The domestic water systems are minimal as the building only includes two single washrooms and a staff sink.

The building is not sprinklered. Fire extinguishers were noted throughout.

5.2.6 Summary of Items Schedule & Opinions of Probable Cost – Purchasing and Stores

Table 4 – Summary of Items and Opinions of Probable Cost					
Purchasing and Stores					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Building Enclosure					
Concrete Block (Paint)	---	---	$9,450	---	$9,450
Wood Siding (Replacement)	---	---	---	$40,000	$40,000
Windows (Phase 1)	$9,000	---	---	---	$9,000
Solid Doors (Replacement)	---	---	$3,000	$3,000	$6,000
Sub-total Building Enclosure	**$9,000**	**---**	**$12,450**	**$43,000**	**$64,450**
.2 Architectural: Interior Partitions/Doors/Fittings					
Interior Door Hardware	---	---	---	$6,000	$6,000
Casework (Phase 1)	---	---	---	$11,480	$11,480
Sub-total Interior Partitions/Doors/Fittings	**---**	**---**	**---**	**$17,480**	**$17,480**
.3 Architectural: Interior Finishes/Furnishings					
Concrete Masonry Unit Walls (Paint)	---	---	$22,025	---	$22,025
Carpet Flooring - Roll	---	---	---	$5,500	$5,500
Sub-total Interior Finishes / Furnishings	**---**	**---**	**$22,025**	**$5,500**	**$27,525**
.4 Electrical Systems					
Lighting		---	---	$18,620	$18,620
Electric Heat	---	---	---	$7,000	$7,000
Sub-total Electrical Systems	**---**	**---**	**---**	**$25,620**	**$25,620**
.5 Mechanical Systems					
Domestic Water Pipes and Fittings	---	---	---	$5,000	$5,000
Sanitary Waste Pipe and Fittings	---	---	$7,500	---	$7,500
Rain Water Pipes and Fittings	---	---	---	$5,000	$5,000
Air Distribution, Heating and Cooling	---	---	$19,000	---	$19,000
Sub-total Mechanical Systems	**---**	**---**	**$26,500**	**$10,000**	**$36,500**
TOTAL Purchasing & Stores	**$9,000**	**---**	**$60,975**	**$101,600**	**$171,575**

5.3 Overview - Truck Barn

The Truck Barn is predominantly the original building of 1965, with two modular additions and some interior renovations as space needs have changed. The base structure of the original building is in generally good condition, as are the additions. The paint applied to the structural concrete block appears to be regularly maintained. Windows are of varying vintages, and various points in their service lives. Roofing is generally in good condition. Interior finishes are generally in a condition commensurate with their age and tend towards utilitarian in nature. Much of the casework throughout is nearing the end of its service life. In the event of a major renovation or upgrade, a Code Compliance audit should be completed to confirm up-to-date conditions. Both the Mechanical and Electrical systems are generally in fair condition and should be considered for replacement in the near future. See below for more information pertaining to the specific disciplines. Over the next 10 years, a total of $308,545 is anticipated for renewal activities. Refer to Table 5 for a breakdown of the costs.

5.3.1 Structural – Truck Barn

The original Truck Barn structure was constructed in 1965 with two modular additions in 2012 and 2014. The original structure is Concrete Masonry Unit (CMU) block wall, reinforced, cast-in-place concrete wall construction on reinforced, cast-in-place foundations. The roof structure is wood joists supported on glulam beams down to steel tube columns. The two modular additions are wood frame construction. The base structure, including secondary structural components was assessed for the current condition.

In general, the original Truck Barn structure is in good condition. A seismic assessment was completed in 2012 and noted a medium priority for the seismic upgrading of this building. The concrete shear walls and full height concrete block walls provide good lateral resistance. Generally speaking, this building would likely be approximately 30% of the current BC Building Code seismic requirements. The City should consider a feasibility assessment to determine if seismic upgrades to this building would be worthwhile.

5.3.2 Building Enclosure – Truck Barn

The building walls consist of painted, cast-in-place concrete and concrete block walls, metal cladding, and wood siding. The metal cladding and the paint finish are generally in good condition. The wood siding is in fair to poor condition and replacement should be considered within the next five years.

Windows are of various vintages and include single-glazed wood-frame units, double-glazed vinyl-frame units, and double-glazed aluminum-frame units. The older windows have generally exceeded their normally expected service life while the newer windows are in good condition.
Roofing consists of a two-ply modified bitumen membrane on the main part of the building and PVC and EPDM on the small additions. The roof membranes are generally in good condition. Replacement would not be expected within the next ten years.

5.3.3 Interiors – Truck Barn

The Truck Barn includes a number of storage and office areas, including the Signs and Lines fabrication shop and office, Small Engines storage, and storage bays with small infill office areas. Some of the smaller office areas were not available for viewing during the assessment of the facility. The building overall is generally orderly and appears to be well-maintained despite high-impact use; overall the condition of interior finishes is fair. Interior finishes are generally robust, with many walls clad in painted plywood, which has improved the longevity of the interior finishes within the spaces. Immediate repairs are recommended to interior walls where plywood or gypsum wall board finishes are damaged or missing (e.g.: in Small Engines storage). Interior casework is old and nearing the end of its useful service life, as are Toilet Accessories. Interior door hardware is in generally fair to poor condition, and it is recommended that knob-style passage sets be replaced with barrier-free, code-complaint lever set. The attached trailer meeting room, added in 2012, remains in overall good condition, and is clean and well maintained.

Note that in the event of major upgrades or changes to building use, the building should be reviewed for code compliance and upgraded as required. It is also recommended that a hazardous materials assessment be conducted prior to the removal of composite materials from the Truck Barn. Possible costs associated with interior finish or hardware upgrades for code compliance are not included in this assessment.

5.3.4 Electrical – Truck Barn

The electrical service to the Truck Barn terminates on a central distribution panel (CDP) before distributing to the various transformers within the building. The CDP appears to be in fair condition but is nearing the end of its expected lifespan. Starters, disconnect switches, and panels throughout the Truck Barn appear to be in good condition with older items nearing the end of their expected lifespan.

The lighting within the consists of fluorescent fixtures installed during the lighting upgrade in 2010. These fixtures are in very good condition but are becoming obsolete with newer LED technology. The exterior lighting is achieved by LED wallpacks and floodlights that were installed in 2017 as part of the site lighting upgrade. Emergency lighting is provided by generator backup of specific circuits and as well as an emergency light unit is installed in the meeting room.

Electric heating devices throughout the building are in relatively poor condition and require replacement in the near future.

Two electric vehicle charging stations are installed on the southeast side of the Truck Barn. These units are in good condition and were installed in recent years.

5.3.5 Mechanical – Truck Barn

The HVAC systems include two ducted gas-fired furnaces and three window type packaged air conditioning units (PTAC). The DOC modular includes a down flow electric furnace with a separate

AC coil connected to an outdoor condensing unit. There are three (3) ceiling mounted destratification propeller fans and three exhaust fans; one utility type and two spun aluminum down-blast type. The building also includes one gas fired unit heater. Gas piping is steel and runs at high level through the building. Gas detection was noted in certain areas for CO, propane and natural gas. In general, the HVAC systems are at the end of their useful service life and should be replaced. Replacement should include adequate design to ensure spaces are provided with ventilation, heating, and cooling to meet current code requirements.

There are four roof drains for storm load with storm piping dropping through the building. The DOC has no fixed pipe storm drainage system (roof drains freely). Venting and sanitary systems were difficult to inspect due to the concealed nature. Domestic water systems are minimal as the building only includes one sink; stainless steel with cold water supply only.

The building is not sprinklered. Fire extinguishers were noted throughout.

5.3.6 Summary of Items Schedule & Opinions of Probable Cost – Truck Barn

Table 5 – Summary of Items and Opinions of Probable Cost

Truck Barn

Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Structural					
Interior Guard Rails - Wood (Replacement)	---	---	---	$9,000	$9,000
Wood Frame Exterior Stair Assembly (Replacement)	---	$5,000	---	---	$5,000
Sub-total Structural	**---**	**$5,000**	**---**	**$9,000**	**$14,000**
.2 Building Enclosure					
Concrete & Concrete Block (Paint)	---	---	$5,850	---	$5,850
Wood Siding (Replacement)	---	$40,000	---	---	$40,000
Solid Doors (Replacement)	---	---	---	$12,000	$12,000
Sub-total Building Enclosure	**---**	**$40,000**	**$5,850**	**$12,000**	**$57,850**
.3 Architectural: Interior Partitions/Doors/Fittings					
Wood Doors in Wood or Metal Frames (Replacement)	---	---	---	$13,000	$13,000
Interior Door Hardware	---	---	---	$10,000	$10,000
Casework (Phase 1)	---	---	---	$13,120	$13,120
Counters	---	---	---	$5,740	$5,740
Sub-total Interior Partitions/Doors/Fittings	**---**	**---**	**---**	**$41,860**	**$41,860**

Table 5 – Summary of Items and Opinions of Probable Cost					
Truck Barn					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.4 Architectural: Interior Finishes/Furnishings					
Concrete Masonry Unit Walls (Paint)	---	---	$35,250	---	$35,250
Composite Wall Finish	---	---	---	$7,700	$7,700
Resilient Flooring	---	---	---	$15,300	$15,300
Sub-total Interior Finishes / Furnishings	**---**	**---**	**$35,250**	**$23,000**	**$58,250**
.5 Electrical Systems					
Panels (Phase 1)	---	---	$10,000	---	$10,000
Disconnects (Phase 1)	---	---	$6,500	---	$6,500
Lighting (Interior)	---	---	---	$26,635	$26,635
Electric Heat	---	$9,250	---	---	$9,250
Sub-total Electrical Systems	**---**	**$9,250**	**$16,500**	**$26,635**	**$52,385**
.6 Mechanical Systems					
Air Compressor	---	---	$10,000	---	$10,000
Furnace	$7,500	---	$15,000	---	$22,500
Air Distribution, Heating and Cooling (Destratification fans)	---	---	$7,500	---	$7,500
Air Distribution, Heating and Cooling (Ductwork system)	---	---	---	$52,500	$52,500
Packaged Units	$7,500	---	---	$7,500	$15,000
Other Terminal Units and Packaged Units	---	---	---	$6,000	$6,000
Sub-total Mechanical Systems	**$15,000**	**---**	**$32,500**	**$66,000**	**$113,500**
TOTAL Truck Barn	**$15,000**	**$54,250**	**$90,100**	**$149,195**	**$308,545**

5.4 Overview - The Shop

The Shop was originally constructed in 1965 and has since had several additions. Most are foundationed buildings, with concrete block walls and a wood framed roof structure which are in good condition. There are two modular additions both of which are in fair condition, and entering the last third of their 45 year service life. The wood siding is in varied condition, from fair to poor, depending on age and exposure. Window condition ranges from fair to good, while the roofing is generally in good condition. Interior finishes are generally in fair condition, with renovations and updates throughout as needed. In the event of a major renovation or upgrade, a Code Compliance audit should be completed to confirm up-to-date conditions. The main Electrical system is original and has exceeded its services life. Replacement is recommended. The mechanical systems are

generally at or nearing the end of their services lives and should also be considered for replacement. See below for more information pertaining to the specific disciplines. Over the next 10 years, a total of $2,779,790 is anticipated for renewal activities. Much of these costs ($1.9 million) is allocated to a seismic upgrade, based on a 2018 SPIR assessment. Refer to Table 6 for a breakdown of the costs.

5.4.1 Structural – The Shop

The original shop structure was built in 1965 and is Concrete Masonry Unit (CMU) block walls on concrete, cast-in-place foundations. The roof structure is wood roof joists onto wood beams spanning to the block walls. The 1976 and 2001 additions are of similar construction. The main floor is a concrete slab-on-grade. There are upper mezzanines in the 1965 and the 1976 structures, as well as upper floor storage areas in the 1976 structure. In addition, there are two modular additions from the 1990's that are wood frame construction. The base structure, including secondary structural components was assessed for the current condition.

This original structure, as well as the 1976 and 2001 additions are in good condition. The modular additions also appear to be in good condition, but have a shorter service life and are entering the last third of their 45 year service life. A seismic assessment was completed in 2018 that found that the building is deficient in lateral strength in both directions and has some irregularities that result in additional deficiencies. In order to remedy these deficiencies, new reinforced concrete shear walls, steel braces, and upgrades to the foundations system including mini-piles, among other upgrades were recommended in the report. Opinion of Probable cost for this work was $1.9 million dollars inflated into fourth quarter 2020 dollars. This is optional upgrade work, depending on the needs of the City.

5.4.2 Building Enclosure – The Shop

The building walls consist of painted concrete block walls, fibre cement siding, and wood siding. The paint finish and fibre cement siding are generally in good condition. The wood siding is in fair to poor condition and replacement should be considered within the next five years.

Windows are of various vintages and include double-glazed vinyl-frame units and double-glazed aluminum-frame units. The windows are generally in good to fair condition.

Roofing consists of a two-ply modified bitumen membrane on the main part of the building and PVC on the front addition. The roof membranes are generally in good to fair condition. Replacement of part of the modified bitumen roofing and the PVC roofing should be considered within the next five to ten years.

5.4.3 Interiors – The Shop

The Shop facilities have been upgraded, renovated, and adjusted in a piece-meal way over many years, including the addition of two trailers (forming an office area and a lunchroom) to the original building. The building experiences high-impact use, especially in the mechanics' shops, however the building is generally orderly and in fair condition. Interior finishes are built of robust materials, including both painted concrete masonry, and painted plywood-faced walls. Door assemblies

include both wood and metal doors, as well as a variety of door types (including pocket and slider) – overall doors are in fair to poor condition. Interior door hardware is also in fair to poor condition – it is recommended that interior passage sets be replaced with code-complaint lever sets. Interior windows from offices into the mechanics' bays are not fire-rated. Finished floor levels are inconsistent due to the historically phased approach to building renovations and the addition of trailer structures. Painted finish on concrete floors, especially safety paint around the mechanics' recessed pits in the Shop, should be reinstated. Flooring transitions between resilient flooring and concrete flooring types should be monitored for delamination to reduce potential for tripping hazards.

The Shop contains elements that may be existing, non-conforming to current building codes. In the event of major renovations and/or change of occupancy, these will need to be assessed for code compliance and upgraded as required. It is also recommended that a hazardous materials assessment be conducted prior to the removal of composite materials from the Shop. Potential costs associated upgrades for code compliance or removal of hazardous materials are not included in this assessment.

5.4.4 Electrical – The Shop

The electrical service to the Shop building is a three phase, 400A, 277/480V service that is fed underground from the main service in the Administration and Operations building. The service entrance was installed at the time of the original construction in 1965 and has exceeded its expected lifespan.

The remainder of the distribution consists of central distribution panels (CDPs), transformers, disconnect switches, starters, and panels. This equipment includes hardware from various vintages starting from the original construction up to recent renovation. Original equipment has exceeded its expected lifespan.

The lighting within the building area was installed at two recent upgrades: fluorescent fixtures in 2010 and LED downlights in 2019. The LED fixtures are in very good condition, but the fluorescent fixtures are only in fair condition and are becoming obsolete. Lighting installed within the service pit appear to have been installed in the 1976 expansion and have exceeded their expected lifespan. Throughout the site there are only a couple of emergency light fixtures which have all exceeded their expected lifespan. Additional emergency lighting is achieved by the generator backup power. Exit signage is minimal within the building and exit signs are white lettering on red background printed signs. The signs do not conform to current building code.

The generator was installed in 1999 and has exceeded its expected lifespan. The generator should be replaced. Replacement of the generator includes transfer switch, annunciator, generator, enclosure and fuel tank.

5.4.5 Mechanical – The Shop

The HVAC systems include a rooftop condensing unit serving a furnace for the office space and two PTAC units for staff and shop office spaces. The are four upblast shop exhaust fans, one downblast general exhaust fan, one inline vehicle exhaust fan, and one welding exhaust arm with inline fan. The building also includes six gas fired radiant heater and six electric radiant heaters. In general, the HVAC systems are at or near the end of their useful service life and should be replaced. Replacement should include adequate design to ensure spaces are provided with ventilation, heating, cooling and plumbing systems to meet current code requirements.

The roof includes six roof drains with storm water piping distribution through the building and trench drains at bay doors connecting to the site storm drainage system. Venting and sanitary systems were difficult to inspect due to concealed nature.

Domestic water systems are minimal as the building only includes three lavatories, two toilets, one urinal, one shower, one emergency eyewash, general indoor/outdoor hose bibs and a large 40mm exterior hose connection. There is a vehicle fluid piping distribution system run to workstations within the building.

The building is not sprinklered. Fire extinguishers were noted throughout.

5.4.6 Summary of Items Schedule & Opinions of Probable Cost – The Shop

Table 6 – Summary of Items and Opinions of Probable Cost

The Shop					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Structural					
Concrete Pit (Repairs)	$10,000	---	---	---	$10,000
Modular Structures (Replacement)	---	---	---	$100,000	$100,000
Seismic Construction (Upgrade)	$1,935,000	---	---	---	$1,935,000
Sub-total Structural	**$1,945,000**	**---**	**---**	**$100,000**	**$2,045,000**
.2 Building Enclosure					
Concrete Block (Paint)	---	---	$13,500	---	$13,500
Wood Siding (Replacement) (Fleet Office)	---	$16,000	---	---	$16,000
Wood Siding (Replacement) (Lunchroom)	---	---	$36,000	---	$36,000
Windows (Phase 1)	---	---	---	$9,000	$9,000
Modified Bitumen Roofing (Phase 1) (Area 1, 5)	---	---	---	$77,400	$77,400
PVC Roofing	---	---	$15,200	---	$15,200
Sub-total Building Enclosure	**---**	**$16,000**	**$64,700**	**$86,400**	**$167,100**

Table 6 – Summary of Items and Opinions of Probable Cost					
The Shop					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.3 Architectural: Interior Partitions/Doors/Fittings					
Wood Doors in Wood or Metal Frames (Replacement)	---	---	---	$13,000	$13,000
Interior Door Hardware	---	---	---	$10,000	$10,000
Casework (Phase 1)	---	---	---	$13,120	$13,120
Counters	---	---	---	$5,740	$5,740
Sub-total Interior Partitions/Doors/Fittings	**---**	**---**	**---**	**$41,860**	**$41,860**
.4 Architectural: Interior Finishes/Furnishings					
Concrete Masonry Unit Walls (Paint)	---	---	$45,000	---	$45,000
Composite Wall Board	---	---	---	$7,150	$7,150
Resilient Flooring - Sheet Vinyl	---	---	---	$10,200	$10,200
Sub-total Interior Finishes / Furnishings	**---**	**---**	**$45,000**	**$17,350**	**$62,350**
.5 Electrical Systems					
Disconnects (Phase 1)	$5,000	---	---	---	$5,000
Lights (Interior) (Phase 1)	---	---	---	$35,980	$35,980
Generator	$125,000	---	---	---	$125,000
Exit Signs	$5,000	---	---	---	$5,000
Sub-total Electrical Systems	**$135,000**	**---**	**---**	**$35,980**	**$170,980**
.6 Mechanical Systems					
Water Closets	---	---	---	$5,000	$5,000
Valves and Hydrants	---	---	$5,000	---	$5,000
Insulation and Identification	---	---	$5,000	---	$5,000
Waste Pipe and Fittings	---	---	$45,000	---	$45,000
Rain Water Pipes and Fittings	---	---	$17,500	---	$17,500
Roof Drains	---	---	$7,500	---	$7,500
Special Piping Systems	---	---	$20,000	---	$20,000
Interceptors	---	---	$15,000	---	$15,000
Compressed Air	---	---	$5,000	---	$5,000

Table 6 – Summary of Items and Opinions of Probable Cost					
The Shop					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.6 Mechanical Systems (*continued*)					
Air Distribution, Heating and Cooling	$13,500	---	---	---	$13,500
Exhaust Systems	$80,000	---	---	---	$80,000
Other Distribution Systems	$20,000	---	---	---	$20,000
Unit Heaters	$54,000	---	---	---	$54,000
Sub-total Mechanical Systems	**$167,500**	**---**	**$120,000**	**$5,000**	**$292,500**
TOTAL The Shop	**$2,247,500**	**$16,000**	**$229,700**	**$286,590**	**$2,779,790**

6.0 OVERVIEW - AUXILIARY STRUCTURES

This section provides a general description of the auxiliary structures reviewed. Overall, component conditions are dependent on the associated structures and their ages. Many of these structures are temporary; modified C-cans and modular trailers. In addition there are several canvas-roofed, open-air structures. Over the next 10 years, a total of $543,850 is anticipated for renewal activities throughout the auxiliary structures. Refer to Tables 7 through 22 for a breakdown of the costs.

6.1 Structural – Auxiliary Structures

There are several different types of structures that comprise the Auxiliary Structures at the Public Works Site. There are mobile trailers and C-Cans that vary from good to fair to poor condition on the site. These structures have a shorter expected service life than the heavy construction of permanently constructed buildings and all fall under the 30 year estimated remaining life threshold and have replacement recommended.

There are also wood frame stair assemblies that are in good condition but are within the threshold for replacement. There are three structures with arched steel tube frames. Two are founded on concrete lock blocks and one on a wood foundation. These structures are in good to fair condition with some maintenance required. The steel clad, steel framed brine shed is also in good condition but has some corrosion that requires repair. There is a wood frame storage structure with steel roof decking at the Road Storage that is in good condition with some minor repairs required.
Also assessed were exterior storage racks adjacent to the Purchasing and Stores building. These frames are in good to fair condition and within the 30-year replacement threshold. There is a steel frame fuel pump canopy that is in good condition. The steel tube bracing that supports the vehicle wash station piping, as well as the steel grating is in good condition but nearing its service life. There is a concrete wash ramp which is at the end of its service life. The steel stairs and platform adjacent to the ramp are in good condition but reaching the end of their service life as well.

To our knowledge, there have not been seismic assessments completed on the miscellaneous structures at the Public Works Yard beyond the four main buildings. The C-Can and trailer structures are temporary but are being used as permanent structures at the site, and would require significant upgrades or replacement with permanent structures to meet seismic loads of the day. The City should determine the importance of the miscellaneous site structures and the necessity for adequacy to the full BC Building Code loads. Some of these structures are believed to be rarely used (Tub Shed) and others are very important (Construction Supervisors Office, Fuel Pump Canopy). We recommend an assessment of these miscellaneous site structures for seismic adequacy and recommendations on what would be required in terms of seismic resistance.

6.2 Building Enclosure – Auxiliary Structures

The walls of the various structures range from metal cladding on the Construction Supervisor's Office to prefinished, integral structures of the C-Cans and semi-trailers. Components on these type of units are typically not replaced; rather the complete unit is replaced. Replacement is addressed in the Structural report.

The metal cladding/roofing at the Brine Shed is in good condition, with minor repairs required along the base of wall. The roofing at the Salt Shed, Tub Storage, and Sanitation Bin Storage is generally in good condition. However the roofing on the Fuel Pump Canopy should be considered for replacement within the next five years.

The paint finish on various exposed steel structures and guardrails is in poor condition and should be reapplied.

6.3 Interiors – Auxiliary Structures

Interior finishes in the Auxiliary Buildings were assessed in the Brine Shed, Road Storage Shed, C-Can Drainage Storage, and the C-Can Shop Storage. Interior finishes in auxiliary areas appear clean, well-maintained and in generally fair condition. Interior finishes are typically painted, or prefinished, finishes to metal structures. Interior fittings are typically metal locker storage or cabinets that are in fair to good condition. Workbenches are constructed of robust materials and are generally well-maintained. Interior finishes in other auxiliary buildings were not viewed and/or assessed for this report.

6.4 Electrical – Auxiliary Structures

The Auxiliary structures include various C-Cans and storage structures scattered throughout the site. There is lighting installed in a majority of these structures and the lighting appears to be generally in good condition. The brine shed, shop storage C-Can, and South End C-Can also include heat and small panels. The panel in the brine shed is in very poor condition due to the corrosive environment and requires replacement in the near future.

6.5 Mechanical – Auxiliary Structures

Minimal mechanical systems exist on the various structures. These include a window mounted Danby packaged air conditioning unit at the Construction Supervisor's Office, an exterior rainwater

leader, electric radiant heater and piping at the Brine Shed, and a domestic water pressure washer heater piped to an exterior tank and hose connection. Condition varied.

6.6 Summary of Items Schedule & Opinions of Probable Cost – Auxiliary Structures

6.6.1 Construction Superior's Office - Auxiliary Structures

Table 7 – Summary of Items and Opinions of Probable Cost					
Construction Supervisor's Office					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Structural					
Trailer (Replacement)	---	---	---	$15,000	$15,000
Sub-total Structural	**---**	**---**	**---**	**$15,000**	**$15,000**
TOTAL Construction Supervisor's Office	**---**	**---**	**---**	**$15.000**	**$15,000**

6.6.2 Salt Shed - Auxiliary Structures

Table 8 – Summary of Items and Opinions of Probable Cost					
Salt Shed					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Structural					
Steel Posts	$7,500	---	---	---	$7,500
Sub-total Structural	**$7,500**	**---**	**---**	**---**	**$7,500**
.2 Building Enclosure					
Roofing	---	---	---	$55,800	$55,800
Sub-total Building Enclosure	**---**	**---**	**---**	**$55,800**	**$55,800**
TOTAL Salt Shed	**$7,500**	**---**	**---**	**$55,800**	**$63,300**

6.6.3 Brine Shed - Auxiliary Structures

Table 9 – Summary of Items and Opinions of Probable Cost					
Brine Shed					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Structural					
Steel Exterior Walls (Repairs)	$7,500	---	---	---	$7,500
Sub-total Structural	**$7,500**	**---**	**---**	**---**	**$7,500**

Table 9 – Summary of Items and Opinions of Probable Cost					
Brine Shed					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.2 Mechanical Systems					
Special Piping	---	---	$10,000	---	$10,000
Sub-total Mechanical Systems	**---**	**---**	**$10,000**	**---**	**$10,000**
TOTAL Brine Shed	**$7,500**	**---**	**$10,000**	**---**	**$17,500**

6.6.4 Tub Storage - Auxiliary Structures

Table 10 – Summary of Items and Opinions of Probable Cost					
Tub Storage					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Building Enclosure					
Roofing	---	---	---	$74,400	$74,400
Sub-total Building Enclosure	**---**	**---**	**---**	**$74,400**	**$74,400**
TOTAL Tub Storage	**---**	**---**	**---**	**$74,400**	**$74,400**

6.6.5 Sanitation Bin Storage - Auxiliary Structures

Table 11 – Summary of Items and Opinions of Probable Cost					
Sanitation Bin Storage					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Building Enclosure					
Roofing	---	---	---	$67,200	$67,200
Sub-total Building Enclosure	**---**	**---**	**---**	**---**	**$67,200**
TOTAL Sanitation Bin Storage	**---**	**---**	**---**	**$67,200**	**$67,200**

6.6.6 Water Storage - Auxiliary Structures

Table 12 – Summary of Items and Opinions of Probable Cost					
Water Storage					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Structural					
Trailer (Replacement)	---	---	---	$35,000	$35,000
Sub-total Structural	**---**	**---**	**---**	**$35,000**	**$35,000**
TOTAL Water Storage	**---**	**---**	**---**	**$35,000**	**$35,000**

6.6.7 Road Storage - Auxiliary Structures

Table 13 – Summary of Items and Opinions of Probable Cost					
Road Storage					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Structural					
C-Can (Replacement)	---	$15,000	---	---	$15,000
Sub-total Structural	**---**	**$15,000**	**---**	**---**	**$15,000**
.2 Building Enclosure					
Wood Walls (Replacement)	---	---	$32,000	---	$32,000
Sub-total Building Enclosure	**---**	**---**	**$32,000**	**---**	**$32,000**
TOTAL Road Storage	**---**	**$15,000**	**$32,000**	**---**	**$47,000**

6.6.8 C-Can – Shop Storage - Auxiliary Structures

Table 14 – Summary of Items and Opinions of Probable Cost					
C-Can - Shop Storage					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
.1 Mechanical Systems					
Pipes and Fittings	---	---	$15,000	---	$15,000
Domestic Water Equipment	---	---	---	$15,000	$15,000
Sub-total Mechanical Systems	**---**	**---**	**$15,000**	**$15,000**	**$30,000**
TOTAL C-Can - Shop Storage	**---**	**---**	**$15,000**	**$15,000**	**$30,000**

6.6.9 C-Can – Sewer - Auxiliary Structures

Table 15 – Summary of Items and Opinions of Probable Cost					
C-Can - Sewer					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
TOTAL C-Can - Sewer	**---**	**---**	**---**	**---**	**---**

6.6.10 C-Can – Drainage - Auxiliary Structures

Table 16 – Summary of Items and Opinions of Probable Cost					
C-Can - Drainage					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
TOTAL C-Can - Drainage	**---**	**---**	**---**	**---**	**---**

6.6.11 C-Can – South End - Auxiliary Structures

Table 17 – Summary of Items and Opinions of Probable Cost					
C-Can – South End					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Structural					
C-Can (Replacement)	---	---	$15,000	---	$15,000
Sub-total Structural	**---**	**---**	**$15,000**	**---**	**$15,000**
TOTAL C-Can - South End	**---**	**---**	**$15,000**	**---**	**$15,000**

6.6.12 C-Can – Construction Storage - Auxiliary Structures

Table 18 – Summary of Items and Opinions of Probable Cost					
C-Can – Construction Storage					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Structural					
C-Can (Replacement)	---	---	$15,000	---	$15,000
Sub-total Structural	**---**	**---**	**$15,000**	**---**	**$15,000**
TOTAL C-Can - Construction Storage	**---**	**---**	**$15,000**	**---**	**$15,000**

6.6.13 C-Can – Storage Racking - Auxiliary Structures

Table 19 – Summary of Items and Opinions of Probable Cost					
Storage Racking					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Building Enclosure					
Steel Framing (Paint)	---	$7,000	---	$7,000	$14,000
Sub-total Building Enclosure	**---**	**$7,000**	**---**	**$7,000**	**$14,000**
TOTAL Storage Racking	**---**	**$7,000**	**---**	**$7,000**	**$14,000**

6.6.14 Fuel Pump Canopy - Auxiliary Structures

Table 20 – Summary of Items and Opinions of Probable Cost					
Fuel Pump Canopy					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Building Enclosure					
Roofing	---	---	$22,950	---	$22,950
Sub-total Building Enclosure	**---**	**---**	**$22,950**	**---**	**$22,950**
TOTAL Fuel Pump Canopy	**---**	**---**	**$22,950**	**---**	**$22,950**

6.6.15 Vehicle Wash Station - Auxiliary Structures

Table 21 – Summary of Items and Opinions of Probable Cost					
Vehicle Wash Station					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Mechanical Systems					
Special Piping Systems	---	---	---	$30,000	$30,000
Sub-total Mechanical Systems	**---**	**---**	**---**	**$30,000**	**$30,000**
TOTAL Vehicle Wash Station	**---**	**---**	**---**	**$30,000**	**$30,000**

6.6.16 Wash Ramp - Auxiliary Structures

Table 22 – Summary of Items and Opinions of Probable Cost					
Wash Ramp					
Item	**Critical 0-1 Year**	**Important 1-2 Years**	**Short Term 2-5 Years**	**Medium Term 5-10 Years**	**Total Cost**
.1 Structural					
Standard Slab on Grade	---	---	---	$10,000	$10,000
Steel Grating	$7,500	---	---	---	$7,500
Concrete Ramps	---	---	---	$10,000	$10,000
Steel Stairs and Guardrails	---	---	---	$40,000	$40,000
Retaining Walls	$15,000	---	---	---	$15,000
Sub-total Structural	**$22,500**	**---**	**---**	**$60,000**	**$82,500**
.2 Building Enclosure					
Miscellaneous Steel (Paint)	$15,000	---	---	---	$15,000
Sub-total Building Enclosure	**$15,000**	**---**	**---**	**---**	**$15,000**
TOTAL Wash Ramp	**$37,500**	**---**	**---**	**$60,000**	**$97,500**

7.0 OVERVIEW - SITE IMPROVEMENTS

Site improvements include asphalt pavement, concrete sidewalks and drive slabs, fencing, guardrails, and miscellaneous fixtures. These items are generally in good to fair condition. Over the next 10 years, a total of $1,909,200 is anticipated for renewal activities. Refer to Table 23 for a breakdown of the costs.

It is recommended that approximately one third of the paved surfaces and one third of the fencing be replaced within the next five (5) years. Because of the considerable variation in the condition of the asphalt as well as the fencing, precise delineation of the areas/sections is not possible at this time. However two options for replacement could be considered. The equivalent of one third (many small areas/sections) of each component could be done on an as-required basis. Alternatively, the site could be broken down into thirds taking into consideration site use and access requirements, and each third would be completed as a single project.

Site lighting includes a single and double davit poles throughout the yard. The light fixtures were replaced in 2017 with LED fixtures that appear to be in very good condition.
The underground fuel tanks and the aboveground propane tank were not assessed. The propane tank is a rental unit.

7.1 Summary of Items Schedule & Opinions of Probable Cost – Site Improvements

Table 23 – Summary of Items and Opinions of Probable Cost

Site Improvements

Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
Paved Surfaces - Asphalt (Phase 1 & 2)	---	---	$837,000	$837,000	$1,674,000
Concrete Driveways at Fuel Canopy	---	---	---	$18,700	$18,700
Concrete Sidewalks & Walkways	---	---	---	$16,500	$16,500
Fences & Gates (Phase 1 & 2)	---	---	$80,000	$80,000	$160,000
Irrigation Systems	---	---	$10,000	---	$10,000
Sanitary and Vent Equipment	---	---	$5,000	---	$5,000
Electrical Distribution Service Equipment	---	---	$25,000	---	$25,000
TOTAL Site Improvements	**---**	**---**	**$957,000**	**$952,200**	**$1,909,200**

8.0 SUMMARY OF COSTS FOR THE COMPLEX

Tables 24 - 27 below summarize the costs for the entire complex.

Table 24 – Summary of Buildings and Opinions of Probable Cost

BUILDINGS

Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
Administration & Operations	**$235,735**	**---**	**$273,955**	**$616,285**	**$1,125,975**
Purchasing and Stores	**$9,000**	**---**	**$60,975**	**$101,600**	**$171,575**
Truck Barn	**$15,000**	**$54,250**	**$90,100**	**$149,195**	**$308,545**
The Shop	**$2,247,500**	**$16,000**	**$229,700**	**$286,590**	**$2,779,790**
SUB-TOTAL Buildings	**$2,507,235**	**$70,250**	**$654,730**	**$1,153,670**	**$4,385,885**

Table 25 – Summary of Auxiliary Structures and Opinions of Probable Cost					
AUXILIARY STRUCTURES					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
Construction Supervisor's Office	---	---	---	$15.000	$15,000
Salt Shed	$7,500	---	---	$55,800	$63,300
Brine Shed	$7,500	---	$10,000	---	$17,500
Tub Storage	---	---	---	$74,400	$74,400
Sanitation Bin Storage	---	---	---	$67,200	$67,200
Water Storage	---	---	---	$35,000	$35,000
Road Storage	---	$15,000	$32,000	---	$47,000
C-Can – Shop Storage	---	---	$15,000	$15,000	$30,000
C-Can - Sewer	---	---	---	---	---
C-Can - Drainage	---	---	---	---	---
C-Can – South End	---	---	$15,000	---	$15,000
C-Can – Construction Storage	---	---	$15,000	---	$15,000
Storage Racking	---	$7,000	---	$7,000	$14,000
Fuel Pump Canopy	---	---	$22,950	---	$22,950
Vehicle Wash Station	---	---	---	$30,000	$30,000
Wash Ramp	$37,500	---	---	$60,000	$97,500
SUB-TOTAL Auxiliary Structures	$52,500	$22,000	$109,950	$359,400	$543,850

Table 26 – Summary of Site Improvements and Opinions of Probable Cost					
SITE IMPROVEMENTS					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
SUB-TOTAL Site Improvements	---	---	$957,000	$952,200	$1,909,200

Table 27 – Summary of the Complex and Opinions of Probable Cost					
COMPLEX					
Item	Critical 0-1 Year	Important 1-2 Years	Short Term 2-5 Years	Medium Term 5-10 Years	Total Cost
TOTAL – COMPLEX	$2,559,735	$92,250	$1,721,680	$2,465,270	$6,838,935

9.0 LIMIT OF LIABILITY

This review was made on a random basis with no attempt to review every element or portion of the buildings and site. The intent of the review was to determine areas of visually obvious deterioration and need for repair and to determine, in a general way, the overall quality and sufficiency of the assemblies reviewed but not to ascertain the quality or sufficiency of any particular component of the buildings and site. Our comments are not a guarantee or warranty of any aspect of the condition of the complex, whatsoever.

This report is intended to provide the City of Nanaimo with a general description of the property systems and to comment on their general condition which may be apparent at the time of our review. No calculations were made to confirm the adequacy of the elements.

Read Jones Christoffersen Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. Any and all previous opinions expressed by Read Jones Christoffersen Ltd., either verbally or in writing, regarding the condition or cost estimates for repair of the above elements are superseded by this report.

We trust this information meets your requirements. Please do not hesitate to contact the undersigned if you have any questions, comments or concerns.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Prepared by:

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
B. RIBEIRO

2021-02-04

Bernard Ribeiro, P.Eng.
Senior Project Engineer

Reviewed by:

2021-02-05

Jennifer McAskill, AScT, CCCA, PMP, LEED® AP
Regional Manager, Project Technologist

BR/rt

Appendix A CON Public Works Yard, Financial Summary

- Administration and Operations
- Purchasing and Stores
- Truck Barn
- The Shop
- Auxiliary Structures
- Site Improvements

Administration and Operations

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Administration and Operations - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	$0	2	75	40	35	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Standard Slab on Grade (Replacement)	$0	2	75	40	35	$0
B1010 Ramps/Decks	Concrete Ramps	$10,000	4	40	25	15	$0
	Wood Ramp Assembly (Repairs) (<$5,000)	$0	1	25	25	0	$0
	Wood Ramp Assembly (Replacement)	$10,000	1	25	20	5	$10,000
	Guardrails/Handrails (Paint) (<$5,000)	$0	4	7	7	0	$0
B1020 Roof Constructio	Wood Frame Roof (Admin & Op.)	$15,000	2	50	20	30	$0
	Wood Frame Roof (Casting Shed)	$0	2	75	40	35	$0
	Steel Columns (Casting Shed)	$0	2	75	40	35	$0
	Steel Columns (Admin & Op.)	$0	2	75	40	35	$0
	Interior Block Walls	$0	2	75	40	35	$0
B2010 Exterior Walls	Exterior Block Walls	$0	2	75	40	35	$0
	Exterior Wall Backup Construction	$0	2	75	40	35	$0
B20 Building Enclosure							
B1010 Ramps/Decks	Deck Membrane (Phase 1) (Ramp)	$1,720	4	15	15	0	$1,720
	Deck Membrane (Phase 2) (East Deck)	$3,225	4	15	10	5	$3,225
B2010 Exterior Walls	Walls - Concrete Block (1965) (Paint - Includes window trim & doors)	$6,150	4	7	3	4	$6,150
	Walls - Metal Cladding (1990 - 1998 Additions)	$438,750	4	45	25	20	$0
B2020 Ext. Windows	Windows (Phase 1)	$6,000	4	40	40	0	$6,000
	Windows (Phase 2)	$43,500	4	40	20	20	$0
B2030 Exterior Doors	Storefront Windows and Doors	$6,400	4	40	22	18	$0
	Solid Doors (Paint) (w/block walls)	$0	4	7	3	4	$0
	Solid Doors (Phase 1) (Replacement)	$3,000	4	30	30	0	$3,000
	Solid Doors (Phase 2) (Replacement)	$7,500	4	30	20	10	$7,500
	Overhead Doors (Phase 1)	$3,500	4	25	25	0	$3,500
	Overhead Doors (Phase 2)	$7,000	4	25	20	5	$7,000
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Repairs) (<$5,000)	$0	4	22	22	0	$0
	Modified Bitumen Roofing (Phase 2)	$281,650	4	22	10	12	$0
	Modified Bitumen Roofing (Phase 3)	$264,450	4	22	8	14	$0
	Skylights (Included with roofing)	$0	4	22	8	14	$0
C10 Interior Construction							
C1010 Partitions	Interior Windows – Wood (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Interior Windows – Wood (Replacement) (<$5,000)	$0	4	40	20	20	$0
	Glazed Partitions (<$5,000)	$0	4	40	10	30	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Painted) (Repairs) (<$5,000)	$0	4	40	39	1	$0
	Wood Doors/Wood Frames (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	$40,950	4	40	25	15	$0
	Wood Doors/Wood Frames (Stained) (Repairs) (<$5,000)	$0	4	40	39	1	$0
	Wood Doors/Wood Frames (Stain) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Doors/Wood Frames (Stained) (Replacement) (w/painted doors)	$0	4	40	25	15	$0
	Metal Doors/Metal Frames (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Metal Doors/Metal Frames (Painted) (Replacement) (<$5,000)	$0	4	40	10	30	$0
	Wood Doors with Lites (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Doors with Lites (Painted) (Replacement) (w/other wood doors)	$0	4	40	25	15	$0
	Wood Sliding Doors (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Sliding Doors (Painted) (Replacement) (w/other wood doors)	$0	4	40	25	15	$0
	Bi-Fold Doors (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Bi-Fold Doors (Painted) (Replacement) (<$5,000)	$0	4	40	25	15	$0
	Folding Accordion Doors	$6,020	4	20	15	5	$6,020
	Interior Door Hardware	$32,000	4	20	10	10	$32,000
C1030 Fittings	Toilet & Urinal Partitions	$5,450	4	25	10	15	$0
	Toilet and Bath Accessories	$5,000	4	20	10	10	$5,000
	Marker Boards and Tack Boards	$17,000	4	20	5	15	$0
	Lockers – Metal	$66,600	4	40	20	20	$0
	Shelving – Wood (Adjustable) (<$5,000)	$0	4	20	10	10	$0
	Shelving – Metal	$5,000	4	40	10	30	$0
	Counters (Replacement) (w/Casework – Kitchen/etc)	$0	4	20	10	10	$0
	First Aid and Defibrillator Cabinets (<$5,000)	$0	4	40	15	25	$0
	Metal Storage Cabinets (<$5,000)	$0	4	30	15	15	$0
	Wood Storage Cabinets (Replacement) (w/Casework – Kitchen/etc)	$0	4	20	10	10	$0
	Closets (<$5,000)	$0	4	40	10	30	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Replacement)	$28,600	4	20	10	10	$28,600
	Casework – Reception Area	$15,600	4	20	5	15	$0
	Casework – Plan Desks	$6,560	4	20	15	5	$6,560
	Casework – Work Benches & Shelving	$16,400	4	40	25	15	$0
	Interior Signage (<$5,000)	$0	4	25	10	15	$0
	Miscellaneous Interior Accessories (<$5,000)	$0	4	20	10	10	$0
	Wood Benches (Refinish) (<$5,000)	$0	4	15	10	5	$0
	Wood Benches (Replacement) (<$5,000)	$0	4	30	10	20	$0
	Industrial Clothing Dryer (<$5,000)	$0	4	25	10	15	$0

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Administration and Operations - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
C20 Stairs							
C2010 Stair Constructio	Interior Stairs	$0	2	75	22	53	$0
	Exterior Wood Stair Assembly	$10,000	1	25	20	5	$10,000
	Exterior Concrete Stairs	$0	2	75	25	50	$0
C2020 Interior Stair Finis	Interior Stair Finish – Sheet Vinyl (Paint Handrail) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Interior Stair Finish – Sheet Vinyl (Replace Handrail) (<$5,000)	$0	1	40	15	25	$0
	Interior Stair Finish – Sheet Vinyl (Replacement) (w/vinyl floor finishes)	$0	4	20	15	5	$0
	Interior Stair Finish – Wood Stairs (Paint Handrail) (<$5,000)	$0	4	15	10	5	$0
	Interior Stair Finish – Wood Stairs (Replace Handrail) (<$5,000)	$0	1	40	15	25	$0
	Interior Stair Finish – Wood Stairs (Paint Stairs) (<$5,000)	$0	4	15	14	1	$0
C30 Interior Finishes							
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Gypsum Wallboard Finishes (Paint)	$21,750	4	15	10	5	$21,750
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Tile Wall Finishes (<$5,000)	$0	4	50	20	30	$0
	Concrete Masonry Unit Walls (Paint)	$6,900	4	15	10	5	$6,900
	Plywood Walls (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Plywood Walls (Replacement)	$0	4	75	30	45	$0
	Wood Panelling (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Panelling (Painted) (Replacement) (<$5,000)	$0	4	40	20	20	$0
	Steel Columns (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Plywood Walls (Stain) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Plywood Walls (Stained) (Replacement)	$0	4	75	30	45	$0
	Wall Coverings – Plastic Laminate (<$5,000)	$0	4	20	5	15	$0
	Wall Coverings – Vinyl Wall Covering (<$5,000)	$0	4	20	5	15	$0
	Other Wall Finishes – Wood Panelling (<$5,000)	$0	4	25	15	10	$0
	Other Wall Finishes – Composite Wall Panel	$81,950	4	20	10	10	$81,950
C3020 Floor Finishes	Tile Floor Finishes (Repairs) (<$5,000)	$0	4	50	49	1	$0
	Tile Floor Finishes (Replacement) (<$5,000)	$0	4	50	35	15	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 1)	$20,400	4	20	15	5	$20,400
	Resilient Floor Finishes – Sheet Vinyl (Phase 2)	$19,125	4	20	5	15	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 1) (<$5,000)	$0	4	20	15	5	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 2)	$9,800	4	20	5	15	$0
	Carpeting – Roll Carpeting (<$5,000)	$0	4	15	10	5	$0
	Carpeting – Carpet Tile (<$5,000)	$0	4	15	5	10	$0
	Concrete Floors (Paint) (<$5,000)	$0	4	15	14	1	$0
	Painted Linework on Concrete (<$5,000)	$0	4	15	10	5	$0
	Wall Base Finishes – Rubber Baseboard (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Wall Base Finishes – Rubber Baseboard (Replacement)	$6,700	4	20	10	10	$6,700
	Wall Base Finishes – Wood Baseboard (Refinish) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wall Base Finishes – Wood Baseboard (Replacement) (<$5,000)	$0	4	30	15	15	$0
C3030 Ceiling Finishes	Gypsum Wallboard Ceiling Finishes (Paint)	$7,050	4	15	10	5	$7,050
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	$0	4	75	30	45	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Repairs) (<$5,000)	$0	4	25	23	2	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Replacement)	$20,900	4	25	15	10	$20,900
	Wood Beams and Ceilings (Painted/ Stained) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Vinyl Soffit Panels (<$5,000)	$0	4	30	10	20	$0
	Composite Ceiling Panels (w/Acoustical Composite Ceiling Tile)	$0	4	25	10	15	$0
	Acoustical Composite Ceiling Tile	$16,500	4	25	10	15	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Water Closets	$8,000	4	20	10	10	$8,000
	Urinals (<$5,000)	$0	4	20	10	10	$0
	Lavatories	$7,000	4	15	10	5	$7,000
	Sinks	$5,000	4	40	30	10	$5,000
	Showers (Change Room) (<$5,000)	$0	4	15	10	5	$0
	Showers (Medical Room) (<$5,000)	$0	4	15	5	10	$0
D2020 Domestic Water	Pipes and Fittings (Copper)	$20,000	4	40	30	10	$20,000
	Pipes and Fittings (PEX)	$10,000	4	25	15	10	$10,000
	Valves and Hydrants	$10,000	4	20	15	5	$10,000
	Domestic Water Equipment	$10,000	4	10	1	9	$10,000
	Specialties	$8,000	4	20	10	10	$8,000
D2030 Sanitary Waste	Waste Pipe and Fittings	$20,000	4	40	24	16	$0
	Vent Pipe and Fittings (<$5,000)	$0	4	40	20	20	$0
	Floor Drains (<$5,000)	$0	4	25	20	5	$0
D2040 Rain Water Drain	Pipes and Fittings	$10,000	4	20	15	5	$10,000
	Roof Drains	$10,000	4	30	25	5	$10,000
D2090 Other Plumbing S	Compressed Air	$20,000	4	10	7	3	$20,000
D30 HVAC							
D3010 Energy Supply	Gas Supply (<$5,000)	$0	4	20	16	4	$0
D3020 Heat Generation	Furnaces	$10,000	4	15	15	0	$10,000
D3040 Distribution Syst	Air Distribution, Heating and Cooling	$110,000	4	40	20	20	$0
	Exhaust Systems (Roof Mount Fans)	$7,500	4	15	15	0	$7,500
	Exhaust Systems (Change Room Fans) (<$5,000)	$0	4	15	10	5	$0
	Exhaust Systems (Data Room Fans) (<$5,000)	$0	4	15	8	7	$0
D3050 Terminal & Pack	Package Units	$100,000	4	15	15	0	$100,000
	Other Terminal Units and Packaged Units (Phase 1)	$17,500	4	15	15	0	$17,500
	Other Terminal Units and Packaged Units (Phase 2)	$80,000	4	15	12	3	$80,000
D50 Electrical							
D5010 Elect. Distrib.	Main Service	$16,000	4	40	24	16	$0
	Panels	$20,000	4	30	25	5	$20,000
	Panels (Casting) (<$5,000)	$0	4	30	28	2	$0
	Transformers	$9,000	4	30	24	6	$9,000
	Disconnects	$0	4	30	12	18	$0
D5020 Lighting/Branch	Exterior Lighting (<$5,000)	$0	1	20	2	18	$0
	Lights (Casting Building)	$14,700	1	20	10	10	$14,700
	Lighting (Offices)	$30,905	1	20	10	10	$30,905
D5030 Comm/Security	Fire Alarm Systems	$13,030	1	15	7	8	$13,030
	Fence Detection System (<$5,000)	$0	1	10	2	8	$0
	Site-wide Security/Alert	$15,000	1	15	15	0	$15,000
	Access Control (<$5,000)	$0	1	15	5	10	$0
	Camera System	$11,900	1	10	5	5	$11,900
D5040 Other Systems	Emergency Lighting	$6,515	1	20	4	16	$0
	Exit Signs	$6,515	1	30	30	0	$6,515
	Backup Generator	$65,000	4	20	20	0	$65,000
	Electric Heat (<$5,000)	$0	4	20	10	10	$0
F10 Special Construction							
F1010 Special Structure	Modular Additions	$300,000	2	40	30	10	$300,000
F1030 Special Systems	Seismic Construction (Assessment)	$0	2	60	60	0	$0
G20 Site Improvements							
G2040 Site Develop	Exterior Signage	$5,000	4	20	10	10	$5,000
						Total Expenditures For 10 Year Period:	**$1,125,975**
						Total Expenditures For 10 Year Period Incorporating Inflation:	**$1,283,340**

EXPENDITURE SCHEDULE
Public Works Yard - Administration and Operations - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Ramps/Decks	Concrete Ramps	4	15	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ramp Assembly (Repairs) (<$5,000)	1	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ramp Assembly (Replacement)	1	5	25	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
	Guardrails/Handrails (Paint) (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof (Admin & Op.)	2	30	50	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Roof (Casting Shed)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Casting Shed)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Admin & Op.)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wall Backup Construction	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																
B1010 Ramps/Decks	Deck Membrane (Phase 1) (Ramp)	4	0	15	$1,720	$1,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Deck Membrane (Phase 2) (East Deck)	4	5	15	$3,225	$0	$0	$0	$0	$0	$3,225	$0	$0	$0	$0	$0
B2010 Exterior Walls	Walls - Concrete Block (1965) (Paint - Includes window trim & doors)	4	4	7	$6,150	$0	$0	$0	$0	$6,150	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding (1990 - 1998 Additions)	4	20	45	$438,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1)	4	0	40	$6,000	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2)	4	20	40	$43,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Storefront Windows and Doors	4	18	40	$6,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Paint) (w/block walls)	4	4	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement)	4	0	30	$3,000	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement)	4	10	30	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500
	Overhead Doors (Phase 1)	4	0	25	$3,500	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	5	25	$7,000	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0
B30 Roofing																
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Repairs) (<$5,000)	4	0	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2)	4	12	22	$281,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 3)	4	14	22	$264,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Skylights (Included with roofing)	4	14	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																
C1010 Partitions	Interior Windows – Wood (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Windows – Wood (Replacement) (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Glazed Partitions (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Painted) (Repairs) (<$5,000)	4	1	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	4	15	40	$40,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stained) (Repairs) (<$5,000)	4	1	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stain) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stained) (Replacement) (w/painted doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors/Metal Frames (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors/Metal Frames (Painted) (Replacement) (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors with Lites (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors with Lites (Painted) (Replacement) (w/other wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding Doors (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding Doors (Painted) (Replacement) (w/other wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Bi-Fold Doors (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Bi-Fold Doors (Painted) (Replacement) (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Folding Accordion Doors	4	5	20	$6,020	$0	$0	$0	$0	$0	$6,020	$0	$0	$0	$0	$0
	Interior Door Hardware	4	10	20	$32,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,000
C1030 Fittings	Toilet & Urinal Partitions	4	15	25	$5,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Toilet and Bath Accessories	4	10	20	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
	Marker Boards and Tack Boards	4	15	20	$17,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lockers – Metal	4	20	40	$66,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving – Wood (Adjustable) (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving – Metal	4	30	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Counters (Replacement) (w/Casework – Kitchen/etc)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	First Aid and Defibrillator Cabinets (<$5,000)	4	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

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Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Metal Storage Cabinets (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Storage Cabinets (Replacement) (w/Casework – Kitchen/etc)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Closets (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Replacement)	4	10	20	$28,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,600
	Casework – Reception Area	4	15	20	$15,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Plan Desks	4	5	20	$6,560	$0	$0	$0	$0	$0	$6,560	$0	$0	$0	$0	$0
	Casework – Work Benches & Shelving	4	15	40	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Miscellaneous Interior Accessories (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Benches (Refinish) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Benches (Replacement) (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Industrial Clothing Dryer (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C20 Stairs																
C2010 Stair Construction	Interior Stairs	2	53	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wood Stair Assembly	1	5	25	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
	Exterior Concrete Stairs	2	50	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Interior Stair Finish – Sheet Vinyl (Paint Handrail) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Sheet Vinyl (Replace Handrail) (<$5,000)	1	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Sheet Vinyl (Replacement) (w/vinyl floor finishes)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Paint Handrail) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Replace Handrail) (<$5,000)	1	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Paint Stairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint)	4	5	15	$21,750	$0	$0	$0	$0	$0	$21,750	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Tile Wall Finishes (<$5,000)	4	30	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	5	15	$6,900	$0	$0	$0	$0	$0	$6,900	$0	$0	$0	$0	$0
	Plywood Walls (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Painted) (Replacement) (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Stain) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Stained) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Coverings – Plastic Laminate (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Coverings – Vinyl Wall Covering (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Wall Finishes – Wood Panelling (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Wall Finishes – Composite Wall Panel	4	10	20	$81,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,950
C3020 Floor Finishes	Tile Floor Finishes (Repairs) (<$5,000)	4	1	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Tile Floor Finishes (Replacement) (<$5,000)	4	15	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 1)	4	5	20	$20,400	$0	$0	$0	$0	$0	$20,400	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 2)	4	15	20	$19,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 1) (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 2)	4	15	20	$9,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpeting – Roll Carpeting (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpeting – Carpet Tile (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Linework on Concrete (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Rubber Baseboard (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Rubber Baseboard (Replacement)	4	10	20	$6,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,700
	Wall Base Finishes – Wood Baseboard (Refinish) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Wood Baseboard (Replacement) (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Gypsum Wallboard Ceiling Finishes (Paint)	4	5	15	$7,050	$0	$0	$0	$0	$0	$7,050	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Repairs) (<$5,000)	4	2	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Replacement)	4	10	25	$20,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,900
	Wood Beams and Ceilings (Painted/ Stained) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vinyl Soffit Panels (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Ceiling Panels (w/Acoustical Composite Ceiling Tile)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Composite Ceiling Tile	4	15	25	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

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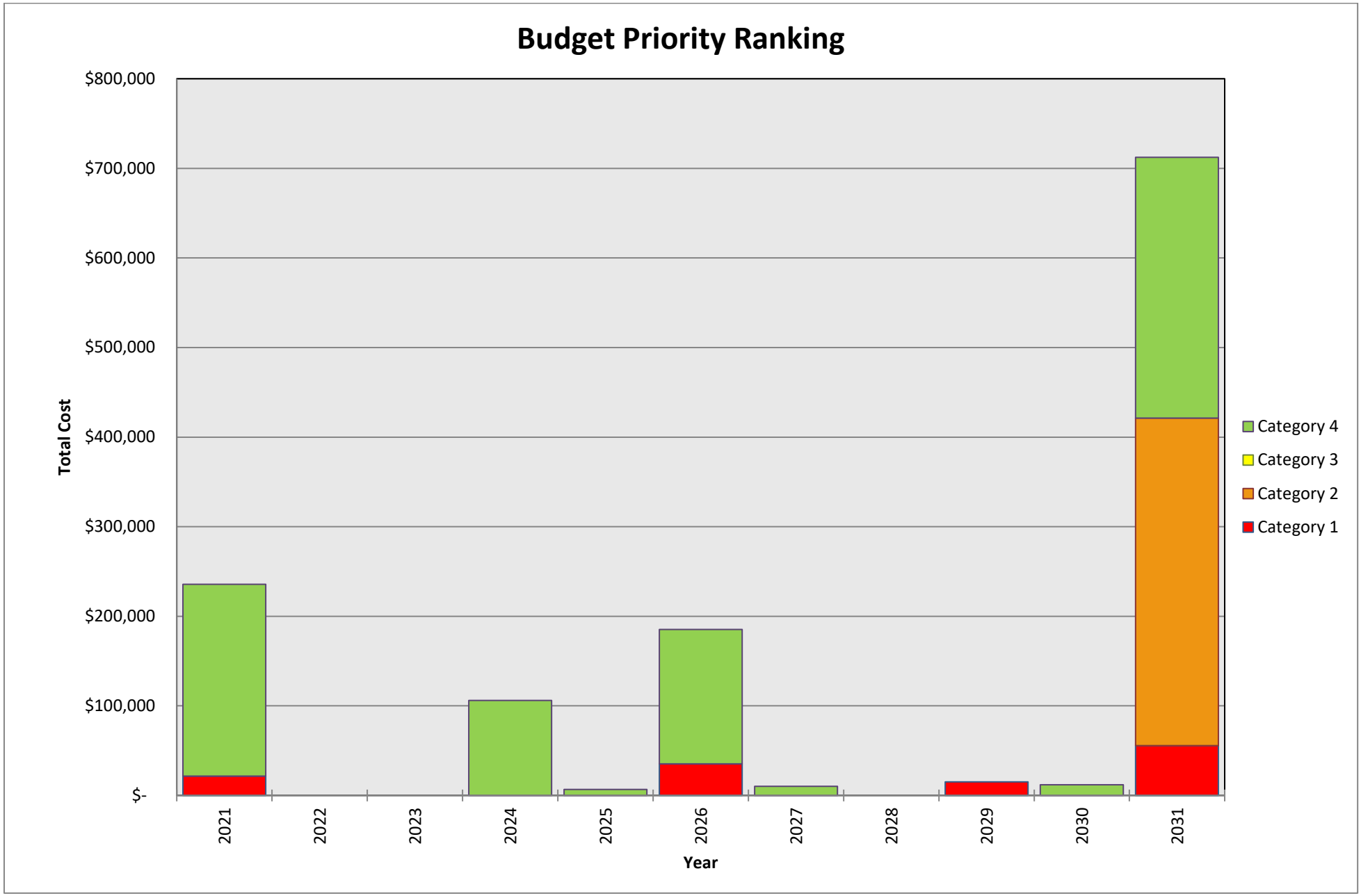
Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
D20 Plumbing																
D2010 Plumb. Fixtures	Water Closets	4	10	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000
	Urinals (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories	4	5	15	$7,000	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0
	Sinks	4	10	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
	Showers (Change Room) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (Medical Room) (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water	Pipes and Fittings (Copper)	4	10	40	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
	Pipes and Fittings (PEX)	4	10	25	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
	Valves and Hydrants	4	5	20	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
	Domestic Water Equipment	4	9	10	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0
	Specialties	4	10	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000
D2030 Sanitary Waste	Waste Pipe and Fittings	4	16	40	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drain	Pipes and Fittings	4	5	20	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
	Roof Drains	4	5	30	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Compressed Air	4	3	10	$20,000	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$0	$0
D30 HVAC																
D3010 Energy Supply	Gas Supply (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 Heat Generatio	Furnaces	4	0	15	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 Distribution S	Air Distribution, Heating and Cooling	4	20	40	$110,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Roof Mount Fans)	4	0	15	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Change Room Fans) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Data Room Fans) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & Pa	Package Units	4	0	15	$100,000	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 1)	4	0	15	$17,500	$17,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 2)	4	3	15	$80,000	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																
D5010 Elect. Distrib.	Main Service	4	16	40	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels	4	5	30	$20,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0
	Panels (Casting) (<$5,000)	4	2	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	6	30	$9,000	$0	$0	$0	$0	$0	$0	$9,000	$0	$0	$0	$0
	Disconnects	4	18	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branch	Exterior Lighting (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Casting Building)	1	10	20	$14,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,700
	Lighting (Offices)	1	10	20	$30,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,905
D5030 Comm/Securit	Fire Alarm Systems	1	8	15	$13,030	$0	$0	$0	$0	$0	$0	$0	$0	$13,030	$0	$0
	Fence Detection System (<$5,000)	1	8	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Site-wide Security/Alert	1	0	15	$15,000	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Access Control (<$5,000)	1	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Camera System	1	5	10	$11,900	$0	$0	$0	$0	$0	$11,900	$0	$0	$0	$0	$0
D5040 Other Systems	Emergency Lighting	1	16	20	$6,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs	1	0	30	$6,515	$6,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Backup Generator	4	0	20	$65,000	$65,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																
F1010 Special Structu	Modular Additions	2	10	40	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000
F1030 Special Syster	Seismic Construction (Assessment)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																
G2040 Site Develop	Exterior Signage	4	10	20	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
					PRESENT VALUE OF EXPENDITURE	$235,735	$0	$0	$100,000	$6,150	$167,805	$9,000	$0	$13,030	$10,000	$584,255
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$235,735*	*$0*	*$0*	*$106,121*	*$6,657*	*$185,270*	*$10,135*	*$0*	*$15,267*	*$11,951*	*$712,204*


Budget Priority Ranking
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
Year
Category 4
Category 3
Category 2
Category 1

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Administration and Operations - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	$0	2	75	40	35	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Standard Slab on Grade (Replacement)	$0	2	75	40	35	$0
B1010 Ramps/Decks	Concrete Ramps	$10,000	4	40	25	15	$10,000
	Wood Ramp Assembly (Repairs) (<$5,000)	$0	1	25	25	0	$0
	Wood Ramp Assembly (Replacement)	$10,000	1	25	20	5	$10,000
	Guardrails/Handrails (Paint) (<$5,000)	$0	4	7	7	0	$0
B1020 Roof Constructio	Wood Frame Roof (Admin & Op.)	$15,000	2	50	20	30	$0
	Wood Frame Roof (Casting Shed)	$0	2	75	40	35	$0
	Steel Columns (Casting Shed)	$0	2	75	40	35	$0
	Steel Columns (Admin & Op.)	$0	2	75	40	35	$0
	Interior Block Walls	$0	2	75	40	35	$0
B2010 Exterior Walls	Exterior Block Walls	$0	2	75	40	35	$0
	Exterior Wall Backup Construction	$0	2	75	40	35	$0
B20 Building Enclosure							
B1010 Ramps/Decks	Deck Membrane (Phase 1) (Ramp)	$1,720	4	15	15	0	$3,440
	Deck Membrane (Phase 2) (East Deck)	$3,225	4	15	10	5	$6,450
B2010 Exterior Walls	Walls - Concrete Block (1965) (Paint - Includes window trim & doors)	$6,150	4	7	3	4	$24,600
	Walls - Metal Cladding (1990 - 1998 Additions)	$438,750	4	45	25	20	$438,750
B2020 Ext. Windows	Windows (Phase 1)	$6,000	4	40	40	0	$6,000
	Windows (Phase 2)	$43,500	4	40	20	20	$43,500
B2030 Exterior Doors	Storefront Windows and Doors	$6,400	4	40	22	18	$6,400
	Solid Doors (Paint) (w/block walls)	$0	4	7	3	4	$0
	Solid Doors (Phase 1) (Replacement)	$3,000	4	30	30	0	$3,000
	Solid Doors (Phase 2) (Replacement)	$7,500	4	30	20	10	$7,500
	Overhead Doors (Phase 1)	$3,500	4	25	25	0	$7,000
	Overhead Doors (Phase 2)	$7,000	4	25	20	5	$7,000
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Repairs) (<$5,000)	$0	4	22	22	0	$0
	Modified Bitumen Roofing (Phase 2)	$281,650	4	22	10	12	$281,650
	Modified Bitumen Roofing (Phase 3)	$264,450	4	22	8	14	$264,450
	Skylights (Included with roofing)	$0	4	22	8	14	$0
C10 Interior Construction							
C1010 Partitions	Interior Windows – Wood (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Interior Windows – Wood (Replacement) (<$5,000)	$0	4	40	20	20	$0
	Glazed Partitions (<$5,000)	$0	4	40	10	30	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Painted) (Repairs) (<$5,000)	$0	4	40	39	1	$0
	Wood Doors/Wood Frames (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	$40,950	4	40	25	15	$40,950
	Wood Doors/Wood Frames (Stained) (Repairs) (<$5,000)	$0	4	40	39	1	$0
	Wood Doors/Wood Frames (Stain) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Doors/Wood Frames (Stained) (Replacement) (w/painted doors)	$0	4	40	25	15	$0
	Metal Doors/Metal Frames (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Metal Doors/Metal Frames (Painted) (Replacement) (<$5,000)	$0	4	40	10	30	$0
	Wood Doors with Lites (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Doors with Lites (Painted) (Replacement) (w/other wood doors)	$0	4	40	25	15	$0
	Wood Sliding Doors (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Sliding Doors (Painted) (Replacement) (w/other wood doors)	$0	4	40	25	15	$0
	Bi-Fold Doors (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Bi-Fold Doors (Painted) (Replacement) (<$5,000)	$0	4	40	25	15	$0
	Folding Accordion Doors	$6,020	4	20	15	5	$12,040
	Interior Door Hardware	$32,000	4	20	10	10	$32,000
C1030 Fittings	Toilet & Urinal Partitions	$5,450	4	25	10	15	$5,450
	Toilet and Bath Accessories	$5,000	4	20	10	10	$5,000
	Marker Boards and Tack Boards	$17,000	4	20	5	15	$17,000
	Lockers – Metal	$66,600	4	40	20	20	$66,600
	Shelving – Wood (Adjustable) (<$5,000)	$0	4	20	10	10	$0
	Shelving – Metal	$5,000	4	40	10	30	$0
	Counters (Replacement) (w/Casework – Kitchen/etc)	$0	4	20	10	10	$0
	First Aid and Defibrillator Cabinets (<$5,000)	$0	4	40	15	25	$0
	Metal Storage Cabinets (<$5,000)	$0	4	30	15	15	$0
	Wood Storage Cabinets (Replacement) (w/Casework – Kitchen/etc)	$0	4	20	10	10	$0
	Closets (<$5,000)	$0	4	40	10	30	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Replacement)	$28,600	4	20	10	10	$28,600
	Casework – Reception Area	$15,600	4	20	5	15	$15,600
	Casework – Plan Desks	$6,560	4	20	15	5	$13,120
	Casework – Work Benches & Shelving	$16,400	4	40	25	15	$16,400
	Interior Signage (<$5,000)	$0	4	25	10	15	$0
	Miscellaneous Interior Accessories (<$5,000)	$0	4	20	10	10	$0
	Wood Benches (Refinish) (<$5,000)	$0	4	15	10	5	$0
	Wood Benches (Replacement) (<$5,000)	$0	4	30	10	20	$0
	Industrial Clothing Dryer (<$5,000)	$0	4	25	10	15	$0

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Administration and Operations - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
C20 Stairs							
C2010 Stair Constructio	Interior Stairs	$0	2	75	22	53	$0
	Exterior Wood Stair Assembly	$10,000	1	25	20	5	$10,000
	Exterior Concrete Stairs	$0	2	75	25	50	$0
C2020 Interior Stair Finis	Interior Stair Finish – Sheet Vinyl (Paint Handrail) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Interior Stair Finish – Sheet Vinyl (Replace Handrail) (<$5,000)	$0	1	40	15	25	$0
	Interior Stair Finish – Sheet Vinyl (Replacement) (w/vinyl floor finishes)	$0	4	20	15	5	$0
	Interior Stair Finish – Wood Stairs (Paint Handrail) (<$5,000)	$0	4	15	10	5	$0
	Interior Stair Finish – Wood Stairs (Replace Handrail) (<$5,000)	$0	1	40	15	25	$0
	Interior Stair Finish – Wood Stairs (Paint Stairs) (<$5,000)	$0	4	15	14	1	$0
C30 Interior Finishes							
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Gypsum Wallboard Finishes (Paint)	$21,750	4	15	10	5	$43,500
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Tile Wall Finishes (<$5,000)	$0	4	50	20	30	$0
	Concrete Masonry Unit Walls (Paint)	$6,900	4	15	10	5	$13,800
	Plywood Walls (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Plywood Walls (Replacement)	$0	4	75	30	45	$0
	Wood Panelling (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wood Panelling (Painted) (Replacement) (<$5,000)	$0	4	40	20	20	$0
	Steel Columns (Paint) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Plywood Walls (Stain) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Plywood Walls (Stained) (Replacement)	$0	4	75	30	45	$0
	Wall Coverings – Plastic Laminate (<$5,000)	$0	4	20	5	15	$0
	Wall Coverings – Vinyl Wall Covering (<$5,000)	$0	4	20	5	15	$0
	Other Wall Finishes – Wood Panelling (<$5,000)	$0	4	25	15	10	$0
	Other Wall Finishes – Composite Wall Panel	$81,950	4	20	10	10	$81,950
C3020 Floor Finishes	Tile Floor Finishes (Repairs) (<$5,000)	$0	4	50	49	1	$0
	Tile Floor Finishes (Replacement) (<$5,000)	$0	4	50	35	15	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 1)	$20,400	4	20	15	5	$40,800
	Resilient Floor Finishes – Sheet Vinyl (Phase 2)	$19,125	4	20	5	15	$19,125
	Resilient Floor Finishes – Composite Floor Tile (Phase 1) (<$5,000)	$0	4	20	15	5	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 2)	$9,800	4	20	5	15	$9,800
	Carpeting – Roll Carpeting (<$5,000)	$0	4	15	10	5	$0
	Carpeting – Carpet Tile (<$5,000)	$0	4	15	5	10	$0
	Concrete Floors (Paint) (<$5,000)	$0	4	15	14	1	$0
	Painted Linework on Concrete (<$5,000)	$0	4	15	10	5	$0
	Wall Base Finishes – Rubber Baseboard (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Wall Base Finishes – Rubber Baseboard (Replacement)	$6,700	4	20	10	10	$6,700
	Wall Base Finishes – Wood Baseboard (Refinish) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Wall Base Finishes – Wood Baseboard (Replacement) (<$5,000)	$0	4	30	15	15	$0
C3030 Ceiling Finishes	Gypsum Wallboard Ceiling Finishes (Paint)	$7,050	4	15	10	5	$14,100
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	$0	4	75	30	45	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Repairs) (<$5,000)	$0	4	25	23	2	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Replacement)	$20,900	4	25	15	10	$20,900
	Wood Beams and Ceilings (Painted/ Stained) (w/gypsum wallboard)	$0	4	15	10	5	$0
	Vinyl Soffit Panels (<$5,000)	$0	4	30	10	20	$0
	Composite Ceiling Panels (w/Acoustical Composite Ceiling Tile)	$0	4	25	10	15	$0
	Acoustical Composite Ceiling Tile	$16,500	4	25	10	15	$16,500
D20 Plumbing							
D2010 Plumb. Fixtures	Water Closets	$8,000	4	20	10	10	$8,000
	Urinals (<$5,000)	$0	4	20	10	10	$0
	Lavatories	$7,000	4	15	10	5	$14,000
	Sinks	$5,000	4	40	30	10	$5,000
	Showers (Change Room) (<$5,000)	$0	4	15	10	5	$0
	Showers (Medical Room) (<$5,000)	$0	4	15	5	10	$0
D2020 Domestic Water	Pipes and Fittings (Copper)	$10,000	4	40	30	10	$10,000
	Pipes and Fittings (PEX)	$20,000	4	25	15	10	$20,000
	Valves and Hydrants	$10,000	4	20	15	5	$20,000
	Domestic Water Equipment	$10,000	4	10	1	9	$30,000
	Specialties	$8,000	4	20	10	10	$8,000
D2030 Sanitary Waste	Waste Pipe and Fittings	$20,000	4	40	24	16	$20,000
	Vent Pipe and Fittings (<$5,000)	$0	4	40	20	20	$0
	Floor Drains (<$5,000)	$0	4	25	20	5	$0
D2040 Rain Water Drain	Pipes and Fittings	$10,000	4	20	15	5	$20,000
	Roof Drains	$10,000	4	30	25	5	$10,000
D2090 Other Plumbing S	Compressed Air	$20,000	4	10	7	3	$60,000
D30 HVAC							
D3010 Energy Supply	Gas Supply (<$5,000)	$0	4	20	16	4	$0
D3020 Heat Generation	Furnaces	$10,000	4	15	15	0	$20,000
D3040 Distribution Syst	Air Distribution, Heating and Cooling	$110,000	4	40	20	20	$110,000
	Exhaust Systems (Roof Mount Fans)	$7,500	4	15	15	0	$15,000
	Exhaust Systems (Change Room Fans) (<$5,000)	$0	4	15	10	5	$0
	Exhaust Systems (Data Room Fans) (<$5,000)	$0	4	15	8	7	$0
D3050 Terminal & Pack	Package Units	$100,000	4	15	15	0	$200,000
	Other Terminal Units and Packaged Units (Phase 1)	$17,500	4	15	15	0	$35,000
	Other Terminal Units and Packaged Units (Phase 2)	$80,000	4	15	12	3	$160,000
D50 Electrical							
D5010 Elect. Distrib.	Main Service	$16,000	4	40	24	16	$16,000
	Panels	$20,000	4	30	25	5	$20,000
	Panels (Casting) (<$5,000)	$0	4	30	28	2	$0
	Transformers	$9,000	4	30	24	6	$9,000
	Disconnects	$0	4	30	12	18	$0
D5020 Lighting/Branch	Exterior Lighting (<$5,000)	$0	1	20	2	18	$0
	Lights (Casting Building)	$14,700	1	20	10	10	$14,700
	Lighting (Offices)	$30,905	1	20	10	10	$30,905
D5030 Comm/Security	Fire Alarm Systems	$13,030	1	15	7	8	$26,060
	Fence Detection System (<$5,000)	$0	1	10	2	8	$0
	Site-wide Security/Alert	$15,000	1	15	15	0	$30,000
	Access Control (<$5,000)	$0	1	15	5	10	$0
	Camera System	$11,900	1	10	5	5	$35,700
D5040 Other Systems	Emergency Lighting	$6,515	1	20	4	16	$6,515
	Exit Signs	$6,515	1	30	30	0	$6,515
	Backup Generator	$65,000	4	20	20	0	$130,000
	Electric Heat (<$5,000)	$0	4	20	10	10	$0
F10 Special Construction							
F1010 Special Structure	Modular Additions	$300,000	2	40	30	10	$300,000
F1030 Special Systems	Seismic Construction (Assessment)	$0	2	60	60	0	$0
G20 Site Improvements							
G2040 Site Develop	Exterior Signage	$5,000	4	20	10	10	$5,000
						Total Expenditures For 30 Year Period:	**$3,045,070**
						Total Expenditures For 30 Year Period Incorporating Inflation:	**$3,987,276**

EXPENDITURE SCHEDULE
Public Works Yard - Administration and Operations - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Found.	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Ramps/Decks	Concrete Ramps	4	15	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ramp Assembly (Repairs) (<$5,000)	1	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ramp Assembly (Replacement)	1	5	25	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guardrails/Handrails (Paint) (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof (Admin & Op.)	2	30	50	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Roof (Casting Shed)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Casting Shed)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Admin & Op.)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wall Backup Construction	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B1010 Ramps/Decks	Deck Membrane (Phase 1) (Ramp)	4	0	15	$1,720	$1,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Deck Membrane (Phase 2) (East Deck)	4	5	15	$3,225	$0	$0	$0	$0	$0	$3,225	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Walls - Concrete Block (1965) (Paint - Includes window trim & doors)	4	4	7	$6,150	$0	$0	$0	$0	$6,150	$0	$0	$0	$0	$0	$0	$6,150	$0	$0	$0
	Walls - Metal Cladding (1990 - 1998 Additions)	4	20	45	$438,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1)	4	0	40	$6,000	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2)	4	20	40	$43,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Storefront Windows and Doors	4	18	40	$6,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Paint) (w/block walls)	4	4	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement)	4	0	30	$3,000	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement)	4	10	30	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	0	25	$3,500	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	5	25	$7,000	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Repairs) (<$5,000)	4	0	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2)	4	12	22	$281,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$281,650	$0	$0
	Modified Bitumen Roofing (Phase 3)	4	14	22	$264,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$264,450
	Skylights (Included with roofing)	4	14	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Interior Windows – Wood (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Windows – Wood (Replacement) (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Glazed Partitions (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Painted) (Repairs) (<$5,000)	4	1	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	4	15	40	$40,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stained) (Repairs) (<$5,000)	4	1	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stain) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stained) (Replacement) (w/painted doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors/Metal Frames (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors/Metal Frames (Painted) (Replacement) (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors with Lites (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors with Lites (Painted) (Replacement) (w/other wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding Doors (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding Doors (Painted) (Replacement) (w/other wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Bi-Fold Doors (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Bi-Fold Doors (Painted) (Replacement) (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Folding Accordion Doors	4	5	20	$6,020	$0	$0	$0	$0	$0	$6,020	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	10	20	$32,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,000	$0	$0	$0	$0
C1030 Fittings	Toilet & Urinal Partitions	4	15	25	$5,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Toilet and Bath Accessories	4	10	20	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
	Marker Boards and Tack Boards	4	15	20	$17,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lockers – Metal	4	20	40	$66,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving – Wood (Adjustable) (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving – Metal	4	30	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Counters (Replacement) (w/Casework – Kitchen/etc)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	First Aid and Defibrillator Cabinets (<$5,000)	4	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Administration and Operations - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Metal Storage Cabinets (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Storage Cabinets (Replacement) (w/Casework – Kitchen/etc)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Closets (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Repairs) (<$5,000	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Replacement)	4	10	20	$28,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,600	$0	$0	$0	$0
	Casework – Reception Area	4	15	20	$15,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Plan Desks	4	5	20	$6,560	$0	$0	$0	$0	$0	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Work Benches & Shelving	4	15	40	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Miscellaneous Interior Accessories (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Benches (Refinish) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Benches (Replacement) (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Industrial Clothing Dryer (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C20 Stairs																				
C2010 Stair Constructio	Interior Stairs	2	53	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wood Stair Assembly	1	5	25	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Concrete Stairs	2	50	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Interior Stair Finish – Sheet Vinyl (Paint Handrail) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Sheet Vinyl (Replace Handrail) (<$5,000)	1	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Sheet Vinyl (Replacement) (w/vinyl floor finishes)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Paint Handrail) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Replace Handrail) (<$5,000)	1	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Paint Stairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint)	4	5	15	$21,750	$0	$0	$0	$0	$0	$21,750	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Tile Wall Finishes (<$5,000)	4	30	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	5	15	$6,900	$0	$0	$0	$0	$0	$6,900	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Painted) (Replacement) (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Stain) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Stained) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Coverings – Plastic Laminate (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Coverings – Vinyl Wall Covering (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Wall Finishes – Wood Panelling (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Wall Finishes – Composite Wall Panel	4	10	20	$81,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,950	$0	$0	$0	$0
C3020 Floor Finishes	Tile Floor Finishes (Repairs) (<$5,000)	4	1	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Tile Floor Finishes (Replacement) (<$5,000)	4	15	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 1)	4	5	20	$20,400	$0	$0	$0	$0	$0	$20,400	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 2)	4	15	20	$19,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 1) (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 2)	4	15	20	$9,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpeting – Roll Carpeting (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpeting – Carpet Tile (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Linework on Concrete (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Rubber Baseboard (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Rubber Baseboard (Replacement)	4	10	20	$6,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,700	$0	$0	$0	$0
	Wall Base Finishes – Wood Baseboard (Refinish) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Wood Baseboard (Replacement) (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Gypsum Wallboard Ceiling Finishes (Paint)	4	5	15	$7,050	$0	$0	$0	$0	$0	$7,050	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Repairs) (<$5,000)	4	2	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Replacement)	4	10	25	$20,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,900	$0	$0	$0	$0
	Wood Beams and Ceilings (Painted/ Stained) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vinyl Soffit Panels (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Ceiling Panels (w/Acoustical Composite Ceiling Tile)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Composite Ceiling Tile	4	15	25	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Administration and Operations - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
D20 Plumbing																				
D2010 Plumb. Fixtures	Water Closets	4	10	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000	$0	$0	$0	$0
	Urinals (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories	4	5	15	$7,000	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks	4	10	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
	Showers (Change Room) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (Medical Room) (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings (Copper)	4	10	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0
	Pipes and Fittings (PEX)	4	10	25	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0
	Valves and Hydrants	4	5	20	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Domestic Water Equipment	4	9	10	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
	Specialties	4	10	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	16	40	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drain	Pipes and Fittings	4	5	20	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roof Drains	4	5	30	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Compressed Air	4	3	10	$20,000	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000	$0
D30 HVAC																				
D3010 Energy Suppl	Gas Supply (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 Heat Generat	Furnaces	4	0	15	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 Distribution S	Air Distribution, Heating and Cooling	4	20	40	$110,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Roof Mount Fans)	4	0	15	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Change Room Fans) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Data Room Fans) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & P	Package Units	4	0	15	$100,000	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 1)	4	0	15	$17,500	$17,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 2)	4	3	15	$80,000	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Main Service	4	16	40	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels	4	5	30	$20,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Casting) (<$5,000)	4	2	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	6	30	$9,000	$0	$0	$0	$0	$0	$0	$9,000	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects	4	18	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Exterior Lighting (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Casting Building)	1	10	20	$14,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,700	$0	$0	$0	$0
	Lighting (Offices)	1	10	20	$30,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,905	$0	$0	$0	$0
D5030 Comm/Securit	Fire Alarm Systems	1	8	15	$13,030	$0	$0	$0	$0	$0	$0	$0	$0	$13,030	$0	$0	$0	$0	$0	$0
	Fence Detection System (<$5,000)	1	8	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Site-wide Security/Alert	1	0	15	$15,000	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Access Control (<$5,000)	1	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Camera System	1	5	10	$11,900	$0	$0	$0	$0	$0	$11,900	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5040 Other System	Emergency Lighting	1	16	20	$6,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs	1	0	30	$6,515	$6,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Backup Generator	4	0	20	$65,000	$65,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1010 Special Struct	Modular Additions	2	10	40	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000	$0	$0	$0	$0
F1030 Special Syste	Seismic Construction (Assessment)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop	Exterior Signage	4	10	20	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$235,735	$0	$0	$100,000	$6,150	$167,805	$9,000	$0	$13,030	$10,000	$584,255	$6,150	$281,650	$20,000	$264,450
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$235,735*	*$0*	*$0*	*$106,121*	*$6,657*	*$185,270*	*$10,135*	*$0*	*$15,267*	*$11,951*	*$712,204*	*$7,647*	*$357,200*	*$25,872*	*$348,936*

EXPENDITURE SCHEDULE
Public Works Yard - Administration and Operations - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
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Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Found.	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Ramps/Decks	Concrete Ramps	4	15	40	**$10,000**	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ramp Assembly (Repairs) (<$5,000)	1	0	25	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ramp Assembly (Replacement)	1	5	25	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guardrails/Handrails (Paint) (<$5,000)	4	0	7	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof (Admin & Op.)	2	30	50	**$15,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Roof (Casting Shed)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Casting Shed)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Admin & Op.)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wall Backup Construction	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B1010 Ramps/Decks	Deck Membrane (Phase 1) (Ramp)	4	0	15	**$1,720**	$1,720	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Deck Membrane (Phase 2) (East Deck)	4	5	15	**$3,225**	$0	$0	$0	$0	$0	$3,225	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Walls - Concrete Block (1965) (Paint - Includes window trim & doors)	4	4	7	**$6,150**	$0	$0	$0	$6,150	$0	$0	$0	$0	$0	$0	$6,150	$0	$0	$0	$0
	Walls - Metal Cladding (1990 - 1998 Additions)	4	20	45	**$438,750**	$0	$0	$0	$0	$0	$438,750	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1)	4	0	40	**$6,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2)	4	20	40	**$43,500**	$0	$0	$0	$0	$0	$43,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Storefront Windows and Doors	4	18	40	**$6,400**	$0	$0	$0	$6,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Paint) (w/block walls)	4	4	7	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement)	4	0	30	**$3,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement)	4	10	30	**$7,500**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	0	25	**$3,500**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,500	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	5	25	**$7,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Repairs) (<$5,000)	4	0	22	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2)	4	12	22	**$281,650**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 3)	4	14	22	**$264,450**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Skylights (Included with roofing)	4	14	22	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Interior Windows – Wood (Paint) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Windows – Wood (Replacement) (<$5,000)	4	20	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Glazed Partitions (<$5,000)	4	30	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Painted) (Repairs) (<$5,000)	4	1	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Paint) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	4	15	40	**$40,950**	$40,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stained) (Repairs) (<$5,000)	4	1	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stain) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Stained) (Replacement) (w/painted doors)	4	15	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors/Metal Frames (Paint) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors/Metal Frames (Painted) (Replacement) (<$5,000)	4	30	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors with Lites (Paint) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors with Lites (Painted) (Replacement) (w/other wood doors)	4	15	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding Doors (Paint) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding Doors (Painted) (Replacement) (w/other wood doors)	4	15	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Bi-Fold Doors (Paint) (w/gypsum wallboard)	4	5	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Bi-Fold Doors (Painted) (Replacement) (<$5,000)	4	15	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Folding Accordion Doors	4	5	20	**$6,020**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,020	$0	$0	$0	$0
	Interior Door Hardware	4	10	20	**$32,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1030 Fittings	Toilet & Urinal Partitions	4	15	25	**$5,450**	$5,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Toilet and Bath Accessories	4	10	20	**$5,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Marker Boards and Tack Boards	4	15	20	**$17,000**	$17,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lockers – Metal	4	20	40	**$66,600**	$0	$0	$0	$0	$0	$66,600	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving – Wood (Adjustable) (<$5,000)	4	10	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving – Metal	4	30	40	**$5,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Counters (Replacement) (w/Casework – Kitchen/etc)	4	10	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	First Aid and Defibrillator Cabinets (<$5,000)	4	25	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Administration and Operations - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
	Metal Storage Cabinets (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Storage Cabinets (Replacement) (w/Casework – Kitchen/etc)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Closets (<$5,000)	4	30	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Repairs) (<$5,000	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Kitchen, Work Areas, Washroom Vanities (Replacement)	4	10	20	$28,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Reception Area	4	15	20	$15,600	$15,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework – Plan Desks	4	5	20	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,560	$0	$0	$0	$0
	Casework – Work Benches & Shelving	4	15	40	$16,400	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Miscellaneous Interior Accessories (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Benches (Refinish) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Benches (Replacement) (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Industrial Clothing Dryer (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C20 Stairs																				
C2010 Stair Constructio	Interior Stairs	2	53	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wood Stair Assembly	1	5	25	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Concrete Stairs	2	50	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Interior Stair Finish – Sheet Vinyl (Paint Handrail) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Sheet Vinyl (Replace Handrail) (<$5,000)	1	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Sheet Vinyl (Replacement) (w/vinyl floor finishes)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Paint Handrail) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Replace Handrail) (<$5,000)	1	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Stair Finish – Wood Stairs (Paint Stairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint)	4	5	15	$21,750	$0	$0	$0	$0	$0	$21,750	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Tile Wall Finishes (<$5,000)	4	30	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	5	15	$6,900	$0	$0	$0	$0	$0	$6,900	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Painted) (Replacement) (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Stain) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Walls (Stained) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Coverings – Plastic Laminate (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Coverings – Vinyl Wall Covering (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Wall Finishes – Wood Panelling (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Wall Finishes – Composite Wall Panel	4	10	20	$81,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Tile Floor Finishes (Repairs) (<$5,000)	4	1	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Tile Floor Finishes (Replacement) (<$5,000)	4	15	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 1)	4	5	20	$20,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,400	$0	$0	$0	$0
	Resilient Floor Finishes – Sheet Vinyl (Phase 2)	4	15	20	$19,125	$19,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 1) (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Floor Finishes – Composite Floor Tile (Phase 2)	4	15	20	$9,800	$9,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpeting – Roll Carpeting (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpeting – Carpet Tile (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Linework on Concrete (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Rubber Baseboard (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Rubber Baseboard (Replacement)	4	10	20	$6,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Wood Baseboard (Refinish) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wall Base Finishes – Wood Baseboard (Replacement) (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Gypsum Wallboard Ceiling Finishes (Paint)	4	5	15	$7,050	$0	$0	$0	$0	$0	$7,050	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Repairs) (<$5,000)	4	2	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Ceiling Tiles on Metal T-Bar System (Replacement)	4	10	25	$20,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Beams and Ceilings (Painted/ Stained) (w/gypsum wallboard)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vinyl Soffit Panels (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Ceiling Panels (w/Acoustical Composite Ceiling Tile)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustical Composite Ceiling Tile	4	15	25	$16,500	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
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RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
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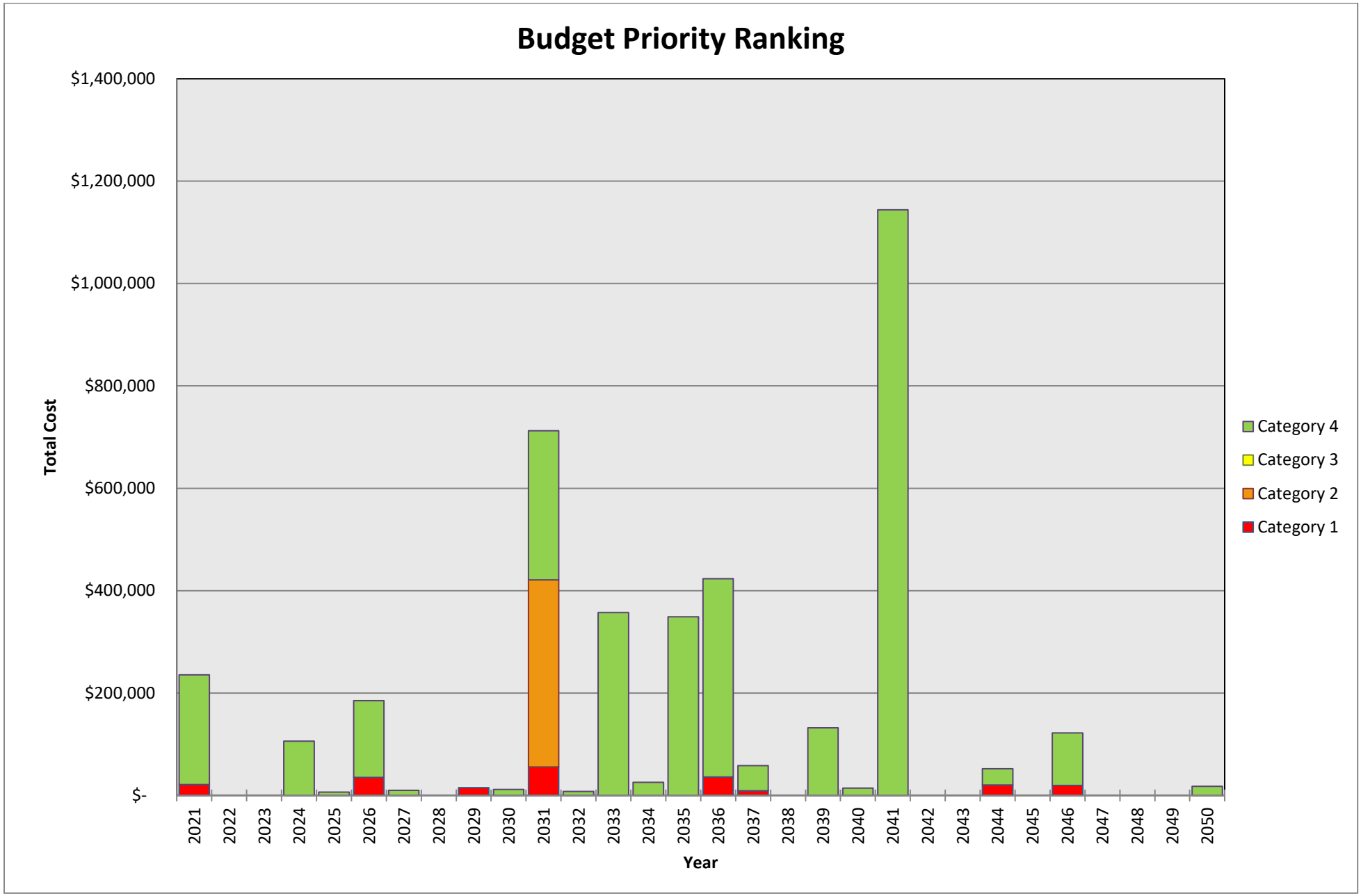
Interest Rate: 0.0%
Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
D20 Plumbing																				
D2010 Plumb. Fixtures	Water Closets	4	10	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Urinals (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories	4	5	15	$7,000	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks	4	10	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (Change Room) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (Medical Room) (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water	Pipes and Fittings (Copper)	4	10	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Pipes and Fittings (PEX)	4	10	25	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Valves and Hydrants	4	5	20	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0
	Domestic Water Equipment	4	9	10	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
	Specialties	4	10	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	16	40	$20,000	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drain	Pipes and Fittings	4	5	20	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0
	Roof Drains	4	5	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Compressed Air	4	3	10	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$0
D30 HVAC																				
D3010 Energy Suppl	Gas Supply (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 Heat Generat	Furnaces	4	0	15	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 Distribution S	Air Distribution, Heating and Cooling	4	20	40	$110,000	$0	$0	$0	$0	$0	$110,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Roof Mount Fans)	4	0	15	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Change Room Fans) (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Data Room Fans) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & P	Package Units	4	0	15	$100,000	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 1)	4	0	15	$17,500	$17,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 2)	4	3	15	$80,000	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Main Service	4	16	40	$16,000	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels	4	5	30	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Casting) (<$5,000)	4	2	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	6	30	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects	4	18	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Exterior Lighting (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Casting Building)	1	10	20	$14,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Offices)	1	10	20	$30,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030 Comm/Securit	Fire Alarm Systems	1	8	15	$13,030	$0	$0	$0	$0	$0	$0	$0	$0	$13,030	$0	$0	$0	$0	$0	$0
	Fence Detection System (<$5,000)	1	8	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Site-wide Security/Alert	1	0	15	$15,000	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Access Control (<$5,000)	1	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Camera System	1	5	10	$11,900	$11,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,900	$0	$0	$0	$0
D5040 Other System	Emergency Lighting	1	16	20	$6,515	$0	$6,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs	1	0	30	$6,515	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Backup Generator	4	0	20	$65,000	$0	$0	$0	$0	$0	$65,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1010 Special Struct	Modular Additions	2	10	40	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F1030 Special Syste	Seismic Construction (Assessment)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop	Exterior Signage	4	10	20	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$314,445	$42,515	$0	$92,550	$10,000	$769,775	$0	$0	$33,030	$0	$74,530	$0	$0	$0	$10,000
					COMPOUND PERIOD	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$423,202*	*$58,364*	*$0*	*$132,184*	*$14,568*	*$1,143,845*	*$0*	*$0*	*$52,085*	*$0*	*$122,274*	*$0*	*$0*	*$0*	*$17,758*


Budget Priority Ranking
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Total Cost
2021
2022
2023
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2048
2049
2050
Year
Category 4
Category 3
Category 2
Category 1

Purchasing and Stores

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Purchasing and Stores - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	$0	2	75	40	35	$0
A1030 Slab on Grade	Standard Slab on Grade	$0	2	75	40	35	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	$0	4	7	5	2	$0
B1020 Roof Constructior	Wood Frame Roof	$0	2	75	40	35	$0
	Interior Block Walls	$0	2	75	40	35	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Exterior Block Walls (Replacement)	$0	2	75	40	35	$0
	Exterior Wood Frame Walls (Bike Storage)	$0	2	75	40	35	$0
	Wood Frame Structure (Office)	$0	2	75	40	35	$0
B20 Building Enclosure							
B2010 Exterior Walls	Walls - Concrete Block (1975) (Paint - Includes doors)	$9,450	4	7	2	5	$9,450
	Walls - Wood Siding (Repairs) (<$5,000)	$0	4	50	50	0	$0
	Walls - Wood Siding (Paint) (<$5,000)	$0	4	10	5	5	$0
	Walls - Wood Siding (Replacement)	$40,000	4	50	40	10	$40,000
	Walls - Vinyl Siding (Repairs) (<$5,000)	$0	4	35	35	0	$0
	Walls - Vinyl Siding (Replacement)	$16,000	4	35	20	15	$0
	Walls - Metal Cladding	$45,000	4	45	30	15	$0
B2020 Ext. Windows	Windows (Phase 1)	$9,000	4	40	40	0	$9,000
	Windows (Phase 2)	$6,000	4	40	20	20	$0
B2030 Exterior Doors	Solid Doors - Wood (Paint) (w/block wall)	$0	4	7	2	5	$0
	Solid Doors (Phase 1) (Replacement)	$3,000	4	30	25	5	$3,000
	Solid Doors (Phase 2) (Replacement)	$3,000	4	30	20	10	$3,000
	Solid Doors - Steel	$0	4	35	5	30	$0
	Overhead Doors (Phase 1)	$2,500	4	25	10	15	$0
	Overhead Doors (Phase 2)	$11,500	4	25	5	20	$0
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Clean) (<$5,000)	$0	4	22	22	0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 1, 3)	$68,800	4	22	7	15	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 2)	$199,950	4	22	5	17	$0
C10 Interior Construction							
C1010 Partitions	Interior Windows	$5,250	4	40	25	15	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/concrete masonry walls)	$0	4	15	10	5	$0
	Wood Doors in Wood or Metal Frames (Replacement)	$7,800	4	40	25	15	$0
	Interior Door Hardware	$6,000	4	20	12	8	$6,000
C1030 Fittings	Toilet Accessories (<$5,000)	$0	4	20	12	8	$0
	Metal Lockers (<$5,000)	$0	4	40	20	20	$0
	Metal Storage Cabinets	$8,000	4	30	15	15	$0
	Metal Tool Chests (<$5,000)	$0	4	40	20	20	$0
	Metal Shelving	$28,000	4	40	20	20	$0
	Composite Floating Shelf (<$5,000)	$0	4	30	10	20	$0
	Casework (Phase 1)	$11,480	4	20	12	8	$11,480
	Casework (Phase 2)	$5,740	4	30	15	15	$0
	White Boards, Peg Boards, and Bulletin Boards (<$5,000)	$0	4	20	10	10	$0
	Interior Signage (<$5,000)	$0	4	25	15	10	$0
C20 Stairs							
C2010 Stair Constructior	Exterior Stair Assembly	$5,000	4	55	40	15	$0
C30 Interior Finishes							
C3010 Wall Finishes	Tile Wall Finish (<$5,000)	$0	4	50	20	30	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Concrete Masonry Unit Walls (Paint)	$22,025	4	15	10	5	$22,025
	Plywood Bumper Guards (Painted/Unpainted) (Paint w/CMU walls)	$0	4	15	10	5	$0
	Plywood Bumper Guards (Replacement) (<$5,000)	$0	4	75	30	45	$0
	Wood Beams (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Concrete Floors (Paint) (w/CMU walls)	$0	4	15	10	5	$0
C3020 Floor Finishes	Resilient Sheet Flooring (<$5,000)	$0	4	20	12	8	$0
	Carpet Flooring - Roll	$5,500	4	15	7	8	$5,500
	Rubber Baseboards (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Rubber Baseboards (Replacement) (w/Carpet Flooring - Roll)	$0	4	15	7	8	$0
C3030 Ceiling Finishes	Acoustic T-Bar Ceiling (<$5,000)	$0	4	25	10	15	$0
	Gypsum Wallboard Ceilings (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Gypsum Wallboard Ceilings (Replacement)	$0	4	75	30	45	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Replacement)	$0	4	75	30	45	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Water Closets (<$5,000)	$0	4	25	15	10	$0
	Lavatories (<$5,000)	$0	4	25	15	10	$0
	Sinks (<$5,000)	$0	4	25	15	10	$0
D2020 Domestic Water D	Pipes and Fittings	$5,000	4	40	30	10	$5,000
	Domestic Water Equipment (<$5,000)	$0	4	10	5	5	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	$7,500	4	50	45	5	$7,500
	Vent Pipe and Fittings (<$5,000)	$0	4	50	45	5	$0
	Floor Drains (<$5,000)	$0	4	30	23	7	$0
D2040 Rain Water Draina	Pipes and Fittings	$5,000	4	30	23	7	$5,000
D30 HVAC							
D3040 Distribution Syste	Air Distribution, Heating and Cooling	$19,000	4	12	7	5	$19,000
	Exhaust Systems (<$5,000)	$0	4	25	20	5	$0
D50 Electrical							
D5010 Elect. Distrib.	Panels (Phase 1) (<$5,000)	$0	4	30	30	0	$0
	Panels (Phase 2)	$4,000	4	30	10	20	$0
D5020 Lighting/Branch	Lighting	$18,620	1	20	10	10	$18,620
D5040 Other Systems	Emergency Lighting (<$5,000)	$0	1	20	10	10	$0
	Exit Signs (<$5,000)	$0	1	30	15	15	$0
	Transfer Switch (<$5,000)	$0	4	30	10	20	$0
	EV Charging Station (<$5,000)	$0	4	30	3	27	$0
	Electric Heat	$7,000	4	20	12	8	$7,000
F10 Special Construction							
F1040 Special Facilities	Seismic Construction (Assessment - Racking)	$0	2	60	60	0	$0
	Seismic Construction (Assessment - Building)	$0	2	60	60	0	$0
G20 Site Improvements							
G2040 Site Develop	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
						Total Expenditures For 10 Year Period:	**$171,575**
						Total Expenditures For 10 Year Period Incorporating Inflation:	**$198,401**

EXPENDITURE SCHEDULE
Public Works Yard - Purchasing and Stores - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

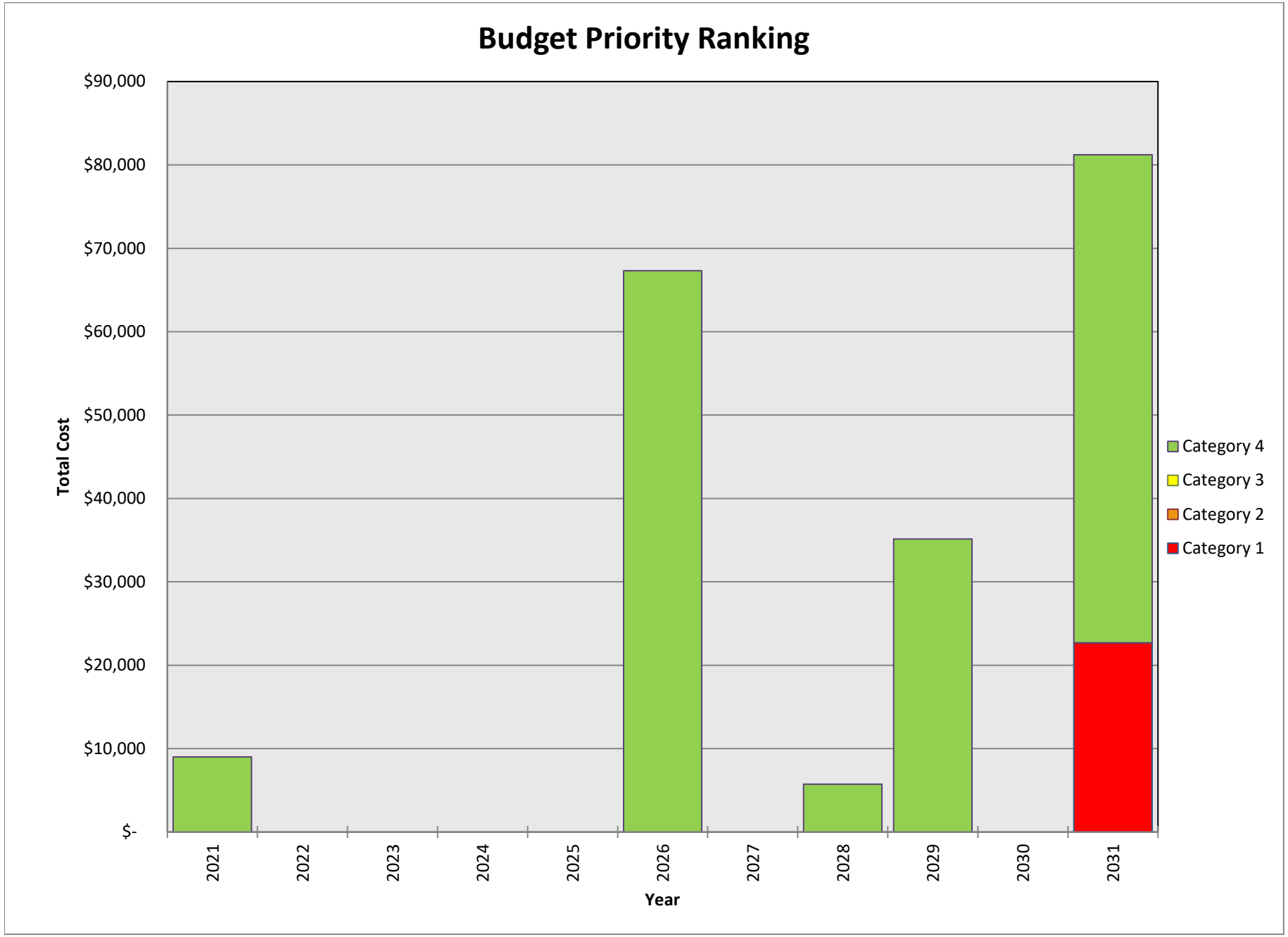
Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	4	2	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wood Frame Walls (Bike Storage)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Structure (Office)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																
B2010 Exterior Walls	Walls - Concrete Block (1975) (Paint - Includes doors)	4	5	7	$9,450	$0	$0	$0	$0	$0	$9,450	$0	$0	$0	$0	$0
	Walls - Wood Siding (Repairs) (<$5,000)	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement)	4	10	50	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$40,000
	Walls - Vinyl Siding (Repairs) (<$5,000)	4	0	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Vinyl Siding (Replacement)	4	15	35	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding	4	15	45	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1)	4	0	40	$9,000	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2)	4	20	40	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors - Wood (Paint) (w/block wall)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement)	4	5	30	$3,000	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement)	4	10	30	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000
	Solid Doors - Steel	4	30	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	15	25	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	20	25	$11,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Clean) (<$5,000)	4	0	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 1, 3)	4	15	22	$68,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 2)	4	17	22	$199,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																
C1010 Partitions	Interior Windows	4	15	40	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/concrete masonry walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors in Wood or Metal Frames (Replacement)	4	15	40	$7,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0
C1030 Fittings	Toilet Accessories (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Tool Chests (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	20	40	$28,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Floating Shelf (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Phase 1)	4	8	20	$11,480	$0	$0	$0	$0	$0	$0	$0	$0	$11,480	$0	$0
	Casework (Phase 2)	4	15	30	$5,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	White Boards, Peg Boards, and Bulletin Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Purchasing and Stores - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
C20 Stairs																
C2010 Stair Construction	Exterior Stair Assembly	4	15	55	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																
C3010 Wall Finishes	Tile Wall Finish (<$5,000)	4	30	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	5	15	$22,025	$0	$0	$0	$0	$0	$22,025	$0	$0	$0	$0	$0
	Plywood Bumper Guards (Painted/Unpainted) (Paint w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Bumper Guards (Replacement) (<$5,000)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Beams (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Resilient Sheet Flooring (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpet Flooring - Roll	4	8	15	$5,500	$0	$0	$0	$0	$0	$0	$0	$0	$5,500	$0	$0
	Rubber Baseboards (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Replacement) (w/Carpet Flooring - Roll)	4	8	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic T-Bar Ceiling (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																
D2010 Plumb. Fixtures	Water Closets (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings	4	10	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
	Domestic Water Equipment (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	5	50	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	5	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains (<$5,000)	4	7	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drains	Pipes and Fittings	4	7	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0
D30 HVAC																
D3040 Distribution Sy	Air Distribution, Heating and Cooling	4	5	12	$19,000	$0	$0	$0	$0	$0	$19,000	$0	$0	$0	$0	$0
	Exhaust Systems (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																
D5010 Elect. Distrib.	Panels (Phase 1) (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	20	30	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Lighting	1	10	20	$18,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,620
D5040 Other Systems	Emergency Lighting (<$5,000)	1	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs (<$5,000)	1	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transfer Switch (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	EV Charging Station (<$5,000)	4	27	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat	4	8	20	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$7,000	$0	$0
F10 Special Construction																
F1040 Special Facilitie	Seismic Construction (Assessment - Racking)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Seismic Construction (Assessment - Building)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$9,000	$0	$0	$0	$0	$60,975	$0	$5,000	$29,980	$0	$66,620
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$9,000*	*$0*	*$0*	*$0*	*$0*	*$67,321*	*$0*	*$5,743*	*$35,126*	*$0*	*$81,209*


Budget Priority Ranking
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
Year
Category 4
Category 3
Category 2
Category 1

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Purchasing and Stores - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	$0	2	75	40	35	$0
A1030 Slab on Grade	Standard Slab on Grade	$0	2	75	40	35	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	$0	4	7	5	2	$0
B1020 Roof Constructior	Wood Frame Roof	$0	2	75	40	35	$0
	Interior Block Walls	$0	2	75	40	35	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Exterior Block Walls (Replacement)	$0	2	75	40	35	$0
	Exterior Wood Frame Walls (Bike Storage)	$0	2	75	40	35	$0
	Wood Frame Structure (Office)	$0	2	75	40	35	$0
B20 Building Enclosure							
B2010 Exterior Walls	Walls - Concrete Block (1975) (Paint - Includes doors)	$9,450	4	7	2	5	$37,800
	Walls - Wood Siding (Repairs) (<$5,000)	$0	4	50	50	0	$0
	Walls - Wood Siding (Paint) (<$5,000)	$0	4	10	5	5	$0
	Walls - Wood Siding (Replacement)	$40,000	4	50	40	10	$40,000
	Walls - Vinyl Siding (Repairs) (<$5,000)	$0	4	35	35	0	$0
	Walls - Vinyl Siding (Replacement)	$16,000	4	35	20	15	$16,000
	Walls - Metal Cladding	$45,000	4	45	30	15	$45,000
B2020 Ext. Windows	Windows (Phase 1)	$9,000	4	40	40	0	$9,000
	Windows (Phase 2)	$6,000	4	40	20	20	$6,000
B2030 Exterior Doors	Solid Doors - Wood (Paint) (w/block wall)	$0	4	7	2	5	$0
	Solid Doors (Phase 1) (Replacement)	$3,000	4	30	25	5	$3,000
	Solid Doors (Phase 2) (Replacement)	$3,000	4	30	20	10	$3,000
	Solid Doors - Steel	$0	4	35	5	30	$0
	Overhead Doors (Phase 1)	$2,500	4	25	10	15	$2,500
	Overhead Doors (Phase 2)	$11,500	4	25	5	20	$11,500
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Clean) (<$5,000)	$0	4	22	22	0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 1, 3)	$68,800	4	22	7	15	$68,800
	Modified Bitumen Roofing (Phase 2) (Replacement Area 2)	$199,950	4	22	5	17	$199,950
C10 Interior Construction							
C1010 Partitions	Interior Windows	$5,250	4	40	25	15	$5,250
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/concrete masonry walls)	$0	4	15	10	5	$0
	Wood Doors in Wood or Metal Frames (Replacement)	$7,800	4	40	25	15	$7,800
	Interior Door Hardware	$6,000	4	20	12	8	$12,000
C1030 Fittings	Toilet Accessories (<$5,000)	$0	4	20	12	8	$0
	Metal Lockers (<$5,000)	$0	4	40	20	20	$0
	Metal Storage Cabinets	$8,000	4	30	15	15	$8,000
	Metal Tool Chests (<$5,000)	$0	4	40	20	20	$0
	Metal Shelving	$28,000	4	40	20	20	$28,000
	Composite Floating Shelf (<$5,000)	$0	4	30	10	20	$0
	Casework (Phase 1)	$11,480	4	20	12	8	$22,960
	Casework (Phase 2)	$5,740	4	30	15	15	$5,740
	White Boards, Peg Boards, and Bulletin Boards (<$5,000)	$0	4	20	10	10	$0
	Interior Signage (<$5,000)	$0	4	25	15	10	$0
C20 Stairs							
C2010 Stair Constructior	Exterior Stair Assembly	$5,000	4	55	40	15	$5,000
C30 Interior Finishes							
C3010 Wall Finishes	Tile Wall Finish (<$5,000)	$0	4	50	20	30	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Concrete Masonry Unit Walls (Paint)	$22,025	4	15	10	5	$44,050
	Plywood Bumper Guards (Painted/Unpainted) (Paint w/CMU walls)	$0	4	15	10	5	$0
	Plywood Bumper Guards (Replacement) (<$5,000)	$0	4	75	30	45	$0
	Wood Beams (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Concrete Floors (Paint) (w/CMU walls)	$0	4	15	10	5	$0
C3020 Floor Finishes	Resilient Sheet Flooring (<$5,000)	$0	4	20	12	8	$0
	Carpet Flooring - Roll	$5,500	4	15	7	8	$11,000
	Rubber Baseboards (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Rubber Baseboards (Replacement) (w/Carpet Flooring - Roll)	$0	4	15	7	8	$0
C3030 Ceiling Finishes	Acoustic T-Bar Ceiling (<$5,000)	$0	4	25	10	15	$0
	Gypsum Wallboard Ceilings (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Gypsum Wallboard Ceilings (Replacement)	$0	4	75	30	45	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Paint) (w/CMU walls)	$0	4	15	10	5	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Replacement)	$0	4	75	30	45	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Water Closets (<$5,000)	$0	4	25	15	10	$0
	Lavatories (<$5,000)	$0	4	25	15	10	$0
	Sinks (<$5,000)	$0	4	25	15	10	$0
D2020 Domestic Water D	Pipes and Fittings	$5,000	4	40	30	10	$5,000
	Domestic Water Equipment (<$5,000)	$0	4	10	5	5	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	$7,500	4	50	45	5	$7,500
	Vent Pipe and Fittings (<$5,000)	$0	4	50	45	5	$0
	Floor Drains (<$5,000)	$0	4	30	23	7	$0
D2040 Rain Water Draina	Pipes and Fittings	$5,000	4	30	23	7	$5,000
D30 HVAC							
D3040 Distribution Syste	Air Distribution, Heating and Cooling	$19,000	4	12	7	5	$57,000
	Exhaust Systems (<$5,000)	$0	4	25	20	5	$0
D50 Electrical							
D5010 Elect. Distrib.	Panels (Phase 1) (<$5,000)	$0	4	30	30	0	$0
	Panels (Phase 2)	$4,000	4	30	10	20	$4,000
D5020 Lighting/Branch	Lighting	$18,620	1	20	10	10	$18,620
D5040 Other Systems	Emergency Lighting (<$5,000)	$0	1	20	10	10	$0
	Exit Signs (<$5,000)	$0	1	30	15	15	$0
	Transfer Switch (<$5,000)	$0	4	30	10	20	$0
	EV Charging Station (<$5,000)	$0	4	30	3	27	$0
	Electric Heat	$7,000	4	20	12	8	$14,000
F10 Special Construction							
F1040 Special Facilities	Seismic Construction (Assessment - Racking)	$0	2	60	60	0	$0
	Seismic Construction (Assessment - Building)	$0	2	60	60	0	$0
G20 Site Improvements							
G2040 Site Develop	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
						Total Expenditures For 30 Year Period:	**$703,470**
						Total Expenditures For 30 Year Period Incorporating Inflation:	**$958,709**

EXPENDITURE SCHEDULE
Public Works Yard - Purchasing and Stores - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	4	2	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wood Frame Walls (Bike Storage)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Structure (Office)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B2010 Exterior Walls	Walls - Concrete Block (1975) (Paint - Includes doors)	4	5	7	$9,450	$0	$0	$0	$0	$0	$9,450	$0	$0	$0	$0	$0	$0	$9,450	$0	$0
	Walls - Wood Siding (Repairs) (<$5,000)	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement)	4	10	50	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$40,000	$0	$0	$0	$0
	Walls - Vinyl Siding (Repairs) (<$5,000)	4	0	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Vinyl Siding (Replacement)	4	15	35	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding	4	15	45	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1)	4	0	40	$9,000	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2)	4	20	40	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors - Wood (Paint) (w/block wall)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement)	4	5	30	$3,000	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement)	4	10	30	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0
	Solid Doors - Steel	4	30	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	15	25	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	20	25	$11,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Clean) (<$5,000)	4	0	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 1, 3)	4	15	22	$68,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 2)	4	17	22	$199,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Interior Windows	4	15	40	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/concrete masonry walls	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors in Wood or Metal Frames (Replacement)	4	15	40	$7,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0
C1030 Fittings	Toilet Accessories (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Tool Chests (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	20	40	$28,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Floating Shelf (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Phase 1)	4	8	20	$11,480	$0	$0	$0	$0	$0	$0	$0	$0	$11,480	$0	$0	$0	$0	$0	$0
	Casework (Phase 2)	4	15	30	$5,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	White Boards, Peg Boards, and Bulletin Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Purchasing and Stores - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
C20 Stairs																				
C2010 Stair Construction	Exterior Stair Assembly	4	15	55	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Tile Wall Finish (<$5,000)	4	30	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	5	15	$22,025	$0	$0	$0	$0	$0	$22,025	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Bumper Guards (Painted/Unpainted) (Paint w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Bumper Guards (Replacement) (<$5,000)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Beams (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Resilient Sheet Flooring (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpet Flooring - Roll	4	8	15	$5,500	$0	$0	$0	$0	$0	$0	$0	$0	$5,500	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Replacement) (w/Carpet Flooring - Roll)	4	8	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic T-Bar Ceiling (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																				
D2010 Plumb. Fixtures	Water Closets (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings	4	10	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
	Domestic Water Equipment (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	5	50	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	5	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains (<$5,000)	4	7	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drains	Pipes and Fittings	4	7	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0
D30 HVAC																				
D3040 Distribution Sy	Air Distribution, Heating and Cooling	4	5	12	$19,000	$0	$0	$0	$0	$0	$19,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Panels (Phase 1) (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	20	30	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Lighting	1	10	20	$18,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,620	$0	$0	$0	$0
D5040 Other Systems	Emergency Lighting (<$5,000)	1	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs (<$5,000)	1	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transfer Switch (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	EV Charging Station (<$5,000)	4	27	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat	4	8	20	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1040 Special Facilit	Seismic Construction (Assessment - Racking)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Seismic Construction (Assessment - Building)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop.	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$9,000	$0	$0	$0	$0	$60,975	$0	$5,000	$29,980	$0	$66,620	$0	$9,450	$0	$0
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$9,000*	*$0*	*$0*	*$0*	*$0*	*$67,321*	*$0*	*$5,743*	*$35,126*	*$0*	*$81,209*	*$0*	*$11,985*	*$0*	*$0*

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Public Works Yard - Purchasing and Stores - 30 Year Capital Plan
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Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	4	2	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Wood Frame Walls (Bike Storage)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Structure (Office)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B2010 Exterior Walls	Walls - Concrete Block (1975) (Paint - Includes doors)	4	5	7	$9,450	$0	$0	$0	$0	$9,450	$0	$0	$0	$0	$0	$0	$9,450	$0	$0	$0
	Walls - Wood Siding (Repairs) (<$5,000)	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement)	4	10	50	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Vinyl Siding (Repairs) (<$5,000)	4	0	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Vinyl Siding (Replacement)	4	15	35	$16,000	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding	4	15	45	$45,000	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1)	4	0	40	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2)	4	20	40	$6,000	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors - Wood (Paint) (w/block wall)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement)	4	5	30	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement)	4	10	30	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors - Steel	4	30	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	15	25	$2,500	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	20	25	$11,500	$0	$0	$0	$0	$0	$11,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Clean) (<$5,000)	4	0	22	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 1, 3)	4	15	22	$68,800	$68,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Replacement Area 2)	4	17	22	$199,950	$0	$0	$199,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Interior Windows	4	15	40	$5,250	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/concrete masonry walls	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors in Wood or Metal Frames (Replacement)	4	15	40	$7,800	$7,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0
C1030 Fittings	Toilet Accessories (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$8,000	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Tool Chests (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	20	40	$28,000	$0	$0	$0	$0	$0	$28,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Floating Shelf (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Phase 1)	4	8	20	$11,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,480	$0
	Casework (Phase 2)	4	15	30	$5,740	$5,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	White Boards, Peg Boards, and Bulletin Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

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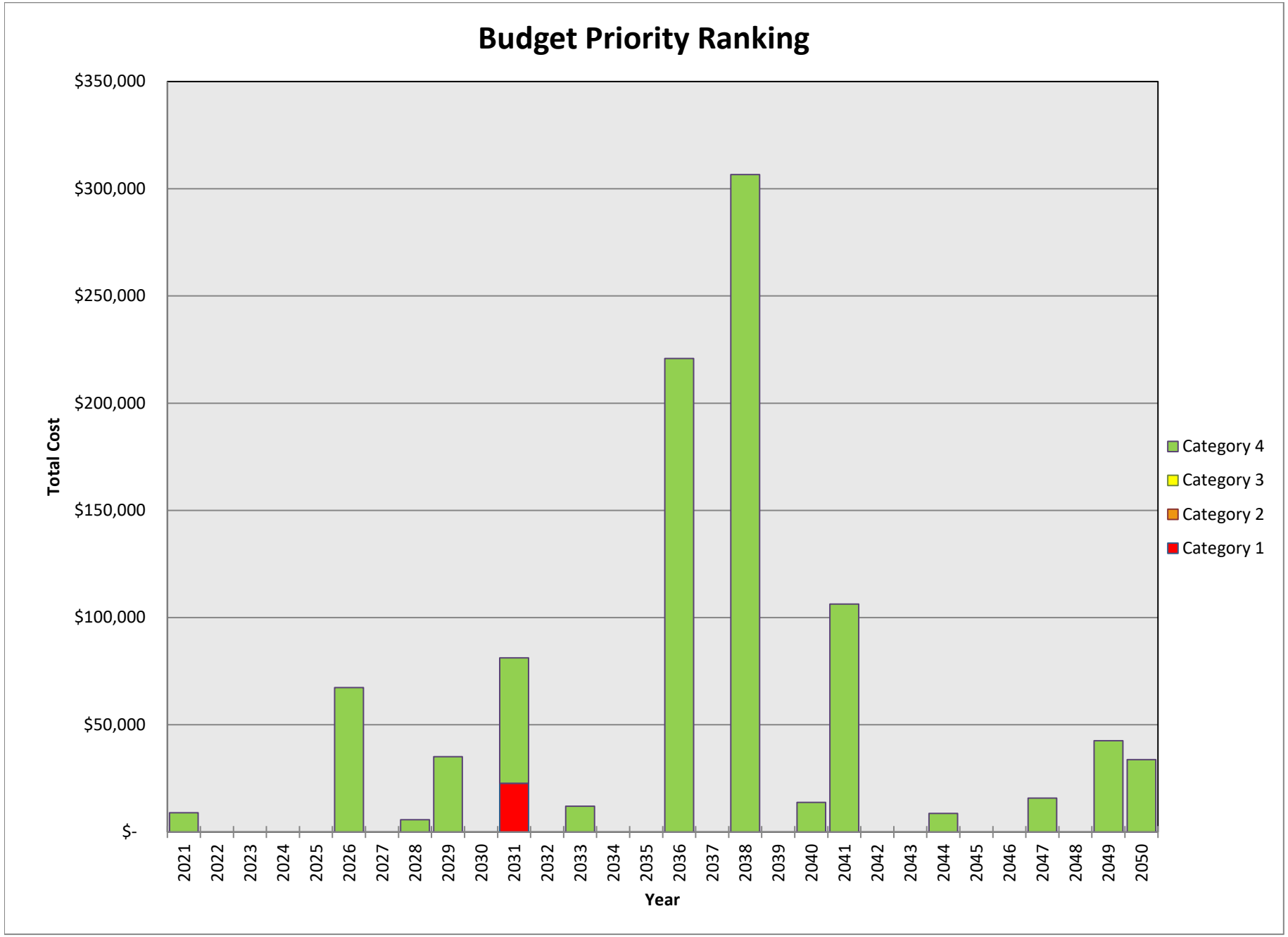
C20 Stairs																				
C2010 Stair Construction	Exterior Stair Assembly	4	15	55	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Tile Wall Finish (<$5,000)	4	30	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	5	15	$22,025	$0	$0	$0	$0	$0	$22,025	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Bumper Guards (Painted/Unpainted) (Paint w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Bumper Guards (Replacement) (<$5,000)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Beams (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Resilient Sheet Flooring (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Carpet Flooring - Roll	4	8	15	$5,500	$0	$0	$0	$0	$0	$0	$0	$0	$5,500	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Replacement) (w/Carpet Flooring - Roll)	4	8	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic T-Bar Ceiling (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Paint) (w/CMU walls)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings (Stipple Finish) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																				
D2010 Plumb. Fixtures	Water Closets (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings	4	10	40	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Domestic Water Equipment (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	5	50	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	5	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains (<$5,000)	4	7	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drains	Pipes and Fittings	4	7	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D30 HVAC																				
D3040 Distribution Sy	Air Distribution, Heating and Cooling	4	5	12	$19,000	$0	$0	$19,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,000
	Exhaust Systems (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Panels (Phase 1) (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	20	30	$4,000	$0	$0	$0	$0	$0	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Lighting	1	10	20	$18,620	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5040 Other Systems	Emergency Lighting (<$5,000)	1	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs (<$5,000)	1	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transfer Switch (<$5,000)	4	20	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	EV Charging Station (<$5,000)	4	27	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat	4	8	20	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,000	$0
F10 Special Construction																				
F1040 Special Facilit	Seismic Construction (Assessment - Racking)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Seismic Construction (Assessment - Building)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop.	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$164,090	$0	$218,950	$0	$9,450	$71,525	$0	$0	$5,500	$0	$0	$9,450	$0	$24,480	$19,000
					COMPOUND PERIOD	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$220,844*	*$0*	*$306,583*	*$0*	*$13,767*	*$106,282*	*$0*	*$0*	*$8,673*	*$0*	*$0*	*$15,814*	*$0*	*$42,620*	*$33,741*


Budget Priority Ranking
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
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Total Cost
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2049
2050
Year
Category 4
Category 3
Category 2
Category 1

Truck Barn

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Truck Barn - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls	$0	2	75	40	35	$0
	Concrete Column Foundations (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Concrete Column Foundations (Replacement)	$0	2	75	40	35	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Standard Slab on Grade (Replacement)	$0	2	75	40	35	$0
B1010 Stairs	Stairs/Handrails (Paint) (<$5,000)	$0	4	7	7	0	$0
B1010 Floors	Wood Frame Floors	$0	2	75	40	35	$0
B1020 Roof Constructior	Wood Frame Roof	$0	2	75	40	35	$0
	Steel Columns	$0	2	75	40	35	$0
	Interior Concrete Walls	$0	2	75	40	35	$0
	Interior Block Walls	$0	2	75	40	35	$0
B2010 Exterior Walls	Wood Frame Exterior Walls (Original)	$0	2	75	40	35	$0
	Wood Frame Exterior Walls (2014 Addition)	$0	2	75	8	67	$0
	Exterior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Exterior Block Walls (Replacement)	$0	2	75	40	35	$0
	Exterior Concrete Wall	$0	2	75	40	35	$0
B20 Building Enclosure							
B2010 Exterior Walls	Walls - Concrete & Concrete Block (1965) (Paint - Includes doors)	$5,850	4	7	2	5	$5,850
	Walls - Wood Siding (Paint) (<$5,000)	$0	4	10	8	2	$0
	Walls - Wood Siding (Replacement)	$40,000	4	50	48	2	$40,000
	Walls - Metal Cladding	$0	4	45	7	38	$0
B2020 Ext. Windows	Windows (Phase 1) (Wood) (<$5,000)	$0	4	40	40	0	$0
	Windows (Phase 2) (Aluminum)	$6,000	4	40	20	20	$0
	Windows (Phase 3) (Vinyl)	$0	4	40	8	32	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	$0	4	7	2	5	$0
	Solid Doors (Replacement)	$12,000	4	30	20	10	$12,000
	Solid Doors - Steel (Paint) (w/block walls)	$0	4	7	2	5	$0
	Solid Doors - Steel (Replacement)	$0	4	40	8	32	$0
	Overhead Doors (Phase 1)	$3,500	4	25	13	12	$0
	Overhead Doors (Phase 2)	$3,500	4	25	8	17	$0
	Overhead Doors (Phase 3)	$7,000	4	25	6	19	$0
	Overhead Doors (Phase 4)	$14,000	4	25	4	21	$0
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing	$414,950	4	22	10	12	$0
	PVC and EPDM Roofing (Phase 1)	$34,200	4	25	8	17	$0
	PVC and EPDM Roofing (Phase 2)	$24,700	4	25	6	19	$0
C10 Interior Construction							
C1010 Partitions	Fixed Partitions - Composite Interior Finish (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Fixed Partitions - Composite Interior Finish (Replacement) (<$5,000)	$0	4	20	15	5	$0
	Interior Windows	$5,250	4	40	25	15	$0
	Guard Rails - Painted Wood (w/CMU walls)	$0	4	15	12	3	$0
	Guard Rails - Painted Wood (Replacement)	$9,000	1	40	30	10	$9,000
	Chain Link Fence Partition with Integral Rolling Gate (<$5,000)	$0	4	40	20	20	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	$9,100	4	40	25	15	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	$0	4	40	25	15	$0
	Small Access Doors (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Small Access Doors (Painted) (Replacement) (w/wood doors)	$0	4	40	25	15	$0
	Interior Door Hardware	$6,000	4	20	12	8	$6,000
C1030 Fittings	Toilet Accessories (<$5,000)	$0	4	20	15	5	$0
	Metal Lockers	$7,800	4	40	20	20	$0
	Metal Storage Cabinets	$5,000	4	30	15	15	$0
	Metal Shelving	$10,000	4	30	15	15	$0
	Wood Shelving (Paint) (<$5,000)	$0	4	15	12	3	$0
	Wood Shelving (Replacement)	$7,500	4	40	15	25	$0
	Casework	$6,560	4	20	12	8	$6,560
	Workbenches	$16,400	4	40	25	15	$0
	Plywood Closets (<$5,000)	$0	4	40	15	25	$0
	White Boards and Bulletin Boards (<$5,000)	$0	4	20	10	10	$0
	Interior Signage (<$5,000)	$0	4	25	15	10	$0
C20 Stairs							
C2010 Stair Constructior	Wood Frame Interior Stairs (<$5,000)	$0	2	40	30	10	$0
	Wood Frame Exterior Stair Assembly	$5,000	2	25	23	2	$5,000
C2020 Interior Stair Finis	Painted Wood Stair with Wood Handrail (Paint) (w/CMU walls)	$0	4	15	12	3	$0

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Truck Barn - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
C30 Interior Finishes							
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	75	74	1	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Concrete Masonry Unit Walls (Paint)	$35,250	4	15	12	3	$35,250
	Plywood Wall Finish (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Plywood Wall Finish (Replacement)	$0	4	75	30	45	$0
	Steel Columns (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Composite Wall Finish	$7,700	4	20	10	10	$7,700
	Wood Panelling (Replacement) (<$5,000)	$0	4	25	15	10	$0
C3020 Floor Finishes	Concrete Floors (Paint) (<$5,000)	$0	4	15	14	1	$0
	Resilient Flooring	$15,300	4	20	10	10	$15,300
	Plywood Flooring - Unfinished	$0	4	50	15	35	$0
	Rubber Baseboards (w/resilient flooring)	$0	4	20	10	10	$0
	Wood Baseboards (Refinish) (<$5,000)	$0	4	15	8	7	$0
	Wood Baseboards (Replacement) (<$5,000)	$0	4	30	8	22	$0
C3030 Ceiling Finishes	Acoustic Composite Ceiling Tile (<$5,000)	$0	4	25	8	17	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	$0	4	75	30	45	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Replacement)	$0	4	75	30	45	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	$0	4	15	12	3	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Sinks (<$5,000)	$0	4	15	10	5	$0
D2020 Domestic Water D	Pipes and Fittings	$10,000	4	40	20	20	$0
	Valves and Hydrants (<$5,000)	$0	4	20	10	10	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	$10,000	4	40	20	20	$0
	Vent Pipe and Fittings	$10,000	4	40	20	20	$0
D2040 Rain Water Drainа	Pipes and Fittings	$8,000	4	40	20	20	$0
	Roof Drains (<$5,000)	$0	4	30	20	10	$0
D2090 Other Plumbing S	Air Compressor	$10,000	4	10	6	4	$10,000
D30 HVAC							
D3010 Energy Supply	Gas Supply (<$5,000)	$0	1	40	35	5	$0
D3020 Heat Generation	Furnace (Phase 1)	$7,500	4	15	15	0	$7,500
	Furnace (Phase 2)	$10,000	4	15	12	3	$10,000
	Furnace (Phase 3)	$5,000	4	15	10	5	$5,000
D3040 Distribution Systе	Air Distribution, Heating and Cooling (Destratification fans)	$7,500	4	15	10	5	$7,500
	Air Distribution, Heating and Cooling (Ductwork system)	$52,500	4	40	30	10	$52,500
	Exhaust Systems (Phase 1) (<$5,000)	$0	4	20	20	0	$0
	Exhaust Systems (Phase 2)	$8,000	4	20	8	12	$0
	Exhaust Systems (Phase 3)	$30,000	4	40	15	25	$0
D3050 Terminal & Packa	Unit Heaters	$7,500	4	20	5	15	$0
	Packaged Units	$7,500	4	10	10	0	$15,000
	Other Terminal Units and Packaged Units (Phase 1) (<$5,000)	$0	4	10	10	0	$0
	Other Terminal Units and Packaged Units (Phase 2)	$6,000	4	15	6	9	$6,000
	HVAC Controls (<$5,000)	$0	4	10	5	5	$0
D50 Electrical							
D5010 Elect. Distrib.	Distribution Panel (<$5,000)	$0	4	30	25	5	$0
	Panels (Phase 1)	$10,000	4	30	25	5	$10,000
	Panels (Phase 2)	$6,000	4	30	6	24	$0
	Disconnects (Phase 1)	$6,500	4	30	25	5	$6,500
	Disconnects (Phase 2)	$5,500	4	30	15	15	$0
	Transformers	$9,000	4	30	10	20	$0
D5020 Lighting/Branch	Lighting (Exterior) (<$5,000)	$0	1	20	2	18	$0
	Lighting (Interior)	$26,635	1	20	10	10	$26,635
D5040 Other Systems	Emergency Lighting (<$5,000)	$0	1	20	8	12	$0
	Electric Heat	$9,250	4	20	18	2	$9,250
	EV Charging Stations	$6,000	1	20	5	15	$0
F10 Special Construction							
F1010 Special Structures	Wood Frame Modular Addition	$0	2	40	8	32	$0
F1030 Special Systems	Seismic Construction (Assessment)	$0	2	60	60	0	$0
G20 Site Improvements							
G2040 Site Develop	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
						Total Expenditures For 10 Year Period:	**$308,545**
						Total Expenditures For 10 Year Period Incorporating Inflation:	**$349,893**

EXPENDITURE SCHEDULE
Public Works Yard - Truck Barn - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

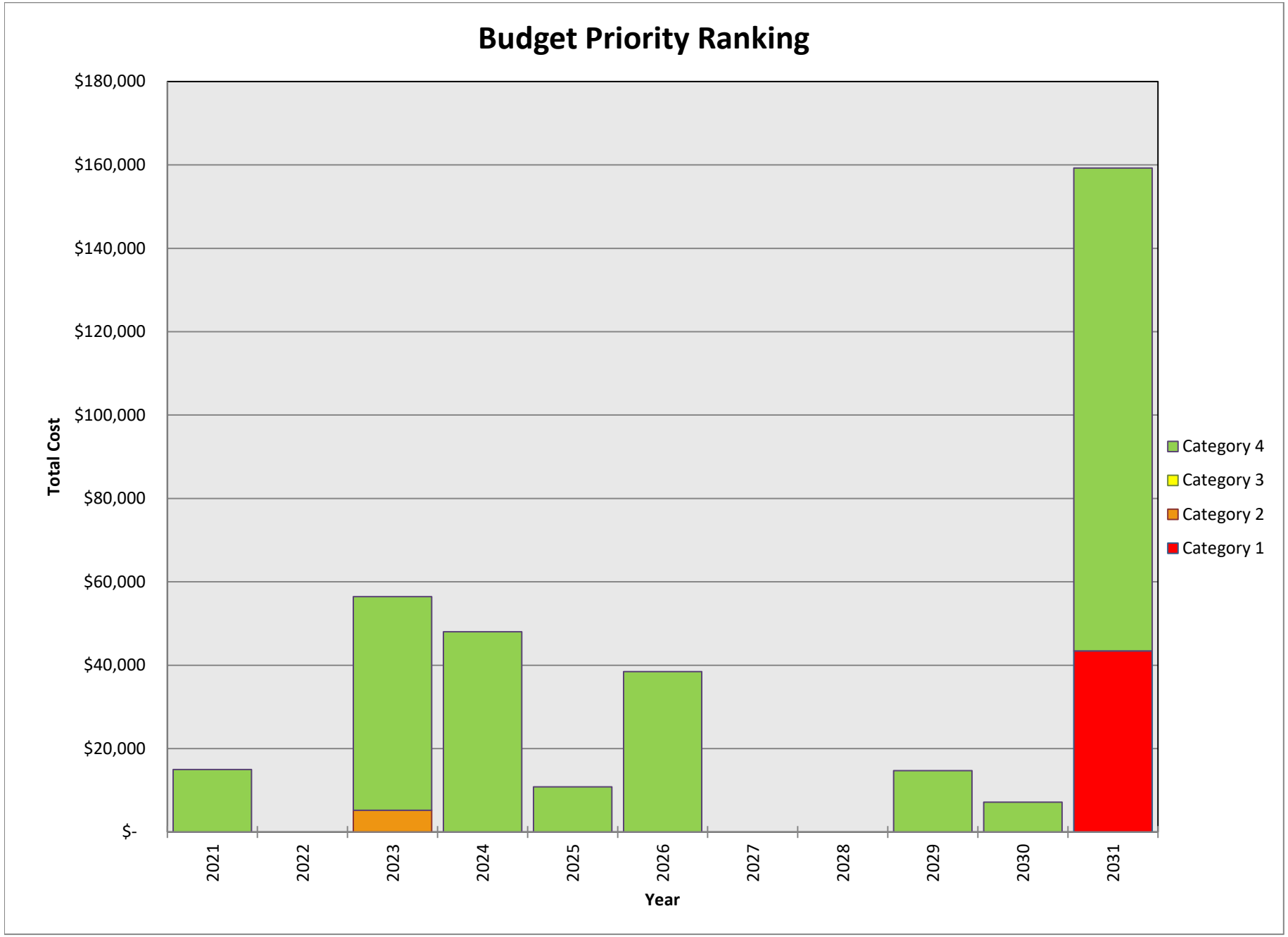
		CMHC Rank	Remaining	Expected	Cost	Years										
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Column Foundations (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Column Foundations (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Stairs/Handrails (Paint) (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Floors	Wood Frame Floors	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Concrete Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Wood Frame Exterior Walls (Original)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (2014 Addition)	2	67	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Concrete Wall	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																
B2010 Exterior Walls	Walls - Concrete & Concrete Block (1965) (Paint - Includes doors)	4	5	7	$5,850	$0	$0	$0	$0	$0	$5,850	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	2	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement)	4	2	50	$40,000	$0	$0	$40,000	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding	4	38	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1) (Wood) (<$5,000)	4	0	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2) (Aluminum)	4	20	40	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 3) (Vinyl)	4	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Replacement)	4	10	30	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,000
	Solid Doors - Steel (Paint) (w/block walls)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors - Steel (Replacement)	4	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	12	25	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	17	25	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 3)	4	19	25	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 4)	4	21	25	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																
B3010 Roof Coverings	Modified Bitumen Roofing	4	12	22	$414,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC and EPDM Roofing (Phase 1)	4	17	25	$34,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC and EPDM Roofing (Phase 2)	4	19	25	$24,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																
C1010 Partitions	Fixed Partitions - Composite Interior Finish (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fixed Partitions - Composite Interior Finish (Replacement) (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Windows	4	15	40	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Painted Wood (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Painted Wood (Replacement)	1	10	40	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,000
	Chain Link Fence Partition with Integral Rolling Gate (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	4	15	40	$9,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Small Access Doors (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Small Access Doors (Painted) (Replacement) (w/wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0
C1030 Fittings	Toilet Accessories (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers	4	20	40	$7,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	15	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (Replacement)	4	25	40	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework	4	8	20	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$6,560	$0	$0
	Workbenches	4	15	40	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Closets (<$5,000)	4	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	White Boards and Bulletin Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Truck Barn - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
C20 Stairs																
C2010 Stair Construction	Wood Frame Interior Stairs (<$5,000)	2	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Stair Assembly	2	2	25	$5,000	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Wood Handrail (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	3	15	$35,250	$0	$0	$0	$35,250	$0	$0	$0	$0	$0	$0	$0
	Plywood Wall Finish (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Wall Finish (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Wall Finish	4	10	20	$7,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,700
	Wood Panelling (Replacement) (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Concrete Floors (Paint) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Flooring	4	10	20	$15,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,300
	Plywood Flooring - Unfinished	4	35	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (w/resilient flooring)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Refinish) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Replacement) (<$5,000)	4	22	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic Composite Ceiling Tile (<$5,000)	4	17	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Paint) (w/CMU wa	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																
D2010 Plumb. Fixtures	Sinks (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Valves and Hydrants (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drainag	Pipes and Fittings	4	20	40	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roof Drains (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Air Compressor	4	4	10	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0
D30 HVAC																
D3010 Energy Supply	Gas Supply (<$5,000)	1	5	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 Heat Generat	Furnace (Phase 1)	4	0	15	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Furnace (Phase 2)	4	3	15	$10,000	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0
	Furnace (Phase 3)	4	5	15	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0
D3040 Distribution S	Air Distribution, Heating and Cooling (Destratification fans)	4	5	15	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0
	Air Distribution, Heating and Cooling (Ductwork system)	4	10	40	$52,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,500
	Exhaust Systems (Phase 1) (<$5,000)	4	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Phase 2)	4	12	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Phase 3)	4	25	40	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & Pa	Unit Heaters	4	15	20	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Packaged Units	4	0	10	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500
	Other Terminal Units and Packaged Units (Phase 1) (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 2)	4	9	15	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0
	HVAC Controls (<$5,000)	4	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																
D5010 Elect. Distrib.	Distribution Panel (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 1)	4	5	30	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	24	30	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 1)	4	5	30	$6,500	$0	$0	$0	$0	$0	$6,500	$0	$0	$0	$0	$0
	Disconnects (Phase 2)	4	15	30	$5,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	20	30	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Lighting (Exterior) (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Interior)	1	10	20	$26,635	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,635
D5040 Other Systems	Emergency Lighting (<$5,000)	1	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat	4	2	20	$9,250	$0	$0	$9,250	$0	$0	$0	$0	$0	$0	$0	$0
	EV Charging Stations	1	15	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																
F1010 Special Struct	Wood Frame Modular Addition	2	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F1030 Special Syster	Seismic Construction (Assessment)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$15,000	$0	$54,250	$45,250	$10,000	$34,850	$0	$0	$12,560	$6,000	$130,635
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$15,000*	*$0*	*$56,442*	*$48,020*	*$10,824*	*$38,477*	*$0*	*$0*	*$14,716*	*$7,171*	*$159,243*


Budget Priority Ranking
$180,000
$160,000
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
Year
Category 4
Category 3
Category 2
Category 1

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Truck Barn - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls	$0	2	75	40	35	$0
	Concrete Column Foundations (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Concrete Column Foundations (Replacement)	$0	2	75	40	35	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Standard Slab on Grade (Replacement)	$0	2	75	40	35	$0
B1010 Stairs	Stairs/Handrails (Paint) (<$5,000)	$0	4	7	7	0	$0
B1010 Floors	Wood Frame Floors	$0	2	75	40	35	$0
B1020 Roof Constructior	Wood Frame Roof	$0	2	75	40	35	$0
	Steel Columns	$0	2	75	40	35	$0
	Interior Concrete Walls	$0	2	75	40	35	$0
	Interior Block Walls	$0	2	75	40	35	$0
B2010 Exterior Walls	Wood Frame Exterior Walls (Original)	$0	2	75	40	35	$0
	Wood Frame Exterior Walls (2014 Addition)	$0	2	75	8	67	$0
	Exterior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Exterior Block Walls (Replacement)	$0	2	75	40	35	$0
	Exterior Concrete Wall	$0	2	75	40	35	$0
B20 Building Enclosure							
B2010 Exterior Walls	Walls - Concrete & Concrete Block (1965) (Paint - Includes doors)	$5,850	4	7	2	5	$23,400
	Walls - Wood Siding (Paint) (<$5,000)	$0	4	10	8	2	$0
	Walls - Wood Siding (Replacement)	$40,000	4	50	48	2	$40,000
	Walls - Metal Cladding	$0	4	45	7	38	$0
B2020 Ext. Windows	Windows (Phase 1) (Wood) (<$5,000)	$0	4	40	40	0	$0
	Windows (Phase 2) (Aluminum)	$6,000	4	40	20	20	$6,000
	Windows (Phase 3) (Vinyl)	$0	4	40	8	32	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	$0	4	7	2	5	$0
	Solid Doors (Replacement)	$12,000	4	30	20	10	$12,000
	Solid Doors - Steel (Paint) (w/block walls)	$0	4	7	2	5	$0
	Solid Doors - Steel (Replacement)	$0	4	40	8	32	$0
	Overhead Doors (Phase 1)	$3,500	4	25	13	12	$3,500
	Overhead Doors (Phase 2)	$3,500	4	25	8	17	$3,500
	Overhead Doors (Phase 3)	$7,000	4	25	6	19	$7,000
	Overhead Doors (Phase 4)	$14,000	4	25	4	21	$14,000
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing	$414,950	4	22	10	12	$414,950
	PVC and EPDM Roofing (Phase 1)	$34,200	4	25	8	17	$34,200
	PVC and EPDM Roofing (Phase 2)	$24,700	4	25	6	19	$24,700
C10 Interior Construction							
C1010 Partitions	Fixed Partitions - Composite Interior Finish (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Fixed Partitions - Composite Interior Finish (Replacement) (<$5,000)	$0	4	20	15	5	$0
	Interior Windows	$5,250	4	40	25	15	$5,250
	Guard Rails - Painted Wood (w/CMU walls)	$0	4	15	12	3	$0
	Guard Rails - Painted Wood (Replacement)	$9,000	1	40	30	10	$9,000
	Chain Link Fence Partition with Integral Rolling Gate (<$5,000)	$0	4	40	20	20	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	$9,100	4	40	25	15	$9,100
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	$0	4	40	25	15	$0
	Small Access Doors (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Small Access Doors (Painted) (Replacement) (w/wood doors)	$0	4	40	25	15	$0
	Interior Door Hardware	$6,000	4	20	12	8	$12,000
C1030 Fittings	Toilet Accessories (<$5,000)	$0	4	20	15	5	$0
	Metal Lockers	$7,800	4	40	20	20	$7,800
	Metal Storage Cabinets	$5,000	4	30	15	15	$5,000
	Metal Shelving	$10,000	4	30	15	15	$10,000
	Wood Shelving (Paint) (<$5,000)	$0	4	15	12	3	$0
	Wood Shelving (Replacement)	$7,500	4	40	15	25	$7,500
	Casework	$6,560	4	20	12	8	$13,120
	Workbenches	$16,400	4	40	25	15	$16,400
	Plywood Closets (<$5,000)	$0	4	40	15	25	$0
	White Boards and Bulletin Boards (<$5,000)	$0	4	20	10	10	$0
	Interior Signage (<$5,000)	$0	4	25	15	10	$0
C20 Stairs							
C2010 Stair Constructior	Wood Frame Interior Stairs (<$5,000)	$0	2	40	30	10	$0
	Wood Frame Exterior Stair Assembly	$5,000	2	25	23	2	$10,000
C2020 Interior Stair Finis	Painted Wood Stair with Wood Handrail (Paint) (w/CMU walls)	$0	4	15	12	3	$0

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Truck Barn - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
C30 Interior Finishes							
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	75	74	1	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Concrete Masonry Unit Walls (Paint)	$35,250	4	15	12	3	$70,500
	Plywood Wall Finish (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Plywood Wall Finish (Replacement)	$0	4	75	30	45	$0
	Steel Columns (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Composite Wall Finish	$7,700	4	20	10	10	$7,700
	Wood Panelling (Replacement) (<$5,000)	$0	4	25	15	10	$0
C3020 Floor Finishes	Concrete Floors (Paint) (<$5,000)	$0	4	15	14	1	$0
	Resilient Flooring	$15,300	4	20	10	10	$15,300
	Plywood Flooring - Unfinished	$0	4	50	15	35	$0
	Rubber Baseboards (w/resilient flooring)	$0	4	20	10	10	$0
	Wood Baseboards (Refinish) (<$5,000)	$0	4	15	8	7	$0
	Wood Baseboards (Replacement) (<$5,000)	$0	4	30	8	22	$0
C3030 Ceiling Finishes	Acoustic Composite Ceiling Tile (<$5,000)	$0	4	25	8	17	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	$0	4	75	30	45	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Replacement)	$0	4	75	30	45	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	$0	4	15	12	3	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Sinks (<$5,000)	$0	4	15	10	5	$0
D2020 Domestic Water D	Pipes and Fittings	$10,000	4	40	20	20	$10,000
	Valves and Hydrants (<$5,000)	$0	4	20	10	10	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	$10,000	4	40	20	20	$10,000
	Vent Pipe and Fittings	$10,000	4	40	20	20	$10,000
D2040 Rain Water Drainа	Pipes and Fittings	$8,000	4	40	20	20	$8,000
	Roof Drains (<$5,000)	$0	4	30	20	10	$0
D2090 Other Plumbing S	Air Compressor	$10,000	4	10	6	4	$30,000
D30 HVAC							
D3010 Energy Supply	Gas Supply (<$5,000)	$0	1	40	35	5	$0
D3020 Heat Generation	Furnace (Phase 1)	$7,500	4	15	15	0	$15,000
	Furnace (Phase 2)	$10,000	4	15	12	3	$20,000
	Furnace (Phase 3)	$5,000	4	15	10	5	$10,000
D3040 Distribution Systе	Air Distribution, Heating and Cooling (Destratification fans)	$7,500	4	15	10	5	$15,000
	Air Distribution, Heating and Cooling (Ductwork system)	$52,500	4	40	30	10	$52,500
	Exhaust Systems (Phase 1) (<$5,000)	$0	4	20	20	0	$0
	Exhaust Systems (Phase 2)	$8,000	4	20	8	12	$8,000
	Exhaust Systems (Phase 3)	$30,000	4	40	15	25	$30,000
D3050 Terminal & Packa	Unit Heaters	$7,500	4	20	5	15	$7,500
	Packaged Units	$7,500	4	10	10	0	$22,500
	Other Terminal Units and Packaged Units (Phase 1) (<$5,000)	$0	4	10	10	0	$0
	Other Terminal Units and Packaged Units (Phase 2)	$6,000	4	15	6	9	$12,000
	HVAC Controls (<$5,000)	$0	1	10	5	5	$0
D50 Electrical							
D5010 Elect. Distrib.	Distribution Panel (<$5,000)	$0	4	30	25	5	$0
	Panels (Phase 1)	$10,000	4	30	25	5	$10,000
	Panels (Phase 2)	$6,000	4	30	6	24	$6,000
	Disconnects (Phase 1)	$6,500	4	30	25	5	$6,500
	Disconnects (Phase 2)	$5,500	4	30	15	15	$5,500
	Transformers	$9,000	4	30	10	20	$9,000
D5020 Lighting/Branch	Lighting (Exterior) (<$5,000)	$0	1	20	2	18	$0
	Lighting (Interior)	$26,635	1	20	10	10	$26,635
D5040 Other Systems	Emergency Lighting (<$5,000)	$0	1	20	8	12	$0
	Electric Heat	$9,250	4	20	18	2	$18,500
	EV Charging Stations	$6,000	4	20	5	15	$6,000
F10 Special Construction							
F1010 Special Structures	Wood Frame Modular Addition	$0	2	40	8	32	$0
F1030 Special Systems	Seismic Construction (Assessment)	$0	2	60	60	0	$0
G20 Site Improvements							
G2040 Site Develop	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
						Total Expenditures For 30 Year Period:	**$1,130,555**
						Total Expenditures For 30 Year Period Incorporating Inflation:	**$1,473,392**

EXPENDITURE SCHEDULE
Public Works Yard - Truck Barn - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Column Foundations (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Column Foundations (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Stairs/Handrails (Paint) (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Floors	Wood Frame Floors	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Concrete Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Wood Frame Exterior Walls (Original)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (2014 Addition)	2	67	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Concrete Wall	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B2010 Exterior Walls	Walls - Concrete & Concrete Block (1965) (Paint - Includes doors)	4	5	7	$5,850	$0	$0	$0	$0	$0	$5,850	$0	$0	$0	$0	$0	$0	$5,850	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	2	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement)	4	2	50	$40,000	$0	$0	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding	4	38	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1) (Wood) (<$5,000)	4	0	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2) (Aluminum)	4	20	40	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 3) (Vinyl)	4	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Replacement)	4	10	30	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,000	$0	$0	$0	$0
	Solid Doors - Steel (Paint) (w/block walls)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors - Steel (Replacement)	4	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	12	25	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,500	$0	$0
	Overhead Doors (Phase 2)	4	17	25	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 3)	4	19	25	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 4)	4	21	25	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing	4	12	22	$414,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$414,950	$0	$0
	PVC and EPDM Roofing (Phase 1)	4	17	25	$34,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC and EPDM Roofing (Phase 2)	4	19	25	$24,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Fixed Partitions - Composite Interior Finish (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fixed Partitions - Composite Interior Finish (Replacement) (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Windows	4	15	40	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Painted Wood (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Painted Wood (Replacement)	1	10	40	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,000	$0	$0	$0	$0
	Chain Link Fence Partition with Integral Rolling Gate (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	4	15	40	$9,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Small Access Doors (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Small Access Doors (Painted) (Replacement) (w/wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0
C1030 Fittings	Toilet Accessories (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers	4	20	40	$7,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	15	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (Replacement)	4	25	40	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework	4	8	20	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$6,560	$0	$0	$0	$0	$0	$0
	Workbenches	4	15	40	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Closets (<$5,000)	4	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	White Boards and Bulletin Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Truck Barn - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
C20 Stairs																				
C2010 Stair Construction	Wood Frame Interior Stairs (<$5,000)	2	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Stair Assembly	2	2	25	$5,000	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Wood Handrail (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	3	15	$35,250	$0	$0	$0	$35,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Wall Finish (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Wall Finish (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Wall Finish	4	10	20	$7,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,700	$0	$0	$0	$0
	Wood Panelling (Replacement) (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Concrete Floors (Paint) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Flooring	4	10	20	$15,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,300	$0	$0	$0	$0
	Plywood Flooring - Unfinished	4	35	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (w/resilient flooring)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Refinish) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Replacement) (<$5,000)	4	22	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic Composite Ceiling Tile (<$5,000)	4	17	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Paint) (w/CMU wa	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																				
D2010 Plumb. Fixtures	Sinks (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Valves and Hydrants (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drains	Pipes and Fittings	4	20	40	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roof Drains (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing Sy	Air Compressor	4	4	10	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
D30 HVAC																				
D3010 Energy Supply	Gas Supply (<$5,000)	1	5	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 Heat Generati	Furnace (Phase 1)	4	0	15	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Furnace (Phase 2)	4	3	15	$10,000	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Furnace (Phase 3)	4	5	15	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 Distribution S	Air Distribution, Heating and Cooling (Destratification fans)	4	5	15	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Air Distribution, Heating and Cooling (Ductwork system)	4	10	40	$52,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,500	$0	$0	$0	$0
	Exhaust Systems (Phase 1) (<$5,000)	4	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Phase 2)	4	12	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,000	$0	$0
	Exhaust Systems (Phase 3)	4	25	40	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & Pa	Unit Heaters	4	15	20	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Packaged Units	4	0	10	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 1) (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 2)	4	9	15	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0
	HVAC Controls (<$5,000)	1	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Distribution Panel (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 1)	4	5	30	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	24	30	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 1)	4	5	30	$6,500	$0	$0	$0	$0	$0	$6,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 2)	4	15	30	$5,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	20	30	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Lighting (Exterior) (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Interior)	1	10	20	$26,635	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,635	$0	$0	$0	$0
D5040 Other Systems	Emergency Lighting (<$5,000)	1	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat	4	2	20	$9,250	$0	$0	$9,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	EV Charging Stations	4	15	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1010 Special Struct	Wood Frame Modular Addition	2	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F1030 Special Syster	Seismic Construction (Assessment)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$15,000	$0	$54,250	$45,250	$10,000	$34,850	$0	$0	$12,560	$6,000	$130,635	$0	$432,300	$0	$10,000
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$15,000*	*$0*	*$56,442*	*$48,020*	*$10,824*	*$38,477*	*$0*	*$0*	*$14,716*	*$7,171*	*$159,243*	*$0*	*$548,261*	*$0*	*$13,195*

EXPENDITURE SCHEDULE
Public Works Yard - Truck Barn - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Column Foundations (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Column Foundations (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Stairs/Handrails (Paint) (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Floors	Wood Frame Floors	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roof	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Concrete Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Wood Frame Exterior Walls (Original)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (2014 Addition)	2	67	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Concrete Wall	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B2010 Exterior Walls	Walls - Concrete & Concrete Block (1965) (Paint - Includes doors)	4	5	7	$5,850	$0	$0	$0	$0	$5,850	$0	$0	$0	$0	$0	$0	$5,850	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	2	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement)	4	2	50	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Metal Cladding	4	38	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1) (Wood) (<$5,000)	4	0	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2) (Aluminum)	4	20	40	$6,000	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 3) (Vinyl)	4	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Replacement)	4	10	30	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors - Steel (Paint) (w/block walls)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors - Steel (Replacement)	4	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	12	25	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	17	25	$3,500	$0	$0	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 3)	4	19	25	$7,000	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 4)	4	21	25	$14,000	$0	$0	$0	$0	$0	$0	$14,000	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing	4	12	22	$414,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC and EPDM Roofing (Phase 1)	4	17	25	$34,200	$0	$0	$34,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC and EPDM Roofing (Phase 2)	4	19	25	$24,700	$0	$0	$0	$0	$24,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Fixed Partitions - Composite Interior Finish (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fixed Partitions - Composite Interior Finish (Replacement) (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Windows	4	15	40	$5,250	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Painted Wood (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Painted Wood (Replacement)	1	10	40	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Chain Link Fence Partition with Integral Rolling Gate (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors/Wood Frames (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors/Wood Frames (Painted) (Replacement)	4	15	40	$9,100	$9,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Small Access Doors (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Small Access Doors (Painted) (Replacement) (w/wood doors)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0
C1030 Fittings	Toilet Accessories (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers	4	20	40	$7,800	$0	$0	$0	$0	$0	$7,800	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	15	30	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (Replacement)	4	25	40	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0
	Casework	4	8	20	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,560	$0
	Workbenches	4	15	40	$16,400	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Closets (<$5,000)	4	25	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	White Boards and Bulletin Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Truck Barn - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
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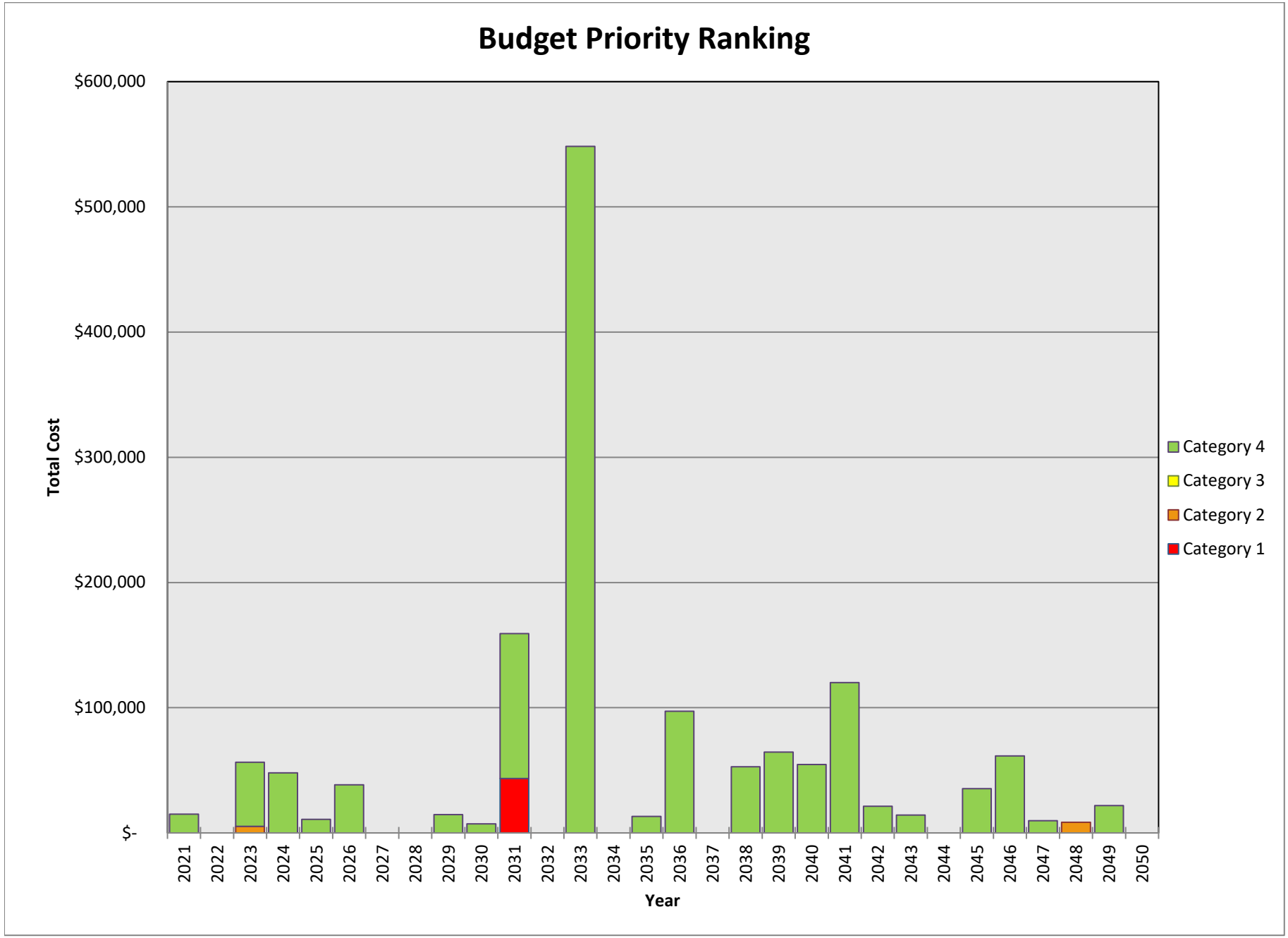
Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
C20 Stairs																				
C2010 Stair Construction	Wood Frame Interior Stairs (<$5,000)	2	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Stair Assembly	2	2	25	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Wood Handrail (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	3	15	$35,250	$0	$0	$0	$35,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Wall Finish (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Wall Finish (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Wall Finish	4	10	20	$7,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Panelling (Replacement) (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Concrete Floors (Paint) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Flooring	4	10	20	$15,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Flooring - Unfinished	4	35	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (w/resilient flooring)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Refinish) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Replacement) (<$5,000)	4	22	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic Composite Ceiling Tile (<$5,000)	4	17	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Painted) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Paint) (w/CMU wa	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceilings Finishes (Textured Finish) (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																				
D2010 Plumb. Fixtures	Sinks (<$5,000)	4	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Pipes and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Valves and Hydrants (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Vent Pipe and Fittings	4	20	40	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drains	Pipes and Fittings	4	20	40	$8,000	$0	$0	$0	$0	$0	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roof Drains (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Air Compressor	4	4	10	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
D30 HVAC																				
D3010 Energy Supply	Gas Supply (<$5,000)	1	5	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 Heat Generati	Furnace (Phase 1)	4	0	15	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Furnace (Phase 2)	4	3	15	$10,000	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Furnace (Phase 3)	4	5	15	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 Distribution S	Air Distribution, Heating and Cooling (Destratification fans)	4	5	15	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Air Distribution, Heating and Cooling (Ductwork system)	4	10	40	$52,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Phase 1) (<$5,000)	4	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Phase 2)	4	12	20	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems (Phase 3)	4	25	40	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000	$0	$0	$0	$0
D3050 Terminal & Pa	Unit Heaters	4	15	20	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Packaged Units	4	0	10	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 1) (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Terminal Units and Packaged Units (Phase 2)	4	9	15	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0
	HVAC Controls (<$5,000)	1	5	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Distribution Panel (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 1)	4	5	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	24	30	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$0	$0	$0	$0
	Disconnects (Phase 1)	4	5	30	$6,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 2)	4	15	30	$5,500	$5,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	20	30	$9,000	$0	$0	$0	$0	$0	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branc	Lighting (Exterior) (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Interior)	1	10	20	$26,635	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5040 Other Systems	Emergency Lighting (<$5,000)	1	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat	4	2	20	$9,250	$0	$0	$0	$0	$0	$0	$0	$9,250	$0	$0	$0	$0	$0	$0	$0
	EV Charging Stations	4	15	20	$6,000	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1010 Special Struct	Wood Frame Modular Addition	2	32	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F1030 Special Syster	Seismic Construction (Assessment)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$72,250	$0	$37,700	$45,250	$37,550	$80,800	$14,000	$9,250	$0	$22,000	$37,500	$5,850	$5,000	$12,560	$0
					COMPOUND PERIOD	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$97,239*	*$0*	*$52,789*	*$64,628*	*$54,703*	*$120,065*	*$21,219*	*$14,300*	*$0*	*$35,386*	*$61,523*	*$9,789*	*$8,534*	*$21,867*	*$0*


Budget Priority Ranking
$600,000
$500,000
$400,000
$300,000
$200,000
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Total Cost
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Year
Category 4
Category 3
Category 2
Category 1

The Shop

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - The Shop - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Phase 1)	$0	2	75	40	35	$0
	Cast-In-Place Concrete Foundation Walls (Phase 2)	$0	2	75	19	56	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Standard Slab on Grade (Replacement)	$0	2	75	40	35	$0
	Concrete Pit (Repairs)	$10,000	2	75	75	0	$10,000
	Concrete Pit (Replacement)	$0	2	75	44	31	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	$0	4	7	4	3	$0
B1010 Floor Constructio	Wood Frame Floors	$0	2	75	40	35	$0
B1020 Roof Constructior	Wood Frame Roofs	$0	2	75	30	45	$0
	Interior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Interior Block Walls (Replacement)	$0	2	75	40	35	$0
	Exterior Steel Canopy (<$5,000)	$0	2	60	60	0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Exterior Block Walls (Replacement)	$0	2	75	40	35	$0
B20 Building Enclosure							
B2010 Exterior Walls	Walls - Concrete Block (Paint - Includes doors)	$13,500	4	7	3	4	$13,500
	Walls - Wood Siding (Repairs - Lunchroom) (<$5,000)	$0	4	50	50	0	$0
	Walls - Wood Siding (Paint) (<$5,000)	$0	4	10	10	0	$0
	Walls - Wood Siding (Replacement) (Fleet Office)	$16,000	4	50	48	2	$16,000
	Walls - Wood Siding (Replacement) (Lunchroom)	$36,000	4	50	45	5	$36,000
	Walls - Fibre Cement Siding (Paint) (w/wood siding)	$0	4	10	10	0	$0
	Walls - Fibre Cement Siding (Replacement)	$0	4	45	12	33	$0
B2020 Ext. Windows	Windows (Phase 1) (Aluminum)	$9,000	4	40	30	10	$9,000
	Windows (Phase 2) (Vinyl)	$7,500	4	40	20	20	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	$0	4	7	3	4	$0
	Solid Doors (Phase 1) (Replacement) (<$5,000)	$0	4	30	29	1	$0
	Solid Doors (Phase 2) (Replacement) (<$5,000)	$0	4	30	20	10	$0
	Overhead Doors (Phase 1)	$13,500	4	25	8	17	$0
	Overhead Doors (Phase 2)	$18,000	4	25	3	22	$0
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Area 1, 5)	$77,400	4	22	14	8	$77,400
	Modified Bitumen Roofing (Phase 2) (Area 2, 4)	$305,300	4	22	6	16	$0
	PVC Roofing	$15,200	4	25	20	5	$15,200
C10 Interior Construction							
C1010 Partitions	Interior Windows (<$5,000)	$0	4	40	30	10	$0
	Guard Rails - Metal and Wood (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Interior Steel Guardrails (Replacement) (<$5,000)	$0	1	65	40	25	$0
	Interior Wood Guardrails (Replacement) (<$5,000)	$0	1	65	40	25	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Doors in Wood or Metal Frames (Replacement)	$13,000	4	40	30	10	$13,000
	Metal Doors in Metal Frames (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Metal Doors in Metal Frames (Replacement) (w/wood doors)	$0	4	40	30	10	$0
	Overhead Doors	$10,000	4	25	13	12	$0
	Wood Sliding, Barn, and Pocket Door (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Sliding, Barn, and Pocket Door (Replacement) (w/wood doors)	$0	4	40	30	10	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	$0	4	40	25	15	$0
	Interior Door Hardware	$10,000	4	20	12	8	$10,000
C1030 Fittings	Toilet Partitions/Cubicles (<$5,000)	$0	4	25	15	10	$0
	Toilet Accessories (<$5,000)	$0	4	20	12	8	$0
	Convex Viewing Mirrors (<$5,000)	$0	4	40	20	20	$0
	Metal Lockers	$8,400	4	40	20	20	$0
	Metal Storage Cabinets	$10,000	4	30	15	15	$0
	Metal Flammable Goods Locker	$6,000	4	30	15	15	$0
	Metal Shelving	$13,500	4	30	15	15	$0
	Shelving on Brackets - Wood and Composite (<$5,000)	$0	4	30	22	8	$0
	Metal Gear Storage, Equipment Racks, and Tool Storage	$14,000	4	30	15	15	$0
	Metal Cabinet/Desk (w/metal cabinets)	$0	4	30	15	15	$0
	Casework (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Casework (Phase 1)	$13,120	4	20	12	8	$13,120
	Casework (Phase 2)	$6,560	4	20	5	15	$0
	Counters	$5,740	4	20	10	10	$5,740
	Workbenches	$12,300	4	40	25	15	$0
	Signage and Storage Boards (<$5,000)	$0	4	20	10	10	$0
	Interior Signage (<$5,000)	$0	4	25	15	10	$0
C20 Stairs							
C2010 Stair Constructior	Wood Frame Interior Stairs (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Wood Frame Interior Stairs (Replacement)	$0	2	75	44	31	$0
	Wood Frame Exterior Stairs (<$5,000)	$0	2	25	25	0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Painted Metal Handrail (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Stairs w/Resilient Flooring & Metal Nosings (Replacement) (w/resilient floor)	$0	4	20	10	10	$0
	Wood Stair with Wood Handrail (Stain) (w/CMU walls)	$0	4	15	12	3	$0

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - The Shop - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
C30 Interior Finishes							
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Concrete Masonry Unit Walls (Paint)	$45,000	4	15	12	3	$45,000
	Concrete Walls (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Wall Finishes (w/CMU walls)	$0	4	15	12	3	$0
	Wood Wall Finishes (Replacement)	$0	4	75	30	45	$0
	Steel Columns (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Composite Wall Board	$7,150	4	20	10	10	$7,150
	Acoustic Wall Tile (Adhered) (<$5,000)	$0	4	20	12	8	$0
C3020 Floor Finishes	Painted Linework on Exposed Concrete (Paint) (<$5,000)	$0	4	15	12	3	$0
	Concrete Floors (Paint) (<$5,000)	$0	4	15	12	3	$0
	Resilient Flooring - Sheet Vinyl	$10,200	4	20	10	10	$10,200
	Plywood Flooring (Stain) (w/CMU walls)	$0	4	15	12	3	$0
	Plywood Flooring (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Rubber Baseboards (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Rubber Baseboards (Replacement) (w/resilient floor)	$0	4	20	10	10	$0
	Wood Baseboards (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Baseboards (Replacement) (<$5,000)	$0	4	30	12	18	$0
C3030 Ceiling Finishes	Acoustic Ceiling Tile (Adhered) (<$5,000)	$0	4	25	15	10	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Ceiling Finishes (Replacement)	$0	4	75	30	45	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Acoustic Composite Ceiling Tile (<$5,000)	$0	4	25	10	15	$0
	Wood Ceiling Trims and Crown Molding (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Ceiling Trims and Crown Molding (Replacement) (<$5,000)	$0	4	30	15	15	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Water Closets	$5,000	4	25	15	10	$5,000
	Urinals (<$5,000)	$0	4	25	15	10	$0
	Lavatories (<$5,000)	$0	4	25	15	10	$0
	Sinks (<$5,000)	$0	4	25	15	10	$0
	Showers (<$5,000)	$0	4	20	15	5	$0
	Emergency Fixtures - Eyewash (<$5,000)	$0	1	15	10	5	$0
D2020 Domestic Water D	Valves and Hydrants	$5,000	4	30	25	5	$5,000
	Insulation and Identification	$5,000	4	50	45	5	$5,000
D2030 Sanitary Waste	Waste Pipe and Fittings	$45,000	4	50	45	5	$45,000
	Vent Pipe and Fittings (<$5,000)	$0	4	50	45	5	$0
	Floor Drains	$0	4	50	50	0	$0
D2040 Rain Water Draina	Pipes and Fittings	$17,500	4	50	45	5	$17,500
	Roof Drains	$7,500	4	30	25	5	$7,500
D2090 Other Plumbing S	Special Piping Systems	$20,000	4	50	45	5	$20,000
	Interceptors	$15,000	4	50	45	5	$15,000
	Compressed Air	$5,000	4	15	10	5	$5,000
D30 HVAC							
D3040 Distribution Syste	Air Distribution, Heating and Cooling	$13,500	4	15	15	0	$13,500
	Exhaust Systems	$80,000	4	25	25	0	$80,000
	Other Distribution Systems	$20,000	4	25	25	0	$20,000
D3050 Terminal & Packa	Unit Heaters	$54,000	4	25	25	0	$54,000
D50 Electrical							
D5010 Elect. Distrib.	Service Entrance (<$5,000)	$0	4	40	40	0	$0
	Distribution Panels (<$5,000)	$0	4	30	30	0	$0
	Panels (Phase 1) (<$5,000)	$0	4	30	30	0	$0
	Panels (Phase 2)	$14,000	4	30	15	15	$0
	Transformers	$12,000	4	30	12	18	$0
	Disconnects (Phase 1)	$5,000	4	30	30	0	$5,000
	Disconnects (Phase 2)	$1,000	4	30	3	27	$0
	Starters	$7,500	4	30	16	14	$0
D5020 Lighting/Branch	Lights (Interior) (Phase 1)	$35,980	1	20	10	10	$35,980
	Lights (Interior) (Phase 2)	$7,125	1	20	1	19	$0
	Lights (Exterior) (<$5,000)	$0	1	20	2	18	$0
	Service Pit Lighting (<$5,000)	$0	1	20	20	0	$0
D5030 Comm/Security	Fire Alarm System	$10,280	1	15	3	12	$0
D5040 Other Systems	Generator	$125,000	4	20	20	0	$125,000
	Emergency Lighting (<$5,000)	$0	1	20	20	0	$0
	Exit Signs	$5,000	1	30	30	0	$5,000
	Electric Heat (<$5,000)	$0	4	20	20	0	$0
F10 Special Construction							
F1010 Special Structures	Modular Additions	$100,000	2	40	30	10	$100,000
F1030 Special Systems	Seismic Construction (Upgrade)	$1,935,000	2	60	60	0	$1,935,000
G20 Site Improvements							
G2040 Site Develop	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
						Total Expenditures For 10 Year Period:	**$2,779,790**
						Total Expenditures For 10 Year Period Incorporating Inflation:	**$2,860,126**

EXPENDITURE SCHEDULE
Public Works Yard - The Shop - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

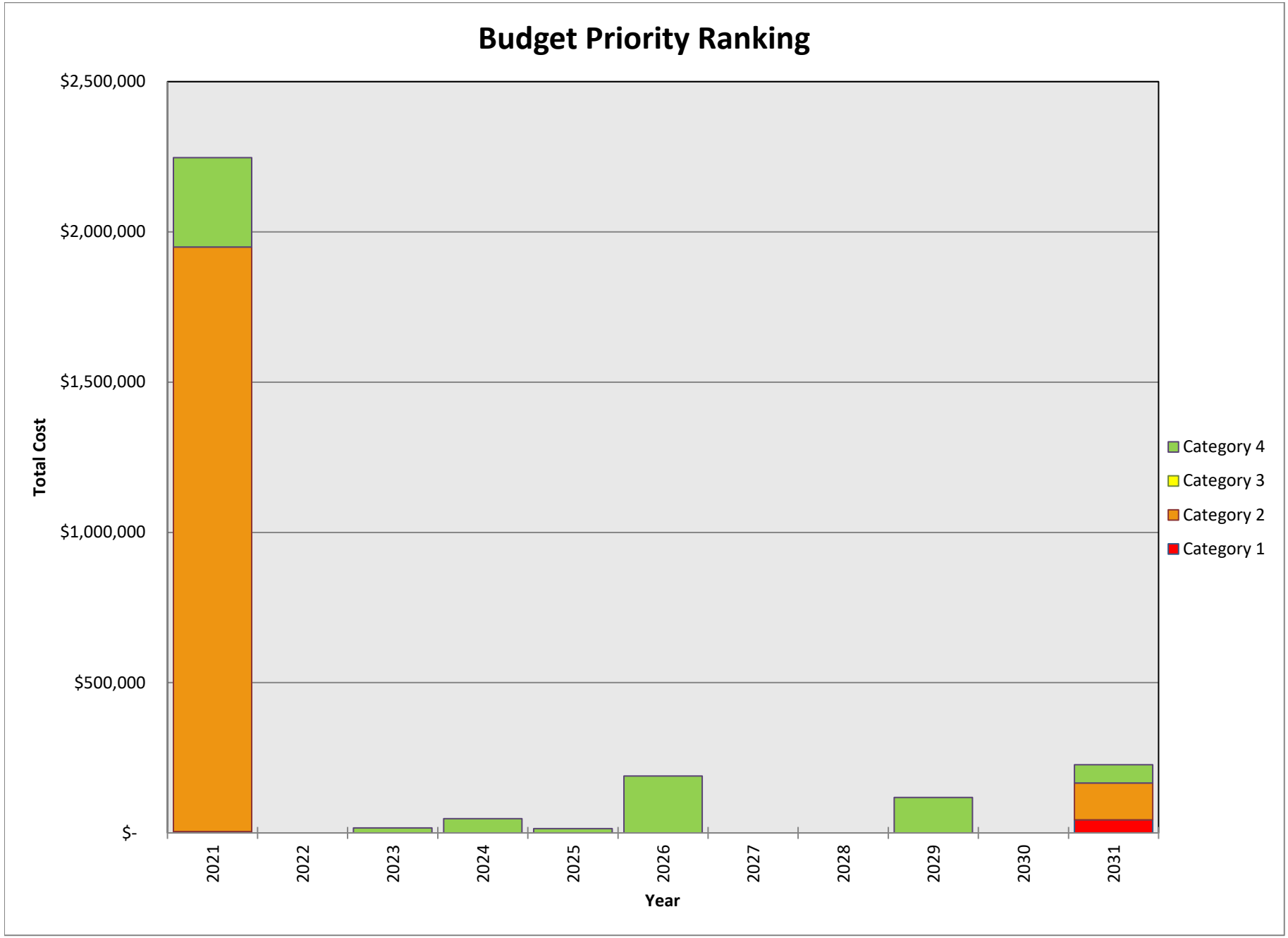
Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Phase 1)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Phase 2)	2	56	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Pit (Repairs)	2	0	75	$10,000	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Pit (Replacement)	2	31	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	4	3	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Floor Constructio	Wood Frame Floors	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructio	Wood Frame Roofs	2	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Steel Canopy (<$5,000)	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																
B2010 Exterior Walls	Walls - Concrete Block (Paint - Includes doors)	4	4	7	$13,500	$0	$0	$0	$0	$13,500	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Repairs - Lunchroom) (<$5,000)	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement) (Fleet Office)	4	2	50	$16,000	$0	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement) (Lunchroom)	4	5	50	$36,000	$0	$0	$0	$0	$0	$36,000	$0	$0	$0	$0	$0
	Walls - Fibre Cement Siding (Paint) (w/wood siding)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Fibre Cement Siding (Replacement)	4	33	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1) (Aluminum)	4	10	40	$9,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,000
	Windows (Phase 2) (Vinyl)	4	20	40	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	4	4	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement) (<$5,000)	4	1	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement) (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	17	25	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	22	25	$18,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Area 1, 5)	4	8	22	$77,400	$0	$0	$0	$0	$0	$0	$0	$0	$77,400	$0	$0
	Modified Bitumen Roofing (Phase 2) (Area 2, 4)	4	16	22	$305,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC Roofing	4	5	25	$15,200	$0	$0	$0	$0	$0	$15,200	$0	$0	$0	$0	$0
C10 Interior Construction																
C1010 Partitions	Interior Windows (<$5,000)	4	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Metal and Wood (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Steel Guardrails (Replacement) (<$5,000)	1	25	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Wood Guardrails (Replacement) (<$5,000)	1	25	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors in Wood or Metal Frames (Replacement)	4	10	40	$13,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,000
	Metal Doors in Metal Frames (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors in Metal Frames (Replacement) (w/wood doors)	4	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors	4	12	25	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding, Barn, and Pocket Door (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding, Barn, and Pocket Door (Replacement) (w/wood doors)	4	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0
C1030 Fittings	Toilet Partitions/Cubicles (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Toilet Accessories (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Convex Viewing Mirrors (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers	4	20	40	$8,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Flammable Goods Locker	4	15	30	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	15	30	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving on Brackets - Wood and Composite (<$5,000)	4	8	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gear Storage, Equipment Racks, and Tool Storage	4	15	30	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Cabinet/Desk (w/metal cabinets)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Phase 1)	4	8	20	$13,120	$0	$0	$0	$0	$0	$0	$0	$0	$13,120	$0	$0
	Casework (Phase 2)	4	15	20	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Counters	4	10	20	$5,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,740
	Workbenches	4	15	40	$12,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Signage and Storage Boards (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C20 Stairs																
C2010 Stair Constructio	Wood Frame Interior Stairs (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Interior Stairs (Replacement)	2	31	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Stairs (<$5,000)	2	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Painted Metal Handrail (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Stairs w/Resilient Flooring & Metal Nosings (Replacement) (w/resilient flo	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Stair with Wood Handrail (Stain) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - The Shop - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
C30 Interior Finishes																
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	3	15	$45,000	$0	$0	$0	$45,000	$0	$0	$0	$0	$0	$0	$0
	Concrete Walls (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Wall Finishes (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Wall Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Wall Board	4	10	20	$7,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,150
	Acoustic Wall Tile (Adhered) (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Painted Linework on Exposed Concrete (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Flooring - Sheet Vinyl	4	10	20	$10,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,200
	Plywood Flooring (Stain) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Flooring (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Replacement) (w/resilient floor)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Replacement) (<$5,000)	4	18	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic Ceiling Tile (Adhered) (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustic Composite Ceiling Tile (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ceiling Trims and Crown Molding (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ceiling Trims and Crown Molding (Replacement) (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																
D2010 Plumb. Fixtures	Water Closets	4	10	25	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
	Urinals (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Emergency Fixtures - Eyewash (<$5,000)	1	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water D	Valves and Hydrants	4	5	30	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0
	Insulation and Identification	4	5	50	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	5	50	$45,000	$0	$0	$0	$0	$0	$45,000	$0	$0	$0	$0	$0
	Vent Pipe and Fittings (<$5,000)	4	5	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drainag	Pipes and Fittings	4	5	50	$17,500	$0	$0	$0	$0	$0	$17,500	$0	$0	$0	$0	$0
	Roof Drains	4	5	30	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0
D2090 Other Plumbing Sy	Special Piping Systems	4	5	50	$20,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0
	Interceptors	4	5	50	$15,000	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0
	Compressed Air	4	5	15	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0
D30 HVAC																
D3040 Distribution S	Air Distribution, Heating and Cooling	4	0	15	$13,500	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems	4	0	25	$80,000	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Distribution Systems	4	0	25	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & Pa	Unit Heaters	4	0	25	$54,000	$54,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																
D5010 Elect. Distrib.	Service Entrance (<$5,000)	4	0	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Distribution Panels (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 1) (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	15	30	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	18	30	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 1)	4	0	30	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 2)	4	27	30	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Starters	4	14	30	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branch	Lights (Interior) (Phase 1)	1	10	20	$35,980	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,980
	Lights (Interior) (Phase 2)	1	19	20	$7,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Exterior) (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Service Pit Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030 Comm/Securit	Fire Alarm System	1	12	15	$10,280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5040 Other Systems	Generator	4	0	20	$125,000	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Emergency Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs	1	0	30	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																
F1010 Special Struct	Modular Additions	2	10	40	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000
F1030 Special Syster	Seismic Construction (Upgrade)	2	0	60	$1,935,000	$1,935,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$2,247,500	$0	$16,000	$45,000	$13,500	$171,200	$0	$0	$100,520	$0	$186,070
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$2,247,500*	*$0*	*$16,646*	*$47,754*	*$14,613*	*$189,019*	*$0*	*$0*	*$117,775*	*$0*	*$226,818*


Budget Priority Ranking
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
Year
Category 4
Category 3
Category 2
Category 1

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - The Shop - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
A10 Foundations, B10 Superstructure, B20 Walls (Structural)							
A1010 Standard Founda	Cast-In-Place Concrete Foundation Walls (Phase 1)	$0	2	75	40	35	$0
	Cast-In-Place Concrete Foundation Walls (Phase 2)	$0	2	75	19	56	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Standard Slab on Grade (Replacement)	$0	2	75	40	35	$0
	Concrete Pit (Repairs)	$10,000	2	75	75	0	$10,000
	Concrete Pit (Replacement)	$0	2	75	44	31	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	$0	4	7	4	3	$0
B1010 Floor Constructio	Wood Frame Floors	$0	2	75	40	35	$0
B1020 Roof Constructior	Wood Frame Roofs	$0	2	75	30	45	$0
	Interior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Interior Block Walls (Replacement)	$0	2	75	40	35	$0
	Exterior Steel Canopy (<$5,000)	$0	2	60	60	0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Exterior Block Walls (Replacement)	$0	2	75	40	35	$0
B20 Building Enclosure							
B2010 Exterior Walls	Walls - Concrete Block (Paint - Includes doors)	$13,500	4	7	3	4	$54,000
	Walls - Wood Siding (Repairs - Lunchroom) (<$5,000)	$0	4	50	50	0	$0
	Walls - Wood Siding (Paint) (<$5,000)	$0	4	10	10	0	$0
	Walls - Wood Siding (Replacement) (Fleet Office)	$16,000	4	50	48	2	$16,000
	Walls - Wood Siding (Replacement) (Lunchroom)	$36,000	4	50	45	5	$36,000
	Walls - Fibre Cement Siding (Paint) (w/wood siding)	$0	4	10	10	0	$0
	Walls - Fibre Cement Siding (Replacement)	$0	4	45	12	33	$0
B2020 Ext. Windows	Windows (Phase 1) (Aluminum)	$9,000	4	40	30	10	$9,000
	Windows (Phase 2) (Vinyl)	$7,500	4	40	20	20	$7,500
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	$0	4	7	3	4	$0
	Solid Doors (Phase 1) (Replacement) (<$5,000)	$0	4	30	29	1	$0
	Solid Doors (Phase 2) (Replacement) (<$5,000)	$0	4	30	20	10	$0
	Overhead Doors (Phase 1)	$13,500	4	25	8	17	$13,500
	Overhead Doors (Phase 2)	$18,000	4	25	3	22	$18,000
B30 Roofing							
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Area 1, 5)	$77,400	4	22	14	8	$77,400
	Modified Bitumen Roofing (Phase 2) (Area 2, 4)	$305,300	4	22	6	16	$305,300
	PVC Roofing	$15,200	4	25	20	5	$15,200
C10 Interior Construction							
C1010 Partitions	Interior Windows (<$5,000)	$0	4	40	30	10	$0
	Guard Rails - Metal and Wood (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Interior Steel Guardrails (Replacement) (<$5,000)	$0	1	65	40	25	$0
	Interior Wood Guardrails (Replacement) (<$5,000)	$0	1	65	40	25	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Doors in Wood or Metal Frames (Replacement)	$13,000	4	40	30	10	$13,000
	Metal Doors in Metal Frames (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Metal Doors in Metal Frames (Replacement) (w/wood doors)	$0	4	40	30	10	$0
	Overhead Doors	$10,000	4	25	13	12	$10,000
	Wood Sliding, Barn, and Pocket Door (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Sliding, Barn, and Pocket Door (Replacement) (w/wood doors)	$0	4	40	30	10	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	$0	4	40	25	15	$0
	Interior Door Hardware	$10,000	4	20	12	8	$20,000
C1030 Fittings	Toilet Partitions/Cubicles (<$5,000)	$0	4	25	15	10	$0
	Toilet Accessories (<$5,000)	$0	4	20	12	8	$0
	Convex Viewing Mirrors (<$5,000)	$0	4	40	20	20	$0
	Metal Lockers	$8,400	4	40	20	20	$8,400
	Metal Storage Cabinets	$10,000	4	30	15	15	$10,000
	Metal Flammable Goods Locker	$6,000	4	30	15	15	$6,000
	Metal Shelving	$13,500	4	30	15	15	$13,500
	Shelving on Brackets - Wood and Composite (<$5,000)	$0	4	30	22	8	$0
	Metal Gear Storage, Equipment Racks, and Tool Storage	$14,000	4	30	15	15	$14,000
	Metal Cabinet/Desk (w/metal cabinets)	$0	4	30	15	15	$0
	Casework (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Casework (Phase 1)	$13,120	4	20	12	8	$26,240
	Casework (Phase 2)	$6,560	4	20	5	15	$6,560
	Counters	$5,740	4	20	10	10	$5,740
	Workbenches	$12,300	4	40	25	15	$12,300
	Signage and Storage Boards (<$5,000)	$0	4	20	10	10	$0
	Interior Signage (<$5,000)	$0	4	25	15	10	$0
C20 Stairs							
C2010 Stair Constructior	Wood Frame Interior Stairs (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Wood Frame Interior Stairs (Replacement)	$0	2	75	44	31	$0
	Wood Frame Exterior Stairs (<$5,000)	$0	2	25	25	0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Painted Metal Handrail (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Stairs w/Resilient Flooring & Metal Nosings (Replacement) (w/resilient floor)	$0	4	20	10	10	$0
	Wood Stair with Wood Handrail (Stain) (w/CMU walls)	$0	4	15	12	3	$0

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - The Shop - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
C30 Interior Finishes							
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	$0	4	15	14	1	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Finishes (Replacement)	$0	4	75	30	45	$0
	Concrete Masonry Unit Walls (Paint)	$45,000	4	15	12	3	$90,000
	Concrete Walls (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Wall Finishes (w/CMU walls)	$0	4	15	12	3	$0
	Wood Wall Finishes (Replacement)	$0	4	75	30	45	$0
	Steel Columns (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Composite Wall Board	$7,150	4	20	10	10	$7,150
	Acoustic Wall Tile (Adhered) (<$5,000)	$0	4	20	12	8	$0
C3020 Floor Finishes	Painted Linework on Exposed Concrete (Paint) (<$5,000)	$0	4	15	12	3	$0
	Concrete Floors (Paint) (<$5,000)	$0	4	15	12	3	$0
	Resilient Flooring - Sheet Vinyl	$10,200	4	20	10	10	$10,200
	Plywood Flooring (Stain) (w/CMU walls)	$0	4	15	12	3	$0
	Plywood Flooring (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Rubber Baseboards (Repairs) (<$5,000)	$0	4	20	19	1	$0
	Rubber Baseboards (Replacement) (w/resilient floor)	$0	4	20	10	10	$0
	Wood Baseboards (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Baseboards (Replacement) (<$5,000)	$0	4	30	12	18	$0
C3030 Ceiling Finishes	Acoustic Ceiling Tile (Adhered) (<$5,000)	$0	4	25	15	10	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Gypsum Wallboard Ceiling Finishes (Replacement)	$0	4	75	30	45	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Acoustic Composite Ceiling Tile (<$5,000)	$0	4	25	10	15	$0
	Wood Ceiling Trims and Crown Molding (Paint) (w/CMU walls)	$0	4	15	12	3	$0
	Wood Ceiling Trims and Crown Molding (Replacement) (<$5,000)	$0	4	30	15	15	$0
D20 Plumbing							
D2010 Plumb. Fixtures	Water Closets	$5,000	4	25	15	10	$5,000
	Urinals (<$5,000)	$0	4	25	15	10	$0
	Lavatories (<$5,000)	$0	4	25	15	10	$0
	Sinks (<$5,000)	$0	4	25	15	10	$0
	Showers (<$5,000)	$0	4	20	15	5	$0
	Emergency Fixtures - Eyewash (<$5,000)	$0	1	15	10	5	$0
D2020 Domestic Water D	Valves and Hydrants	$5,000	4	30	25	5	$5,000
	Insulation and Identification	$5,000	4	50	45	5	$5,000
D2030 Sanitary Waste	Waste Pipe and Fittings	$45,000	4	50	45	5	$45,000
	Floor Drains	$0	4	50	50	0	$0
D2040 Rain Water Draina	Pipes and Fittings	$17,500	4	50	45	5	$17,500
	Roof Drains	$7,500	4	30	25	5	$7,500
D2090 Other Plumbing S	Special Piping Systems	$20,000	4	50	45	5	$20,000
	Interceptors	$15,000	4	50	45	5	$15,000
	Compressed Air	$5,000	4	15	10	5	$10,000
D30 HVAC							
D3040 Distribution Syste	Air Distribution, Heating and Cooling	$13,500	4	15	15	0	$27,000
	Exhaust Systems	$80,000	4	25	25	0	$160,000
	Other Distribution Systems	$20,000	4	25	25	0	$40,000
D3050 Terminal & Packa	Unit Heaters	$54,000	4	25	25	0	$108,000
D50 Electrical							
D5010 Elect. Distrib.	Service Entrance (<$5,000)	$0	4	40	40	0	$0
	Distribution Panels (<$5,000)	$0	4	30	30	0	$0
	Panels (Phase 1) (<$5,000)	$0	4	30	30	0	$0
	Panels (Phase 2)	$14,000	4	30	15	15	$14,000
	Transformers	$12,000	4	30	12	18	$12,000
	Disconnects (Phase 1)	$5,000	4	30	30	0	$5,000
	Disconnects (Phase 2)	$1,000	4	30	3	27	$1,000
	Starters	$7,500	4	30	16	14	$7,500
D5020 Lighting/Branch	Lights (Interior) (Phase 1)	$35,980	1	20	10	10	$35,980
	Lights (Interior) (Phase 2)	$7,125	1	20	1	19	$7,125
	Lights (Exterior) (<$5,000)	$0	1	20	2	18	$0
	Service Pit Lighting (<$5,000)	$0	1	20	20	0	$0
D5030 Comm/Security	Fire Alarm System	$10,280	1	15	3	12	$20,560
D5040 Other Systems	Generator	$125,000	4	20	20	0	$250,000
	Emergency Lighting (<$5,000)	$0	1	20	20	0	$0
	Exit Signs	$5,000	1	30	30	0	$5,000
	Electric Heat (<$5,000)	$0	4	20	20	0	$0
F10 Special Construction							
F1010 Special Structures	Modular Additions	$100,000	2	40	30	10	$100,000
F1030 Special Systems	Seismic Construction (Upgrade)	$1,935,000	2	60	60	0	$1,935,000
G20 Site Improvements							
G2040 Site Develop	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
						Total Expenditures For 30 Year Period:	**$3,673,155**
						Total Expenditures For 30 Year Period Incorporating Inflation:	**$4,161,488**

EXPENDITURE SCHEDULE
Public Works Yard - The Shop - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	**Description**	**(1,2,3 or 4)**	**(years)**	**(years)**	**($)**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Found	Cast-In-Place Concrete Foundation Walls (Phase 1)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Phase 2)	2	56	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Pit (Repairs)	2	0	75	**$10,000**	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Pit (Replacement)	2	31	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	4	3	7	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Floor Constructi	Wood Frame Floors	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Constructi	Wood Frame Roofs	2	45	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Steel Canopy (<$5,000)	2	0	60	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B2010 Exterior Walls	Walls - Concrete Block (Paint - Includes doors)	4	4	7	**$13,500**	$0	$0	$0	$0	$13,500	$0	$0	$0	$0	$0	$0	$13,500	$0	$0	$0
	Walls - Wood Siding (Repairs - Lunchroom) (<$5,000)	4	0	50	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	0	10	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement) (Fleet Office)	4	2	50	**$16,000**	$0	$0	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement) (Lunchroom)	4	5	50	**$36,000**	$0	$0	$0	$0	$0	$36,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Fibre Cement Siding (Paint) (w/wood siding)	4	0	10	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Fibre Cement Siding (Replacement)	4	33	45	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1) (Aluminum)	4	10	40	**$9,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,000	$0	$0	$0	$0
	Windows (Phase 2) (Vinyl)	4	20	40	**$7,500**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	4	4	7	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement) (<$5,000)	4	1	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement) (<$5,000)	4	10	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	17	25	**$13,500**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	22	25	**$18,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Area 1, 5)	4	8	22	**$77,400**	$0	$0	$0	$0	$0	$0	$0	$0	$77,400	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Area 2, 4)	4	16	22	**$305,300**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC Roofing	4	5	25	**$15,200**	$0	$0	$0	$0	$0	$15,200	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Interior Windows (<$5,000)	4	10	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Metal and Wood (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Steel Guardrails (Replacement) (<$5,000)	1	25	65	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Wood Guardrails (Replacement) (<$5,000)	1	25	65	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors in Wood or Metal Frames (Replacement)	4	10	40	**$13,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,000	$0	$0	$0	$0
	Metal Doors in Metal Frames (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors in Metal Frames (Replacement) (w/wood doors)	4	10	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors	4	12	25	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0
	Wood Sliding, Barn, and Pocket Door (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding, Barn, and Pocket Door (Replacement) (w/wood doors)	4	10	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	4	15	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0
C1030 Fittings	Toilet Partitions/Cubicles (<$5,000)	4	10	25	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Toilet Accessories (<$5,000)	4	8	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Convex Viewing Mirrors (<$5,000)	4	20	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers	4	20	40	**$8,400**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Flammable Goods Locker	4	15	30	**$6,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	15	30	**$13,500**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving on Brackets - Wood and Composite (<$5,000)	4	8	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gear Storage, Equipment Racks, and Tool Storage	4	15	30	**$14,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Cabinet/Desk (w/metal cabinets)	4	15	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Repairs) (<$5,000)	4	1	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Phase 1)	4	8	20	**$13,120**	$0	$0	$0	$0	$0	$0	$0	$0	$13,120	$0	$0	$0	$0	$0	$0
	Casework (Phase 2)	4	15	20	**$6,560**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Counters	4	10	20	**$5,740**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,740	$0	$0	$0	$0
	Workbenches	4	15	40	**$12,300**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Signage and Storage Boards (<$5,000)	4	10	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - The Shop - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
C20 Stairs																				
C2010 Stair Construction	Wood Frame Interior Stairs (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Interior Stairs (Replacement)	2	31	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Stairs (<$5,000)	2	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Painted Metal Handrail (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Stairs w/Resilient Flooring & Metal Nosings (Replacement) (w/resilient flo	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Stair with Wood Handrail (Stain) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	3	15	$45,000	$0	$0	$0	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Walls (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Wall Finishes (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Wall Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Wall Board	4	10	20	$7,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,150	$0	$0	$0	$0
	Acoustic Wall Tile (Adhered) (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Painted Linework on Exposed Concrete (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Flooring - Sheet Vinyl	4	10	20	$10,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,200	$0	$0	$0	$0
	Plywood Flooring (Stain) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Flooring (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Replacement) (w/resilient floor)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Replacement) (<$5,000)	4	18	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic Ceiling Tile (Adhered) (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustic Composite Ceiling Tile (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ceiling Trims and Crown Molding (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ceiling Trims and Crown Molding (Replacement) (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																				
D2010 Plumb. Fixtures	Water Closets	4	10	25	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
	Urinals (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Emergency Fixtures - Eyewash (<$5,000)	1	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water	Valves and Hydrants	4	5	30	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Insulation and Identification	4	5	50	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	5	50	$45,000	$0	$0	$0	$0	$0	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drain	Pipes and Fittings	4	5	50	$17,500	$0	$0	$0	$0	$0	$17,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roof Drains	4	5	30	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Special Piping Systems	4	5	50	$20,000	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interceptors	4	5	50	$15,000	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Compressed Air	4	5	15	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D30 HVAC																				
D3040 Distribution S	Air Distribution, Heating and Cooling	4	0	15	$13,500	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems	4	0	25	$80,000	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other Distribution Systems	4	0	25	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 Terminal & Pa	Unit Heaters	4	0	25	$54,000	$54,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Service Entrance (<$5,000)	4	0	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Distribution Panels (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 1) (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	15	30	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	18	30	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 1)	4	0	30	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 2)	4	27	30	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Starters	4	14	30	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500
D5020 Lighting/Branc	Lights (Interior) (Phase 1)	1	10	20	$35,980	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,980	$0	$0	$0	$0
	Lights (Interior) (Phase 2)	1	19	20	$7,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Exterior) (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Service Pit Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030 Comm/Securit	Fire Alarm System	1	12	15	$10,280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,280	$0	$0
D5040 Other System	Generator	4	0	20	$125,000	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Emergency Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs	1	0	30	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1010 Special Structu	Modular Additions	2	10	40	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$0
F1030 Special Syster	Seismic Construction (Upgrade)	2	0	60	$1,935,000	$1,935,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$2,247,500	$0	$16,000	$45,000	$13,500	$171,200	$0	$0	$100,520	$0	$186,070	$13,500	$20,280	$0	$7,500
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$2,247,500*	*$0*	*$16,646*	*$47,754*	*$14,613*	*$189,019*	*$0*	*$0*	*$117,775*	*$0*	*$226,818*	*$16,786*	*$25,720*	*$0*	*$9,896*

EXPENDITURE SCHEDULE
Public Works Yard - The Shop - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	**Description**	**(1,2,3 or 4)**	**(years)**	**(years)**	**($)**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
A10 Foundations, B10 Superstructure, B20 Walls (Structural)																				
A1010 Standard Found	Cast-In-Place Concrete Foundation Walls (Phase 1)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cast-In-Place Concrete Foundation Walls (Phase 2)	2	56	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A1030 Slab on Grade	Standard Slab on Grade (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Pit (Repairs)	2	0	75	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Pit (Replacement)	2	31	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Stairs	Handrails (Paint) (<$5,000)	4	3	7	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1010 Floor Construction	Wood Frame Floors	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B1020 Roof Construction	Wood Frame Roofs	2	45	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Block Walls (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Steel Canopy (<$5,000)	2	0	60	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010 Exterior Walls	Exterior Block Walls (Repairs) (<$5,000)	2	0	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Block Walls (Replacement)	2	35	75	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B20 Building Enclosure																				
B2010 Exterior Walls	Walls - Concrete Block (Paint - Includes doors)	4	4	7	**$13,500**	$0	$0	$0	$13,500	$0	$0	$0	$0	$0	$0	$13,500	$0	$0	$0	$0
	Walls - Wood Siding (Repairs - Lunchroom) (<$5,000)	4	0	50	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Paint) (<$5,000)	4	0	10	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement) (Fleet Office)	4	2	50	**$16,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Wood Siding (Replacement) (Lunchroom)	4	5	50	**$36,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Fibre Cement Siding (Paint) (w/wood siding)	4	0	10	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Walls - Fibre Cement Siding (Replacement)	4	33	45	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2020 Ext. Windows	Windows (Phase 1) (Aluminum)	4	10	40	**$9,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Windows (Phase 2) (Vinyl)	4	20	40	**$7,500**	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2030 Exterior Doors	Solid Doors (Paint) (w/block walls)	4	4	7	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 1) (Replacement) (<$5,000)	4	1	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (Phase 2) (Replacement) (<$5,000)	4	10	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 1)	4	17	25	**$13,500**	$0	$0	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (Phase 2)	4	22	25	**$18,000**	$0	$0	$0	$0	$0	$0	$0	$18,000	$0	$0	$0	$0	$0	$0	$0
B30 Roofing																				
B3010 Roof Coverings	Modified Bitumen Roofing (Phase 1) (Area 1, 5)	4	8	22	**$77,400**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Modified Bitumen Roofing (Phase 2) (Area 2, 4)	4	16	22	**$305,300**	$0	$305,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	PVC Roofing	4	5	25	**$15,200**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C10 Interior Construction																				
C1010 Partitions	Interior Windows (<$5,000)	4	10	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Guard Rails - Metal and Wood (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Steel Guardrails (Replacement) (<$5,000)	1	25	65	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Wood Guardrails (Replacement) (<$5,000)	1	25	65	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1020 Interior Doors	Wood Doors in Wood or Metal Frames (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Doors in Wood or Metal Frames (Replacement)	4	10	40	**$13,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors in Metal Frames (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Doors in Metal Frames (Replacement) (w/wood doors)	4	10	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors	4	12	25	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding, Barn, and Pocket Door (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Sliding, Barn, and Pocket Door (Replacement) (w/wood doors)	4	10	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Paint) (w/CMU walls)	4	3	15	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gate with Plywood Backing (Replacement) (<$5,000)	4	15	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Door Hardware	4	8	20	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0
C1030 Fittings	Toilet Partitions/Cubicles (<$5,000)	4	10	25	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Toilet Accessories (<$5,000)	4	8	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Convex Viewing Mirrors (<$5,000)	4	20	40	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Lockers	4	20	40	**$8,400**	$0	$0	$0	$0	$0	$8,400	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Storage Cabinets	4	15	30	**$10,000**	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Flammable Goods Locker	4	15	30	**$6,000**	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Shelving	4	15	30	**$13,500**	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving on Brackets - Wood and Composite (<$5,000)	4	8	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Gear Storage, Equipment Racks, and Tool Storage	4	15	30	**$14,000**	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Cabinet/Desk (w/metal cabinets)	4	15	30	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Repairs) (<$5,000)	4	1	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Casework (Phase 1)	4	8	20	**$13,120**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,120	$0
	Casework (Phase 2)	4	15	20	**$6,560**	$6,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Counters	4	10	20	**$5,740**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Workbenches	4	15	40	**$12,300**	$12,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Signage and Storage Boards (<$5,000)	4	10	20	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	10	25	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - The Shop - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
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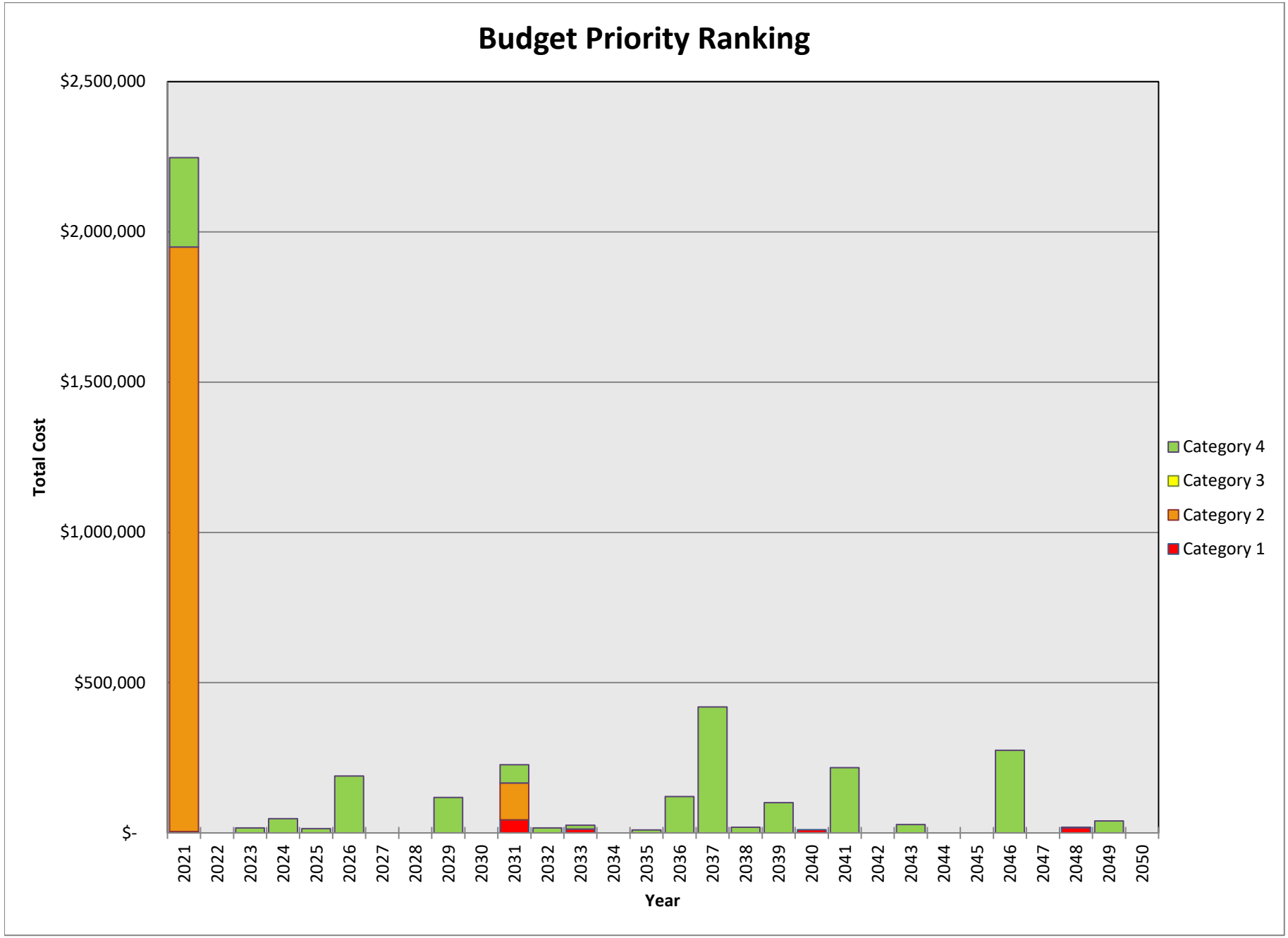
Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
C20 Stairs																				
C2010 Stair Construction	Wood Frame Interior Stairs (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Interior Stairs (Replacement)	2	31	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Stairs (<$5,000)	2	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C2020 Interior Stair Finis	Painted Wood Stair with Painted Metal Handrail (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Stairs w/Resilient Flooring & Metal Nosings (Replacement) (w/resilient flo	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Stair with Wood Handrail (Stain) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 Interior Finishes																				
C3010 Wall Finishes	Gypsum Wallboard Finishes (Repairs) (<$5,000)	4	1	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Masonry Unit Walls (Paint)	4	3	15	$45,000	$0	$0	$0	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Walls (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Wall Finishes (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Wall Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Columns (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Composite Wall Board	4	10	20	$7,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustic Wall Tile (Adhered) (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020 Floor Finishes	Painted Linework on Exposed Concrete (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Floors (Paint) (<$5,000)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Resilient Flooring - Sheet Vinyl	4	10	20	$10,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Flooring (Stain) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Flooring (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Repairs) (<$5,000)	4	1	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Rubber Baseboards (Replacement) (w/resilient floor)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Baseboards (Replacement) (<$5,000)	4	18	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 Ceiling Finishes	Acoustic Ceiling Tile (Adhered) (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gypsum Wallboard Ceiling Finishes (Replacement)	4	45	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Plywood Ceilings and Wood Beams (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Acoustic Composite Ceiling Tile (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ceiling Trims and Crown Molding (Paint) (w/CMU walls)	4	3	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Ceiling Trims and Crown Molding (Replacement) (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 Plumbing																				
D2010 Plumb. Fixtures	Water Closets	4	10	25	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Urinals (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lavatories (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Sinks (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Showers (<$5,000)	4	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Emergency Fixtures - Eyewash (<$5,000)	1	5	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 Domestic Water	Valves and Hydrants	4	5	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Insulation and Identification	4	5	50	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 Sanitary Waste	Waste Pipe and Fittings	4	5	50	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Floor Drains	4	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 Rain Water Drain	Pipes and Fittings	4	5	50	$17,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roof Drains	4	5	30	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2090 Other Plumbing S	Special Piping Systems	4	5	50	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interceptors	4	5	50	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Compressed Air	4	5	15	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
D30 HVAC																				
D3040 Distribution S	Air Distribution, Heating and Cooling	4	0	15	$13,500	$13,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exhaust Systems	4	0	25	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,000	$0	$0	$0	$0
	Other Distribution Systems	4	0	25	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000	$0	$0	$0	$0
D3050 Terminal & Pa	Unit Heaters	4	0	25	$54,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$54,000	$0	$0	$0	$0
D50 Electrical																				
D5010 Elect. Distrib.	Service Entrance (<$5,000)	4	0	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Distribution Panels (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 1) (<$5,000)	4	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (Phase 2)	4	15	30	$14,000	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Transformers	4	18	30	$12,000	$0	$0	$0	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 1)	4	0	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (Phase 2)	4	27	30	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000	$0	$0
	Starters	4	14	30	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 Lighting/Branch	Lights (Interior) (Phase 1)	1	10	20	$35,980	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Interior) (Phase 2)	1	19	20	$7,125	$0	$0	$0	$0	$7,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lights (Exterior) (<$5,000)	1	18	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Service Pit Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030 Comm/Securit	Fire Alarm System	1	12	15	$10,280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,280	$0	$0
D5040 Other System	Generator	4	0	20	$125,000	$0	$0	$0	$0	$0	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Emergency Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exit Signs	1	0	30	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F10 Special Construction																				
F1010 Special Structu	Modular Additions	2	10	40	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F1030 Special Syster	Seismic Construction (Upgrade)	2	0	60	$1,935,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G20 Site Improvements																				
G2040 Site Develop	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$89,860	$305,300	$13,500	$70,500	$7,125	$145,900	$0	$18,000	$0	$0	$167,500	$0	$11,280	$23,120	$0
					COMPOUND PERIOD	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$120,940*	*$419,111*	*$18,903*	*$100,691*	*$10,380*	*$216,800*	*$0*	*$27,828*	*$0*	*$0*	*$274,802*	*$0*	*$19,254*	*$40,252*	*$0*


Budget Priority Ranking
$2,500,000
$2,000,000
$1,500,000
$1,000,000
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$-
Total Cost
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2048
2049
2050
Year
Category 4
Category 3
Category 2
Category 1

Auxiliary Structures

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Auxiliary Structures - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
Construction Supervisor's Office							
Structural	Trailer (Repairs) (<$5,000)	$0	2	30	30	0	$0
	Trailer (Replacement)	$15,000	2	30	20	10	$15,000
	Stair Assembly (<$5,000)	$0	2	25	20	5	$0
Enclosure	Walls - Exterior Coatings (<$5,000)	$0	4	7	3	4	$0
	Doors & windows	N/A	4	40	0	40	$0
Mechanical	Packaged Units (<$5,000)	$0	4	10	10	0	$0
Salt Shed							
Structural	Block Foundations (Repairs) (<$5,000)	$0	2	50	50	0	$0
	Block Foundations (Replacement)	$0	2	50	19	31	$0
	Standard Slab on Grade	$30,000	2	30	19	11	$0
	Steel Frame Roof & Walls	$0	2	65	19	46	$0
	Steel Posts	$7,500	2	65	65	0	$7,500
Enclosure	Roofing	$55,800	4	15	5	10	$55,800
Electrical	Lighting (Phase 1) (<$5,000)	$0	1	20	17	3	$0
	Lighting (Phase 2) (<$5,000)	$0	1	20	3	17	$0
Brine Shed							
Structural	Concrete Wall Foundations (Repairs) (<$5,000)	$0	2	55	55	0	$0
	Concrete Wall Foundations (Replacement)	$0	2	55	20	35	$0
	Standard Slab on Grade	$0	2	55	16	39	$0
	Steel Roof Construction	$0	2	55	16	39	$0
	Steel Exterior Walls (Repairs)	$7,500	2	55	55	0	$7,500
	Steel Exterior Walls (Replacement)	$0	2	55	20	35	$0
Enclosure	Cladding (Repairs) (<$5,000)	$0	4	35	35	0	$0
	Cladding (Replacement)	$82,500	4	35	20	15	$0
	Solid Doors (<$5,000)	$0	4	25	20	5	$0
	Overhead Doors (<$5,000)	$0	4	25	15	10	$0
	Roofing	$13,800	4	35	15	20	$0
Architectural	Wood Shelf on Brackets (Replacement) (<$5,000)	$0	4	35	20	15	$0
	Interior Signage (<$5,000)	$0	4	25	5	20	$0
	Prefinished Metal Panel Walls (Not painted)	N/A	4	35	20	15	$0
	Painted Concrete Floors (Paint) (<$5,000)	$0	4	15	8	7	$0
Electrical	Lighting (<$5,000)	$0	1	20	16	4	$0
	Electric Heat (<$5,000)	$0	4	20	16	4	$0
	Electrical Panels (<$5,000)	$0	4	20	16	4	$0
Mechanical	Pipe and Fittings (<$5,000)	$0	4	40	16	24	$0
	Special Piping	$10,000	4	20	16	4	$10,000
Tub Storage							
Structural	Wood Foundations (<$5,000)	$0	2	40	13	27	$0
	Steel Frame Roof & Walls (Repairs) (<$5,000)	$0	2	65	65	0	$0
	Steel Frame Roof & Walls (Replacement)	$0	2	65	13	52	$0
Enclosure	Roofing	$74,400	4	15	5	10	$74,400
Sanitation Bin Storage							
Structural	Block Foundations	$0	2	50	13	37	$0
	Steel Frame Roof & Walls	$0	2	65	13	52	$0
Enclosure	Roofing	$67,200	4	15	8	7	$67,200
Electrical	Lighting (<$5,000)	$0	1	20	16	4	$0
Water Storage							
Structural	Trailer (Replacement)	$35,000	2	30	20	10	$35,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	6	1	$0
Road Storage							
Structural	Concrete Foundations (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Concrete Foundations (Replacement)	$0	2	75	25	50	$0
	Standard Slab on Grade	$0	2	60	20	40	$0
	Wood Frame Roof Structure	$7,500	2	50	30	20	$0
	Wood Columns (<$5,000)	$0	2	50	30	20	$0
	Wood Frame Exterior Walls (Repairs) (<$5,000)	$0	2	50	50	0	$0
	Wood Frame Exterior Walls (Replacement)	$10,000	2	50	30	20	$0
	C-Can (Replacement)	$15,000	2	30	28	2	$15,000
Enclosure	C-Can - Exterior Coatings (<$5,000)	$0	4	15	8	7	$0
	Wood Structure - Wood Walls (Replacement)	$32,000	4	45	40	5	$32,000
	Wood Structure - Roofing	$13,800	4	35	15	20	$0
Architectural	Metal Storage Cabinet (<$5,000)	$0	4	30	20	10	$0
	Wood Shelving (<$5,000)	$0	4	20	12	8	$0
	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
Electrical	Lighting (<$5,000)	$0	1	20	8	12	$0

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Auxiliary Structures - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
C-Can - Shop Storage							
Structural	Canopy & C-Can (Replacement)	$20,000	4	30	15	15	$0
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	6	1	$0
	Overhead Doors (<$5,000)	$0	4	25	18	7	$0
Architectural	Painted Metal Panel Walls (<$5,000)	$0	4	15	8	7	$0
Electrical	Lighting (<$5,000)	$0	1	20	20	0	$0
	Electric Heat (<$5,000)	$0	4	20	5	15	$0
	Disconnects (<$5,000)	$0	4	30	5	25	$0
	Panels (<$5,000)	$0	4	30	25	5	$0
Mechanical	Pipes and Fittings	$15,000	4	40	35	5	$15,000
	Domestic Water Equipment	$15,000	4	20	10	10	$15,000
C-Can - Sewer							
Structural	C-Can (Repairs) (<$5,000)	$0	2	30	30	0	$0
	C-Can (Replacement)	$15,000	2	30	15	15	$0
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	2	5	$0
	Overhead Doors (<$5,000)	$0	4	25	10	15	$0
Electrical	Lighting (<$5,000)	$0	1	20	15	5	$0
C-Can - Drainage							
Structural	C-Can (Repairs) (<$5,000)	$0	2	30	30	0	$0
	C-Can (Replacement)	$15,000	2	30	15	15	$0
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	2	5	$0
	Overhead Doors (<$5,000)	$0	4	25	10	15	$0
Architectural	Metal Locker (<$5,000)	$0	4	40	20	20	$0
	Metal Cabinet (<$5,000)	$0	4	30	15	15	$0
	Shelving and Workbench (<$5,000)	$0	4	40	25	15	$0
	Painted Metal Panel Walls (<$5,000)	$0	4	15	5	10	$0
	Exterior Signage (<$5,000)	$0	4	20	8	12	$0
Electrical	Lighting (<$5,000)	$0	1	20	5	15	$0
C-Can - South End							
Structural	C-Can (Repairs) (<$5,000)	$0	2	30	30	0	$0
	C-Can (Replacement)	$15,000	2	30	20	10	$15,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	5	2	$0
Electrical	Lighting (<$5,000)	$0	1	20	5	15	$0
	Electric Heat (<$5,000)	$0	4	20	12	8	$0
	Panels (<$5,000)	$0	4	30	25	5	$0
C-Can - Construction Storage							
Structural	C-Can (Replacement)	$15,000	4	30	25	5	$15,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	7	0	$0
Storage Racking							
Structural	Steel Structure	$30,000	2	40	25	15	$0
Enclosure	Steel Framing (Paint)	$7,000	4	7	6	1	$14,000
	Roofing	$32,200	4	35	15	20	$0
Fuel Pump Canopy							
Structural	Steel Columns	$0	2	65	19	46	$0
Enclosure	Steel Framing (Paint) (<$5,000)	$0	4	7	6	1	$0
	Fascia	$15,000	4	40	20	20	$0
	Soffit	$4,250	4	40	20	20	$0
	Roofing	$22,950	4	22	19	3	$22,950
Electrical	Lighting (<$5,000)	$0	1	20	4	16	$0
	Distribution (<$5,000)	$0	4	20	12	8	$0
Vehicle Wash Station							
Structural	Steel Bracing (<$5,000)	$0	2	25	15	10	$0
	Steel Grating (<$5,000)	$0	2	20	15	5	$0
Enclosure	Frame and Drainage Grates (Paint) (<$5,000)	$0	4	5	4	1	$0
Electrical	Control Panel (<$5,000)	$0	4	15	5	10	$0
Mechanical	Special Piping Systems	$30,000	4	20	10	10	$30,000
Wash Ramp							
Structural	Standard Slab on Grade	$10,000	2	30	20	10	$10,000
	Steel Grating	$7,500	2	30	30	0	$7,500
	Concrete Ramps	$10,000	2	30	20	10	$10,000
	Steel Stairs and Guardrails	$40,000	1	50	40	10	$40,000
	Steel Guardrails	$10,000	1	50	35	15	$0
	Retaining Walls	$15,000	2	40	40	0	$15,000
Enclosure	Miscellaneous Steel (Paint)	$5,000	4	5	5	0	$15,000
Seismic Construction							
Structural	Assessment	$0	2	60	60	0	$0
						Total Expenditures For 10 Year Period:	**$543,850**
						Total Expenditures For 10 Year Period Incorporating Inflation:	**$631,829**

EXPENDITURE SCHEDULE
Public Works Yard - Auxiliary Structures - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

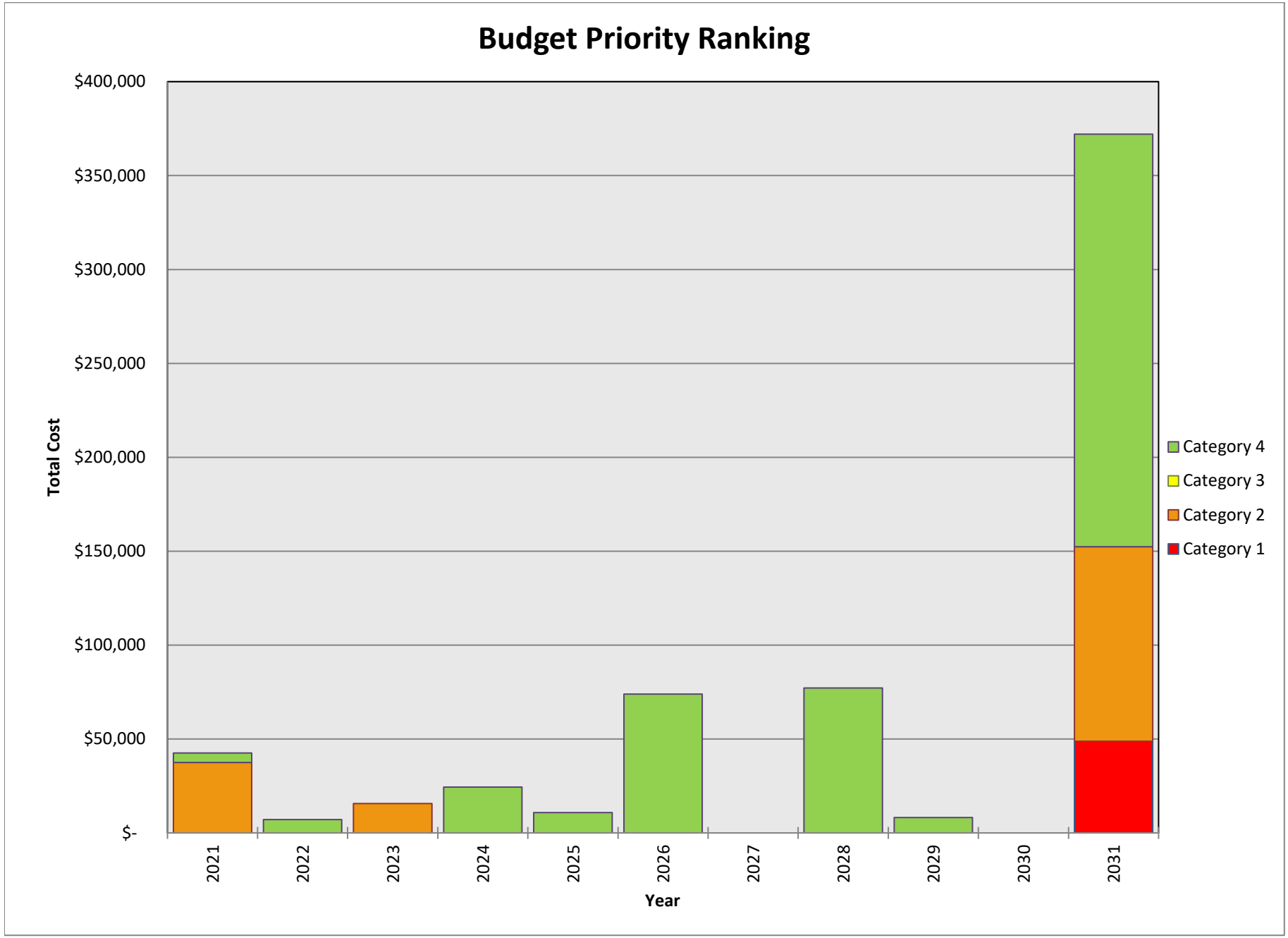
Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Construction Supervisor's Office																
Structural	Trailer (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Trailer (Replacement)	2	10	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000
	Stair Assembly (<$5,000)	2	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Walls - Exterior Coatings (<$5,000)	4	4	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Doors & windows	4	40	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Packaged Units (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Salt Shed																
Structural	Block Foundations (Repairs) (<$5,000)	2	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Block Foundations (Replacement)	2	31	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	11	30	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls	2	46	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Posts	2	0	65	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	10	15	$55,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$55,800
Electrical	Lighting (Phase 1) (<$5,000)	1	3	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Phase 2) (<$5,000)	1	17	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Brine Shed																
Structural	Concrete Wall Foundations (Repairs) (<$5,000)	2	0	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Wall Foundations (Replacement)	2	35	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	39	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Roof Construction	2	39	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Exterior Walls (Repairs)	2	0	55	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Exterior Walls (Replacement)	2	35	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Cladding (Repairs) (<$5,000)	4	0	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cladding (Replacement)	4	15	35	$82,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roofing	4	20	35	$13,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Wood Shelf on Brackets (Replacement) (<$5,000)	4	15	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	20	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Prefinished Metal Panel Walls (Not painted)	4	15	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Concrete Floors (Paint) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electrical Panels (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Pipe and Fittings (<$5,000)	4	24	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Special Piping	4	4	20	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0
Tub Storage																
Structural	Wood Foundations (<$5,000)	2	27	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls (Repairs) (<$5,000)	2	0	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls (Replacement)	2	52	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	10	15	$74,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74,400
Sanitation Bin Storage																
Structural	Block Foundations	2	37	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls	2	52	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	7	15	$67,200	$0	$0	$0	$0	$0	$0	$0	$67,200	$0	$0	$0
Electrical	Lighting (<$5,000)	1	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Storage																
Structural	Trailer (Replacement)	2	10	30	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,000
Enclosure	Exterior Coatings (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Road Storage																
Structural	Concrete Foundations (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Foundations (Replacement)	2	50	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	40	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Roof Structure	2	20	50	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Columns (<$5,000)	2	20	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (Repairs) (<$5,000)	2	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (Replacement)	2	20	50	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	2	30	$15,000	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	C-Can - Exterior Coatings (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Structure - Wood Walls (Replacement)	4	5	45	$32,000	$0	$0	$0	$0	$0	$32,000	$0	$0	$0	$0	$0
	Wood Structure - Roofing	4	20	35	$13,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Metal Storage Cabinet (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Auxiliary Structures - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
C-Can - Shop Storage																
Structural	Canopy & C-Can (Replacement)	4	15	30	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	7	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Painted Metal Panel Walls (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (<$5,000)	4	25	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Pipes and Fittings	4	5	40	$15,000	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0
	Domestic Water Equipment	4	10	20	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000
C-Can - Sewer																
Structural	C-Can (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	15	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Drainage																
Structural	C-Can (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	15	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Metal Locker (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Cabinet (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving and Workbench (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Metal Panel Walls (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Signage (<$5,000)	4	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - South End																
Structural	C-Can (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	10	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000
Enclosure	Exterior Coatings (<$5,000)	4	2	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Construction Storage																
Structural	C-Can (Replacement)	4	5	30	$15,000	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storage Racking																
Structural	Steel Structure	2	15	40	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Steel Framing (Paint)	4	1	7	$7,000	$0	$7,000	$0	$0	$0	$0	$0	$0	$7,000	$0	$0
	Roofing	4	20	35	$32,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Pump Canopy																
Structural	Steel Columns	2	46	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Steel Framing (Paint) (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fascia	4	20	40	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Soffit	4	20	40	$4,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roofing	4	3	22	$22,950	$0	$0	$0	$22,950	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	16	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Distribution (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Vehicle Wash Station																
Structural	Steel Bracing (<$5,000)	2	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Grating (<$5,000)	2	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Frame and Drainage Grates (Paint) (<$5,000)	4	1	5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Control Panel (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Special Piping Systems	4	10	20	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
Wash Ramp																
Structural	Standard Slab on Grade	2	10	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
	Steel Grating	2	0	30	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Ramps	2	10	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
	Steel Stairs and Guardrails	1	10	50	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$40,000
	Steel Guardrails	1	15	50	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls	2	0	40	$15,000	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Miscellaneous Steel (Paint)	4	0	5	$5,000	$5,000	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$5,000
Seismic Construction																
Structural	Assessment	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$42,500	$7,000	$15,000	$22,950	$10,000	$67,000	$0	$67,200	$7,000	$0	$305,200
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$42,500*	*$7,140*	*$15,606*	*$24,355*	*$10,824*	*$73,973*	*$0*	*$77,192*	*$8,202*	*$0*	*$372,037*


Budget Priority Ranking
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
Year
Category 4
Category 3
Category 2
Category 1

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Auxiliary Structures - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
Construction Supervisor's Office							
Structural	Trailer (Repairs) (<$5,000)	$0	2	30	30	0	$0
	Trailer (Replacement)	$15,000	2	30	20	10	$15,000
	Stair Assembly (<$5,000)	$0	2	25	20	5	$0
Enclosure	Walls - Exterior Coatings (<$5,000)	$0	4	7	3	4	$0
	Doors & windows	N/A	4	40	0	40	$0
Mechanical	Packaged Units (<$5,000)	$0	4	10	10	0	$0
Salt Shed							
Structural	Block Foundations (Repairs) (<$5,000)	$0	2	50	50	0	$0
	Block Foundations (Replacement)	$0	2	50	19	31	$0
	Standard Slab on Grade	$30,000	2	30	19	11	$30,000
	Steel Frame Roof & Walls	$0	2	65	19	46	$0
	Steel Posts	$7,500	2	65	65	0	$7,500
Enclosure	Roofing	$55,800	4	15	5	10	$111,600
Electrical	Lighting (Phase 1) (<$5,000)	$0	1	20	17	3	$0
	Lighting (Phase 2) (<$5,000)	$0	1	20	3	17	$0
Brine Shed							
Structural	Concrete Wall Foundations (Repairs) (<$5,000)	$0	2	55	55	0	$0
	Concrete Wall Foundations (Replacement)	$0	2	55	20	35	$0
	Standard Slab on Grade	$0	2	55	16	39	$0
	Steel Roof Construction	$0	2	55	16	39	$0
	Steel Exterior Walls (Repairs)	$7,500	2	55	55	0	$7,500
	Steel Exterior Walls (Replacement)	$0	2	55	20	35	$0
Enclosure	Cladding (Repairs) (<$5,000)	$0	4	35	35	0	$0
	Cladding (Replacement)	$82,500	4	35	20	15	$82,500
	Solid Doors (<$5,000)	$0	4	25	20	5	$0
	Overhead Doors (<$5,000)	$0	4	25	15	10	$0
	Roofing	$13,800	4	35	15	20	$13,800
Architectural	Wood Shelf on Brackets (Replacement) (<$5,000)	$0	4	35	20	15	$0
	Interior Signage (<$5,000)	$0	4	25	5	20	$0
	Prefinished Metal Panel Walls (Not painted)	N/A	4	35	20	15	$0
	Painted Concrete Floors (Paint) (<$5,000)	$0	4	15	8	7	$0
Electrical	Lighting (<$5,000)	$0	1	20	16	4	$0
	Electric Heat (<$5,000)	$0	4	20	16	4	$0
	Electrical Panels (<$5,000)	$0	4	20	16	4	$0
Mechanical	Pipe and Fittings (<$5,000)	$0	4	40	16	24	$0
	Special Piping	$10,000	4	20	16	4	$20,000
Tub Storage							
Structural	Wood Foundations (<$5,000)	$0	2	40	13	27	$0
	Steel Frame Roof & Walls (Repairs) (<$5,000)	$0	2	65	65	0	$0
	Steel Frame Roof & Walls (Replacement)	$0	2	65	13	52	$0
Enclosure	Roofing	$74,400	4	15	5	10	$148,800
Sanitation Bin Storage							
Structural	Block Foundations	$0	2	50	13	37	$0
	Steel Frame Roof & Walls	$0	2	65	13	52	$0
Enclosure	Roofing	$67,200	4	15	8	7	$134,400
Electrical	Lighting (<$5,000)	$0	1	20	16	4	$0
Water Storage							
Structural	Trailer (Replacement)	$35,000	2	30	20	10	$35,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	6	1	$0
Road Storage							
Structural	Concrete Foundations (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Concrete Foundations (Replacement)	$0	2	75	25	50	$0
	Standard Slab on Grade	$0	2	60	20	40	$0
	Wood Frame Roof Structure	$7,500	2	50	30	20	$7,500
	Wood Columns (<$5,000)	$0	2	50	30	20	$0
	Wood Frame Exterior Walls (Repairs) (<$5,000)	$0	2	50	50	0	$0
	Wood Frame Exterior Walls (Replacement)	$10,000	2	50	30	20	$10,000
	C-Can (Replacement)	$15,000	2	30	28	2	$15,000
Enclosure	C-Can - Exterior Coatings (<$5,000)	$0	4	15	8	7	$0
	Wood Structure - Wood Walls (Replacement)	$32,000	4	45	40	5	$32,000
	Wood Structure - Roofing	$13,800	4	35	15	20	$13,800
Architectural	Metal Storage Cabinet (<$5,000)	$0	4	30	20	10	$0
	Wood Shelving (<$5,000)	$0	4	20	12	8	$0
	Exterior Signage (<$5,000)	$0	4	20	10	10	$0
Electrical	Lighting (<$5,000)	$0	1	20	8	12	$0

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Auxiliary Structures - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
C-Can - Shop Storage							
Structural	Canopy & C-Can (Replacement)	$20,000	4	30	15	15	$20,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	6	1	$0
	Overhead Doors (<$5,000)	$0	4	25	18	7	$0
Architectural	Painted Metal Panel Walls (<$5,000)	$0	4	15	8	7	$0
Electrical	Lighting (<$5,000)	$0	1	20	20	0	$0
	Electric Heat (<$5,000)	$0	4	20	5	15	$0
	Disconnects (<$5,000)	$0	4	30	5	25	$0
	Panels (<$5,000)	$0	4	30	25	5	$0
Mechanical	Pipes and Fittings	$15,000	4	40	35	5	$15,000
	Domestic Water Equipment	$15,000	4	20	10	10	$15,000
C-Can - Sewer							
Structural	C-Can (Repairs) (<$5,000)	$0	2	30	30	0	$0
	C-Can (Replacement)	$15,000	2	30	15	15	$15,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	2	5	$0
	Overhead Doors (<$5,000)	$0	4	25	10	15	$0
Electrical	Lighting (<$5,000)	$0	1	20	15	5	$0
C-Can - Drainage							
Structural	C-Can (Repairs) (<$5,000)	$0	2	30	30	0	$0
	C-Can (Replacement)	$15,000	2	30	15	15	$15,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	2	5	$0
	Overhead Doors (<$5,000)	$0	4	25	10	15	$0
Architectural	Metal Locker (<$5,000)	$0	4	40	20	20	$0
	Metal Cabinet (<$5,000)	$0	4	30	15	15	$0
	Shelving and Workbench (<$5,000)	$0	4	40	25	15	$0
	Painted Metal Panel Walls (<$5,000)	$0	4	15	5	10	$0
	Exterior Signage (<$5,000)	$0	4	20	8	12	$0
Electrical	Lighting (<$5,000)	$0	1	20	5	15	$0
C-Can - South End							
Structural	C-Can (Repairs) (<$5,000)	$0	2	30	30	0	$0
	C-Can (Replacement)	$15,000	2	30	20	10	$15,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	5	2	$0
Electrical	Lighting (<$5,000)	$0	1	20	5	15	$0
	Electric Heat (<$5,000)	$0	4	20	12	8	$0
	Panels (<$5,000)	$0	4	30	25	5	$0
C-Can - Construction Storage							
Structural	C-Can (Replacement)	$15,000	4	30	25	5	$15,000
Enclosure	Exterior Coatings (<$5,000)	$0	4	7	7	0	$0
Storage Racking							
Structural	Steel Structure	$30,000	2	40	25	15	$30,000
Enclosure	Steel Framing (Paint)	$7,000	4	7	6	1	$35,000
	Roofing	$32,200	4	35	15	20	$32,200
Fuel Pump Canopy							
Structural	Steel Columns	$0	2	65	19	46	$0
Enclosure	Steel Framing (Paint) (<$5,000)	$0	4	7	6	1	$0
	Fascia	$15,000	4	40	20	20	$15,000
	Soffit	$4,250	4	40	20	20	$4,250
	Roofing	$22,950	4	22	19	3	$45,900
Electrical	Lighting (<$5,000)	$0	1	20	4	16	$0
	Distribution (<$5,000)	$0	4	20	12	8	$0
Vehicle Wash Station							
Structural	Steel Bracing (<$5,000)	$0	2	25	15	10	$0
	Steel Grating (<$5,000)	$0	2	20	15	5	$0
Enclosure	Frame and Drainage Grates (Paint) (<$5,000)	$0	4	5	4	1	$0
Electrical	Control Panel (<$5,000)	$0	4	15	5	10	$0
Wash Ramp							
Structural	Standard Slab on Grade	$10,000	2	30	20	10	$10,000
	Steel Grating	$7,500	2	30	30	0	$7,500
	Concrete Ramps	$10,000	2	30	20	10	$10,000
	Steel Stairs and Guardrails	$40,000	1	50	40	10	$40,000
	Steel Guardrails	$10,000	1	50	35	15	$10,000
	Retaining Walls	$15,000	2	40	40	0	$15,000
Enclosure	Miscellaneous Steel (Paint)	$5,000	4	5	5	0	$30,000
Seismic Construction							
Structural	Assessment	$0	2	60	60	0	$0
						Total Expenditures For 30 Year Period:	**$1,079,250**
						Total Expenditures For 30 Year Period Incorporating Inflation:	**$1,434,460**

EXPENDITURE SCHEDULE
Public Works Yard - Auxiliary Structures - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Construction Supervisor's Office																				
Structural	Trailer (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Trailer (Replacement)	2	10	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0
	Stair Assembly (<$5,000)	2	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Walls - Exterior Coatings (<$5,000)	4	4	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Doors & windows	4	40	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Packaged Units (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Salt Shed																				
Structural	Block Foundations (Repairs) (<$5,000)	2	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Block Foundations (Replacement)	2	31	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	11	30	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000	$0	$0	$0
	Steel Frame Roof & Walls	2	46	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Posts	2	0	65	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	10	15	$55,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$55,800	$0	$0	$0	$0
Electrical	Lighting (Phase 1) (<$5,000)	1	3	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Phase 2) (<$5,000)	1	17	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Brine Shed																				
Structural	Concrete Wall Foundations (Repairs) (<$5,000)	2	0	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Wall Foundations (Replacement)	2	35	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	39	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Roof Construction	2	39	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Exterior Walls (Repairs)	2	0	55	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Exterior Walls (Replacement)	2	35	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Cladding (Repairs) (<$5,000)	4	0	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cladding (Replacement)	4	15	35	$82,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roofing	4	20	35	$13,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Wood Shelf on Brackets (Replacement) (<$5,000)	4	15	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	20	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Prefinished Metal Panel Walls (Not painted)	4	15	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Concrete Floors (Paint) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electrical Panels (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Pipe and Fittings (<$5,000)	4	24	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Special Piping	4	4	20	$10,000	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tub Storage																				
Structural	Wood Foundations (<$5,000)	2	27	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls (Repairs) (<$5,000)	2	0	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls (Replacement)	2	52	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	10	15	$74,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74,400	$0	$0	$0	$0
Sanitation Bin Storage																				
Structural	Block Foundations	2	37	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls	2	52	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	7	15	$67,200	$0	$0	$0	$0	$0	$0	$0	$67,200	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Storage																				
Structural	Trailer (Replacement)	2	10	30	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Road Storage																				
Structural	Concrete Foundations (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Foundations (Replacement)	2	50	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	40	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Roof Structure	2	20	50	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Columns (<$5,000)	2	20	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (Repairs) (<$5,000)	2	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (Replacement)	2	20	50	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	2	30	$15,000	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	C-Can - Exterior Coatings (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Structure - Wood Walls (Replacement)	4	5	45	$32,000	$0	$0	$0	$0	$0	$32,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Structure - Roofing	4	20	35	$13,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Metal Storage Cabinet (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Auxiliary Structures - 30 Year Capital Plan
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Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
C-Can - Shop Storage																				
Structural	Canopy & C-Can (Replacement)	4	15	30	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	7	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Painted Metal Panel Walls (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	0	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (<$5,000)	4	25	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Pipes and Fittings	4	5	40	$15,000	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Domestic Water Equipment	4	10	20	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0
C-Can - Sewer																				
Structural	C-Can (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	15	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Drainage																				
Structural	C-Can (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	15	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	5	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	15	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Metal Locker (<$5,000)	4	20	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Cabinet (<$5,000)	4	15	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving and Workbench (<$5,000)	4	15	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Metal Panel Walls (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Signage (<$5,000)	4	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - South End																				
Structural	C-Can (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	10	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	2	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	15	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (<$5,000)	4	5	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Construction Storage																				
Structural	C-Can (Replacement)	4	5	30	$15,000	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	0	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storage Racking																				
Structural	Steel Structure	2	15	40	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Steel Framing (Paint)	4	1	7	$7,000	$0	$7,000	$0	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0
	Roofing	4	20	35	$32,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Pump Canopy																				
Structural	Steel Columns	2	46	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Steel Framing (Paint) (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fascia	4	20	40	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Soffit	4	20	40	$4,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roofing	4	3	22	$22,950	$0	$0	$0	$22,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	16	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Distribution (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Vehicle Wash Station																				
Structural	Steel Bracing (<$5,000)	2	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Grating (<$5,000)	2	5	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Frame and Drainage Grates (Paint) (<$5,000)	4	1	5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Control Panel (<$5,000)	4	10	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wash Ramp																				
Structural	Standard Slab on Grade	2	10	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0
	Steel Grating	2	0	30	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Ramps	2	10	30	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0
	Steel Stairs and Guardrails	1	10	50	$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$40,000	$0	$0	$0	$0
	Steel Guardrails	1	15	50	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls	2	0	40	$15,000	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Miscellaneous Steel (Paint)	4	0	5	$5,000	$5,000	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
Seismic Construction																				
Structural	Assessment	2	0	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$42,500	$7,000	$15,000	$22,950	$10,000	$67,000	$0	$67,200	$7,000	$0	$275,200	$30,000	$0	$0	$0
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$42,500*	*$7,140*	*$15,606*	*$24,355*	*$10,824*	*$73,973*	*$0*	*$77,192*	*$8,202*	*$0*	*$335,467*	*$37,301*	*$0*	*$0*	*$0*

EXPENDITURE SCHEDULE
Public Works Yard - Auxiliary Structures - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

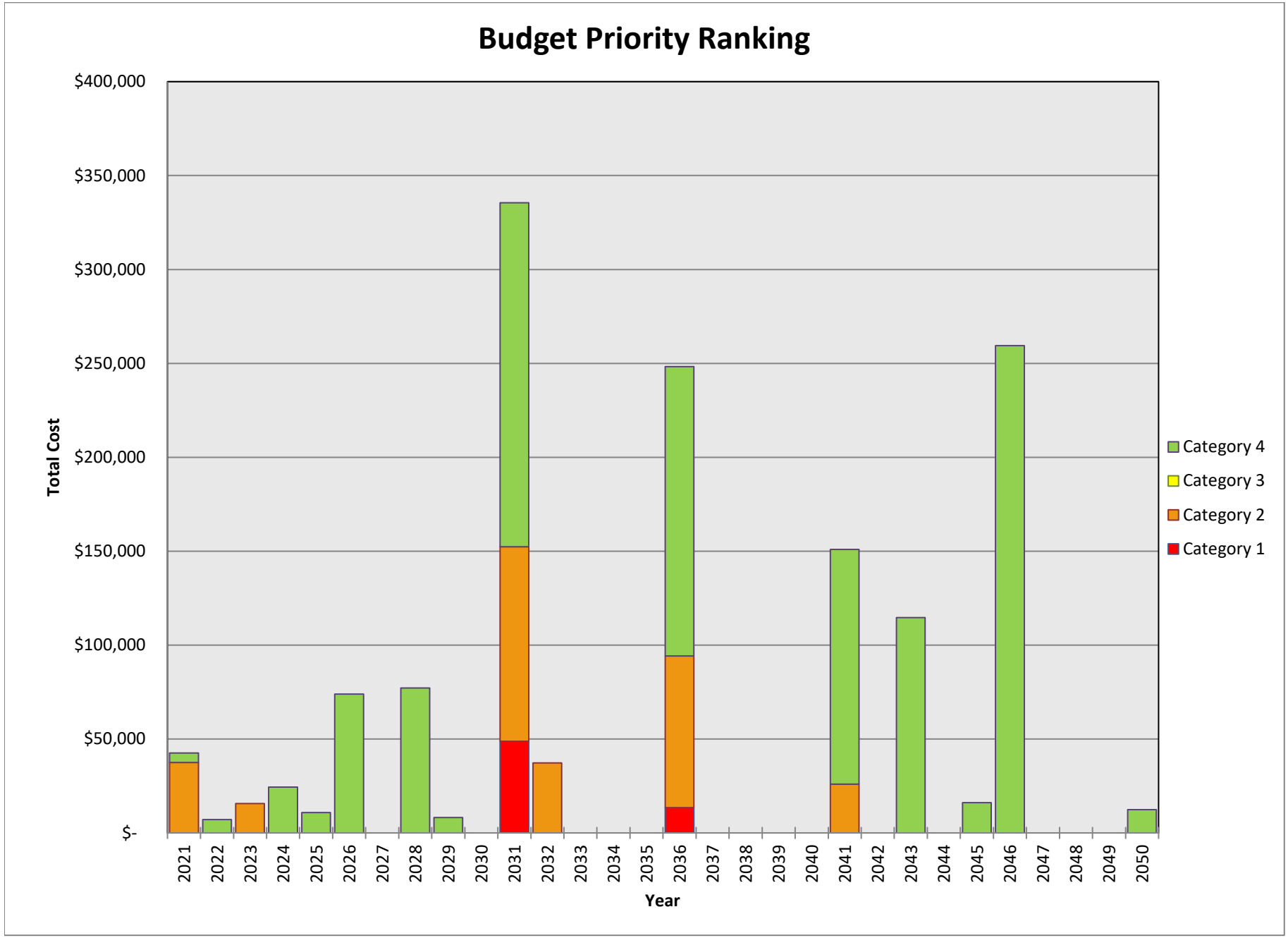
		CMHC Rank	Remaining	Expected	Cost	Years														
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Construction Supervisor's Office																				
Structural	Trailer (Repairs) (<$5,000)	2	0	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Trailer (Replacement)	2	10	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Stair Assembly (<$5,000)	2	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Walls - Exterior Coatings (<$5,000)	4	4	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Doors & windows	4	40	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Packaged Units (<$5,000)	4	0	10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Salt Shed																				
Structural	Block Foundations (Repairs) (<$5,000)	2	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Block Foundations (Replacement)	2	31	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	11	30	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls	2	46	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Posts	2	0	65	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	10	15	$55,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$55,800	$0	$0	$0	$0
Electrical	Lighting (Phase 1) (<$5,000)	1	3	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Lighting (Phase 2) (<$5,000)	1	17	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Brine Shed																				
Structural	Concrete Wall Foundations (Repairs) (<$5,000)	2	0	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Wall Foundations (Replacement)	2	35	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	39	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Roof Construction	2	39	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Exterior Walls (Repairs)	2	0	55	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Exterior Walls (Replacement)	2	35	55	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Cladding (Repairs) (<$5,000)	4	0	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Cladding (Replacement)	4	15	35	$82,500	$82,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Solid Doors (<$5,000)	4	5	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	4	10	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roofing	4	20	35	$13,800	$0	$0	$0	$0	$0	$13,800	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Wood Shelf on Brackets (Replacement) (<$5,000)	4	15	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Interior Signage (<$5,000)	4	20	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Prefinished Metal Panel Walls (Not painted)	4	15	35	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Concrete Floors (Paint) (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electrical Panels (<$5,000)	4	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Pipe and Fittings (<$5,000)	4	24	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Special Piping	4	4	20	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
Tub Storage																				
Structural	Wood Foundations (<$5,000)	2	27	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls (Repairs) (<$5,000)	2	0	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls (Replacement)	2	52	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	10	15	$74,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74,400	$0	$0	$0	$0
Sanitation Bin Storage																				
Structural	Block Foundations	2	37	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Frame Roof & Walls	2	52	65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Roofing	4	7	15	$67,200	$0	$0	$0	$0	$0	$0	$0	$67,200	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	4	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Storage																				
Structural	Trailer (Replacement)	2	10	30	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	4	1	7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Road Storage																				
Structural	Concrete Foundations (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Foundations (Replacement)	2	50	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Standard Slab on Grade	2	40	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Roof Structure	2	20	50	$7,500	$0	$0	$0	$0	$0	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Columns (<$5,000)	2	20	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (Repairs) (<$5,000)	2	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Frame Exterior Walls (Replacement)	2	20	50	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	2	2	30	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	C-Can - Exterior Coatings (<$5,000)	4	7	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Structure - Wood Walls (Replacement)	4	5	45	$32,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Structure - Roofing	4	20	35	$13,800	$0	$0	$0	$0	$0	$13,800	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Metal Storage Cabinet (<$5,000)	4	10	30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Wood Shelving (<$5,000)	4	8	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Signage (<$5,000)	4	10	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	1	12	20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXPENDITURE SCHEDULE
Public Works Yard - Auxiliary Structures - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	**Description**	**(1,2,3 or 4)**	**(years)**	**(years)**	**($)**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
C-Can - Shop Storage																				
Structural	Canopy & C-Can (Replacement)	**4**	**15**	**30**	**$20,000**	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	**4**	**1**	**7**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	**4**	**7**	**25**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Painted Metal Panel Walls (<$5,000)	**4**	**7**	**15**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	**1**	**0**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	**4**	**15**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Disconnects (<$5,000)	**4**	**25**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (<$5,000)	**4**	**5**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical	Pipes and Fittings	**4**	**5**	**40**	**$15,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Domestic Water Equipment	**4**	**10**	**20**	**$15,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Sewer																				
Structural	C-Can (Repairs) (<$5,000)	**2**	**0**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	**2**	**15**	**30**	**$15,000**	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	**4**	**5**	**7**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	**4**	**15**	**25**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	**1**	**5**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Drainage																				
Structural	C-Can (Repairs) (<$5,000)	**2**	**0**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	**2**	**15**	**30**	**$15,000**	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	**4**	**5**	**7**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Overhead Doors (<$5,000)	**4**	**15**	**25**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Architectural	Metal Locker (<$5,000)	**4**	**20**	**40**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Metal Cabinet (<$5,000)	**4**	**15**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Shelving and Workbench (<$5,000)	**4**	**15**	**40**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Painted Metal Panel Walls (<$5,000)	**4**	**10**	**15**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Signage (<$5,000)	**4**	**12**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	**1**	**15**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - South End																				
Structural	C-Can (Repairs) (<$5,000)	**2**	**0**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	C-Can (Replacement)	**2**	**10**	**30**	**$15,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	**4**	**2**	**7**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	**1**	**15**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Electric Heat (<$5,000)	**4**	**8**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Panels (<$5,000)	**4**	**5**	**30**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C-Can - Construction Storage																				
Structural	C-Can (Replacement)	**4**	**5**	**30**	**$15,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Exterior Coatings (<$5,000)	**4**	**0**	**7**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storage Racking																				
Structural	Steel Structure	**2**	**15**	**40**	**$30,000**	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Steel Framing (Paint)	**4**	**1**	**7**	**$7,000**	$7,000	$0	$0	$0	$0	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	$7,000
	Roofing	**4**	**20**	**35**	**$32,200**	$0	$0	$0	$0	$0	$32,200	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Pump Canopy																				
Structural	Steel Columns	**2**	**46**	**65**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Steel Framing (Paint) (<$5,000)	**4**	**1**	**7**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fascia	**4**	**20**	**40**	**$15,000**	$0	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Soffit	**4**	**20**	**40**	**$4,250**	$0	$0	$0	$0	$0	$4,250	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Roofing	**4**	**3**	**22**	**$22,950**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,950	$0	$0	$0	$0
Electrical	Lighting (<$5,000)	**1**	**16**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Distribution (<$5,000)	**4**	**8**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Vehicle Wash Station																				
Structural	Steel Bracing (<$5,000)	**2**	**10**	**25**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Grating (<$5,000)	**2**	**5**	**20**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Frame and Drainage Grates (Paint) (<$5,000)	**4**	**1**	**5**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electrical	Control Panel (<$5,000)	**4**	**10**	**15**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wash Ramp																				
Structural	Standard Slab on Grade	**2**	**10**	**30**	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Grating	**2**	**0**	**30**	**$7,500**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Ramps	**2**	**10**	**30**	**$10,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Stairs and Guardrails	**1**	**10**	**50**	**$40,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails	**1**	**15**	**50**	**$10,000**	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls	**2**	**0**	**40**	**$15,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Enclosure	Miscellaneous Steel (Paint)	**4**	**0**	**5**	**$5,000**	$5,000	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$5,000	$0	$0	$0	$0
Seismic Construction																				
Structural	Assessment	**2**	**0**	**60**	**$0**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$184,500	$0	$0	$0	$0	$101,550	$0	$74,200	$0	$10,000	$158,150	$0	$0	$0	$7,000
					COMPOUND PERIOD	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$248,313*	*$0*	*$0*	*$0*	*$0*	*$150,898*	*$0*	*$114,712*	*$0*	*$16,084*	*$259,462*	*$0*	*$0*	*$0*	*$12,431*


Budget Priority Ranking
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
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2034
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2042
2043
2044
2045
2046
2047
2048
2049
2050
Year
Category 4
Category 3
Category 2
Category 1

Site Improvements

ITEMS SCHEDULE - 10 YEAR PROJECTION

Public Works Yard - Site - 10 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

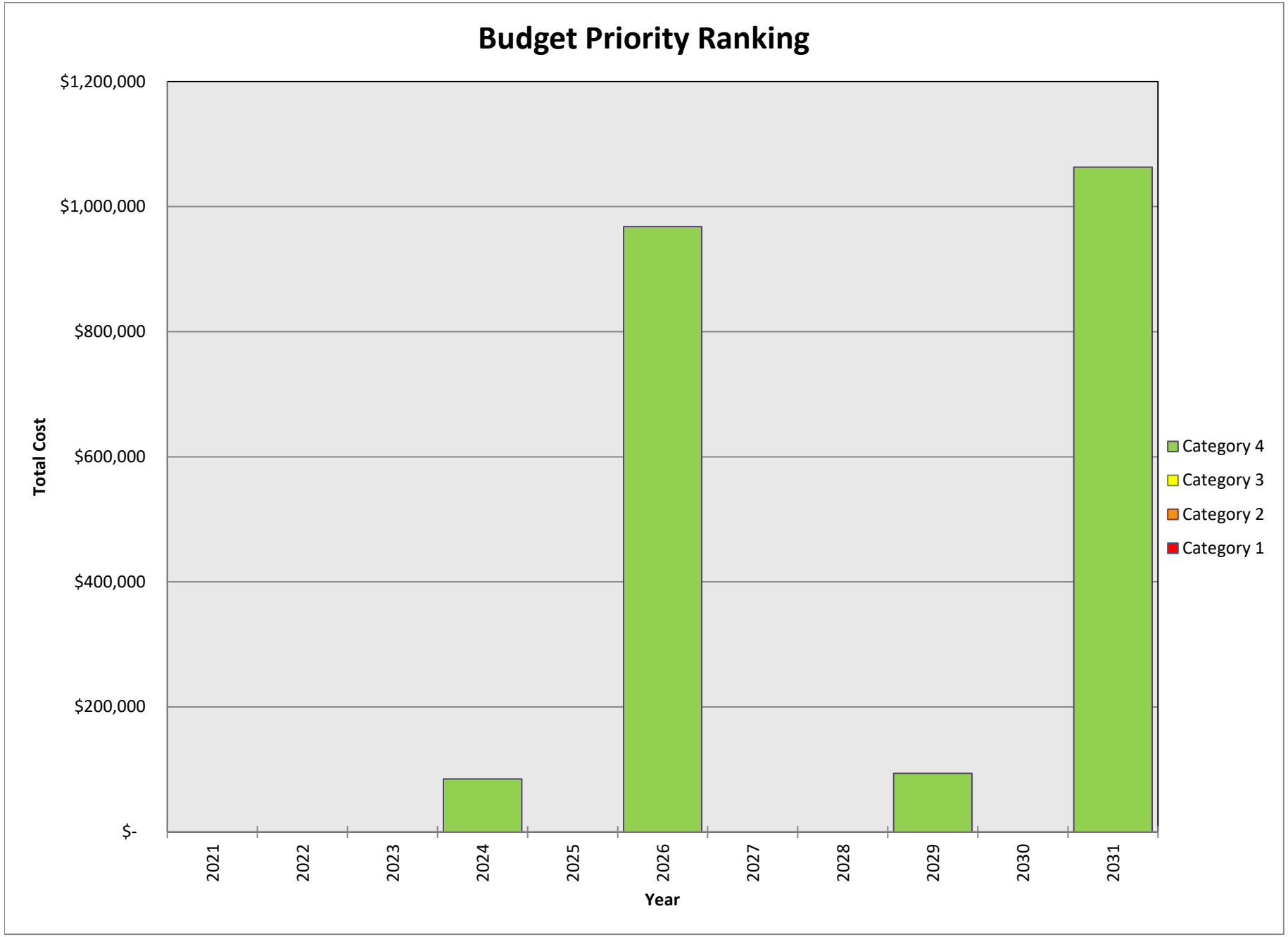
Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 10 Years (present $'s)
G20 Site Improvements							
G2020 Parking Lots	Paved Surfaces - Asphalt (Phase 1)	$837,000	4	25	20	5	$837,000
	Paved Surfaces - Asphalt (Phase 2)	$837,000	4	25	15	10	$837,000
	Paved Surfaces - Asphalt (Phase 3)	$837,000	4	25	10	15	$0
	Line Marking (<$5,000)	$0	4	3	3	0	$0
	Concrete Driveways at Fuel Canopy	$18,700	4	30	20	10	$18,700
	Concrete Slabs Under Hoppers	$0	4	45	12	33	$0
G2030 Ped. Paving	Concrete Sidewalks & Walkways	$16,500	4	30	20	10	$16,500
	Exterior Concrete Stairs (<$5,000)	$0	2	60	30	30	$0
	Steel Guardrails (Paint) (<$5,000)	$0	4	5	3	2	$0
	Steel Guardrails (Repairs) (<$5,000)	$0	1	50	50	0	$0
	Steel Guardrails (Replacement)	$10,000	1	50	30	20	$0
G2040 Site Develop	Fences & Gates (Phase 1)	$80,000	4	30	27	3	$80,000
	Fences & Gates (Phase 2)	$80,000	4	30	22	8	$80,000
	Fences & Gates (Phase 3)	$80,000	4	30	15	15	$0
	Retaining Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Retaining Walls (Replacement)	$0	2	75	31	44	$0
	Exterior Furnishings (Phase 1) (<$5,000)	$0	4	25	25	0	$0
	Exterior Furnishings (Phase 2)	$14,000	4	25	10	15	$0
	Flag Poles	$10,000	4	45	25	20	$0
	Fuel Tanks	$485,000	4	30	19	11	$0
G2050 Landscape	Irrigation Systems	$10,000	4	20	15	5	$10,000
G30 Site Mechanical Utilities							
G3020 Sanitary Waste	Sanitary and Vent Equipment	$5,000	4	50	45	5	$5,000
G3060 Gas Distribution F	Gas Supply (<$5,000)	$0	4	40	30	10	$0
G40 Site Electrical Utilities							
G4010 Electrical Distribu	Service Equipment	$25,000	4	30	25	5	$25,000
G4020 Site Lighting	Site Lighting	$52,500	1	30	3	27	$0
G4090 Other Site Electric	Speed Camera Display (<$5,000)	$0	4	15	3	12	$0
	Gate System	$7,500	4	20	5	15	$0
						Total Expenditures For 10 Year Period:	**$1,909,200**
						Total Expenditures For 10 Year Period Incorporating Inflation:	**$2,210,115**

EXPENDITURE SCHEDULE
Public Works Yard - Site - 10 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description	CMHC Rank (1,2,3 or 4)	Remaining (years)	Expected (years)	Cost ($)	Years 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
G20 Site Improvements																
G2020 Parking Lots	Paved Surfaces - Asphalt (Phase 1)	4	5	25	$837,000	$0	$0	$0	$0	$0	$837,000	$0	$0	$0	$0	$0
	Paved Surfaces - Asphalt (Phase 2)	4	10	25	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$837,000
	Paved Surfaces - Asphalt (Phase 3)	4	15	25	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Line Marking (<$5,000)	4	0	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Driveways at Fuel Canopy	4	10	30	$18,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,700
	Concrete Slabs Under Hoppers	4	33	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2030 Ped. Paving	Concrete Sidewalks & Walkways	4	10	30	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,500
	Exterior Concrete Stairs (<$5,000)	2	30	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Paint) (<$5,000)	4	2	5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Repairs) (<$5,000)	1	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Replacement)	1	20	50	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2040 Site Develop	Fences & Gates (Phase 1)	4	3	30	$80,000	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$0
	Fences & Gates (Phase 2)	4	8	30	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$80,000	$0	$0
	Fences & Gates (Phase 3)	4	15	30	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls (Replacement)	2	44	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Furnishings (Phase 1) (<$5,000)	4	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Furnishings (Phase 2)	4	15	25	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Flag Poles	4	20	45	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fuel Tanks	4	11	30	$485,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2050 Landscape	Irrigation Systems	4	5	20	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0
G30 Site Mechanical Utilities																
G3020 Sanitary Waste	Sanitary and Vent Equipment	4	5	50	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0
G3060 Gas Distribution F	Gas Supply (<$5,000)	4	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G40 Site Electrical Utilities																
G4010 Electrical Distribu	Service Equipment	4	5	30	$25,000	$0	$0	$0	$0	$0	$25,000	$0	$0	$0	$0	$0
G4020 Site Lighting	Site Lighting	1	27	30	$52,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G4090 Other Site Electric	Speed Camera Display (<$5,000)	4	12	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gate System	4	15	20	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$0	$0	$0	$80,000	$0	$877,000	$0	$0	$80,000	$0	$872,200
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$0*	*$0*	*$0*	*$84,897*	*$0*	*$968,279*	*$0*	*$0*	*$93,733*	*$0*	*$1,063,207*


Budget Priority Ranking
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
Year
Category 4
Category 3
Category 2
Category 1

ITEMS SCHEDULE - 30 YEAR PROJECTION

Public Works Yard - Site - 30 Year Capital Plan

RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

Item	Description of work	Budget Cost For Repair or Replacement (present $'s)	CMHC Priority Ranking (1,2,3 or 4)	Expected Service Life (Years)	Present Equivalent Age (years)	Remaining Service Life (years)	Total Budget Cost Over 30 Years (present $'s)
G20 Site Improvements							
G2020 Parking Lots	Paved Surfaces - Asphalt (Phase 1)	$837,000	4	25	20	5	$837,000
	Paved Surfaces - Asphalt (Phase 2)	$837,000	4	25	15	10	$837,000
	Paved Surfaces - Asphalt (Phase 3)	$837,000	4	25	10	15	$837,000
	Line Marking (<$5,000)	$0	4	3	3	0	$0
	Concrete Driveways at Fuel Canopy	$18,700	4	30	20	10	$18,700
	Concrete Slabs Under Hoppers	$0	4	45	12	33	$0
G2030 Ped. Paving	Concrete Sidewalks & Walkways	$16,500	4	30	20	10	$16,500
	Exterior Concrete Stairs (<$5,000)	$0	2	60	30	30	$0
	Steel Guardrails (Paint) (<$5,000)	$0	4	5	3	2	$0
	Steel Guardrails (Repairs) (<$5,000)	$0	1	50	50	0	$0
	Steel Guardrails (Replacement)	$10,000	1	50	30	20	$10,000
G2040 Site Develop	Fences & Gates (Phase 1)	$80,000	4	30	27	3	$80,000
	Fences & Gates (Phase 2)	$80,000	4	30	22	8	$80,000
	Fences & Gates (Phase 3)	$80,000	4	30	15	15	$80,000
	Retaining Walls (Repairs) (<$5,000)	$0	2	75	75	0	$0
	Retaining Walls (Replacement)	$0	2	75	31	44	$0
	Exterior Furnishings (Phase 1) (<$5,000)	$0	4	25	25	0	$0
	Exterior Furnishings (Phase 2)	$14,000	4	25	10	15	$14,000
	Flag Poles	$10,000	4	45	25	20	$10,000
	Fuel Tanks	$485,000	4	30	19	11	$485,000
G2050 Landscape	Irrigation Systems	$10,000	4	20	15	5	$20,000
G30 Site Mechanical Utilities							
G3020 Sanitary Waste	Sanitary and Vent Equipment	$5,000	4	50	45	5	$5,000
G3060 Gas Distribution F	Gas Supply (<$5,000)	$0	4	40	30	10	$0
G40 Site Electrical Utilities							
G4010 Electrical Distribu	Service Equipment	$25,000	4	30	25	5	$25,000
G4020 Site Lighting	Site Lighting	$52,500	1	30	3	27	$52,500
G4090 Other Site Electric	Speed Camera Display (<$5,000)	$0	4	15	3	12	$0
	Gate System	$7,500	4	20	5	15	$7,500
						Total Expenditures For 30 Year Period:	**$3,415,200**
						Total Expenditures For 30 Year Period Incorporating Inflation:	**$4,211,986**

EXPENDITURE SCHEDULE
Public Works Yard - Site - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

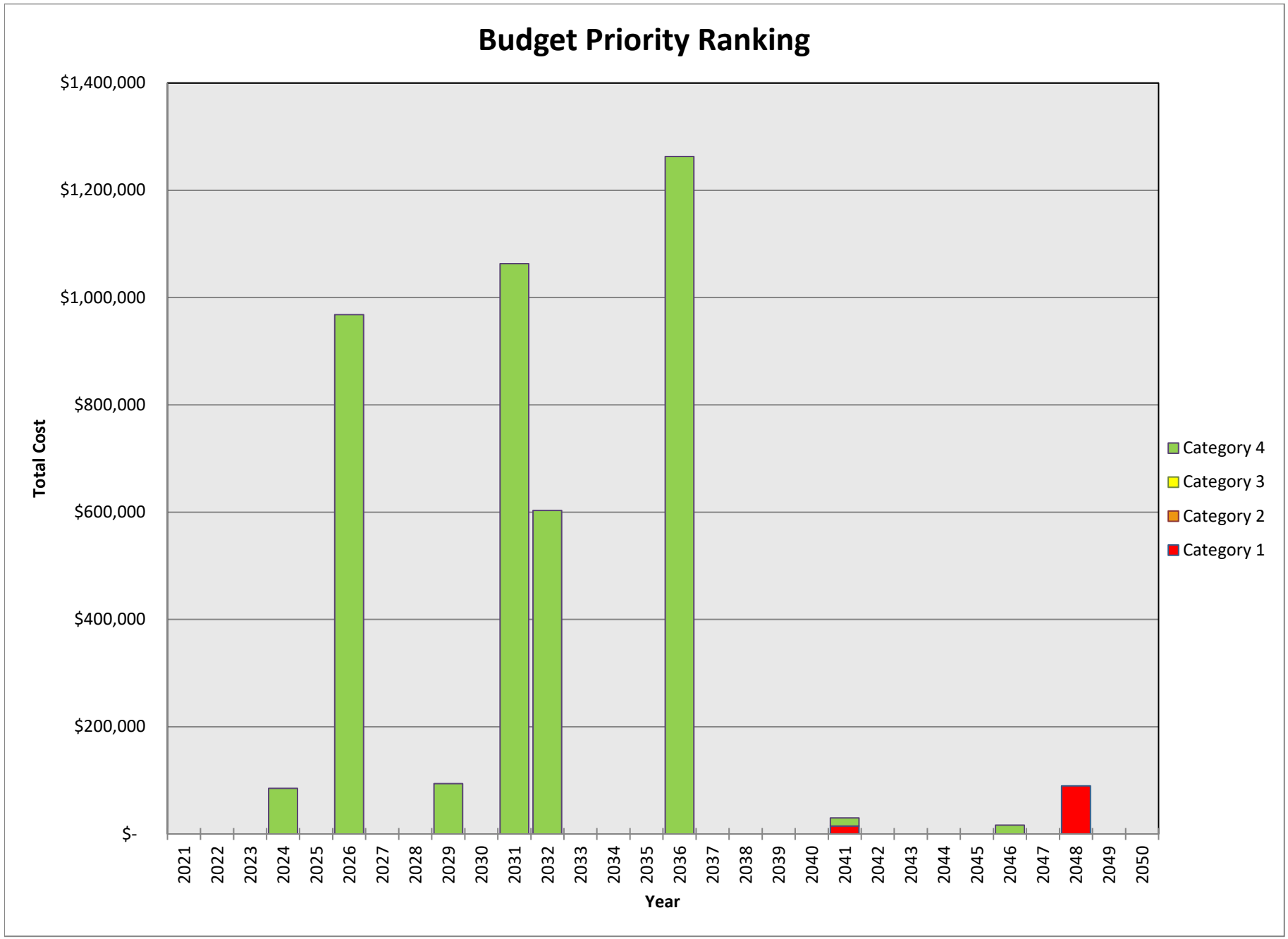
		CMHC Rank	Remaining	Expected	Cost	Years														
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G20 Site Improvements																				
G2020 Parking Lots	Paved Surfaces - Asphalt (Phase 1)	4	5	25	$837,000	$0	$0	$0	$0	$0	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Paved Surfaces - Asphalt (Phase 2)	4	10	25	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$837,000	$0	$0	$0	$0
	Paved Surfaces - Asphalt (Phase 3)	4	15	25	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Line Marking (<$5,000)	4	0	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Driveways at Fuel Canopy	4	10	30	$18,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,700	$0	$0	$0	$0
	Concrete Slabs Under Hoppers	4	33	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2030 Ped. Paving	Concrete Sidewalks & Walkways	4	10	30	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,500	$0	$0	$0	$0
	Exterior Concrete Stairs (<$5,000)	2	30	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Paint) (<$5,000)	4	2	5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Repairs) (<$5,000)	1	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Replacement)	1	20	50	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2040 Site Develop	Fences & Gates (Phase 1)	4	3	30	$80,000	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fences & Gates (Phase 2)	4	8	30	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0
	Fences & Gates (Phase 3)	4	15	30	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls (Replacement)	2	44	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Furnishings (Phase 1) (<$5,000)	4	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Furnishings (Phase 2)	4	15	25	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Flag Poles	4	20	45	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fuel Tanks	4	11	30	$485,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$485,000	$0	$0	$0
G2050 Landscape	Irrigation Systems	4	5	20	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
G30 Site Mechanical Utilities																				
G3020 Sanitary Waste	Sanitary and Vent Equipment	4	5	50	$5,000	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
G3060 Gas Distribution P	Gas Supply (<$5,000)	4	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G40 Site Electrical Utilities																				
G4010 Electrical Distribu	Service Equipment	4	5	30	$25,000	$0	$0	$0	$0	$0	$25,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
G4020 Site Lighting	Site Lighting	1	27	30	$52,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G4090 Other Site Electric	Speed Camera Display (<$5,000)	4	12	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gate System	4	15	20	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$0	$0	$0	$80,000	$0	$877,000	$0	$0	$80,000	$0	$872,200	$485,000	$0	$0	$0
					COMPOUND PERIOD	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$0*	*$0*	*$0*	*$84,897*	*$0*	*$968,279*	*$0*	*$0*	*$93,733*	*$0*	*$1,063,207*	*$603,037*	*$0*	*$0*	*$0*

EXPENDITURE SCHEDULE
Public Works Yard - Site - 30 Year Capital Plan
RJC No.: NAN.117803.0002

Financial Analysis for Year End: December 31, 2020
Date of Study: August 7, 2020

Interest Rate: 0.0%
Inflation Rate: 2.0%

		CMHC Rank	Remaining	Expected	Cost	Years														
Item	Description	(1,2,3 or 4)	(years)	(years)	($)	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
G20 Site Improvements																				
G2020 Parking Lots	Paved Surfaces - Asphalt (Phase 1)	4	5	25	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Paved Surfaces - Asphalt (Phase 2)	4	10	25	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Paved Surfaces - Asphalt (Phase 3)	4	15	25	$837,000	$837,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Line Marking (<$5,000)	4	0	3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Driveways at Fuel Canopy	4	10	30	$18,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Concrete Slabs Under Hoppers	4	33	45	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2030 Ped. Paving	Concrete Sidewalks & Walkways	4	10	30	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Concrete Stairs (<$5,000)	2	30	60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Paint) (<$5,000)	4	2	5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Repairs) (<$5,000)	1	0	50	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Steel Guardrails (Replacement)	1	20	50	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2040 Site Develop	Fences & Gates (Phase 1)	4	3	30	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fences & Gates (Phase 2)	4	8	30	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fences & Gates (Phase 3)	4	15	30	$80,000	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls (Repairs) (<$5,000)	2	0	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Retaining Walls (Replacement)	2	44	75	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Furnishings (Phase 1) (<$5,000)	4	0	25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Exterior Furnishings (Phase 2)	4	15	25	$14,000	$14,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Flag Poles	4	20	45	$10,000	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fuel Tanks	4	11	30	$485,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2050 Landscape	Irrigation Systems	4	5	20	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0
G30 Site Mechanical Utilities																				
G3020 Sanitary Waste	Sanitary and Vent Equipment	4	5	50	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G3060 Gas Distribution P	Gas Supply (<$5,000)	4	10	40	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G40 Site Electrical Utilities																				
G4010 Electrical Distribu	Service Equipment	4	5	30	$25,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G4020 Site Lighting	Site Lighting	1	27	30	$52,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$52,500	$0	$0
G4090 Other Site Electric	Speed Camera Display (<$5,000)	4	12	15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Gate System	4	15	20	$7,500	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
					PRESENT VALUE OF EXPENDITURE	$938,500	$0	$0	$0	$0	$20,000	$0	$0	$0	$0	$10,000	$0	$52,500	$0	$0
					COMPOUND PERIOD	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
					VALUE OF EXPENDITURE (AJDUSTED FOR INFLATION)	*$1,263,097*	*$0*	*$0*	*$0*	*$0*	*$29,719*	*$0*	*$0*	*$0*	*$0*	*$16,406*	*$0*	*$89,612*	*$0*	*$0*


Budget Priority Ranking
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Total Cost
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
Year
Category 4
Category 3
Category 2
Category 1

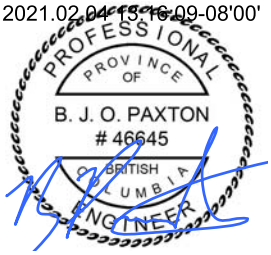
Appendix B CON Public Works Yard, Consultant Reports

- Read Jones Christoffersen Ltd. – Structural; Building Enclosure; Site Improvements
- euoi studio architecture + design – Interior Finishes
- RB Engineering Ltd. – Electrical Systems
- Rocky Point Engineering Ltd. – Mechanical Systems

Read Jones Christoffersen Ltd. – Building Structure

Prepared By:

2021.02.04 13:16:09-08'00'



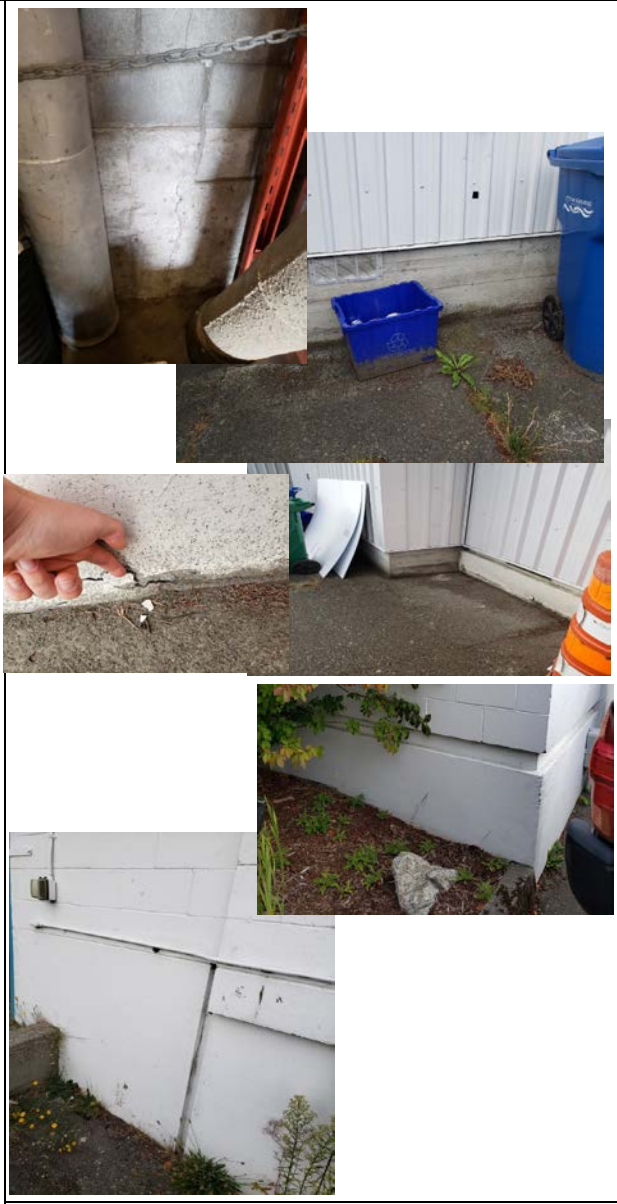
Brandon Paxton, MASc, P.Eng.
Project Engineer

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - Administration & Operations		
A1010 Standard Foundations	**Cast-In-Place Concrete Foundation Walls**	
		**Description** Cast-in-place concrete foundations support the structural walls of the 1965 buildings. **Assessment** Foundations appear to be in good condition. Some minor spalling at the exterior that should be sounded and patched at the Admin & Op foundations. Some hairline cracks were observed at the Casting Shed foundations, but do not present a structural concern. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate repairs: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - Administration & Operations		
A1030 Slab on Grade	**Standard Slab on Grade**	
		Description Floors of the 1965 Admin & Op building and the Casting Shed are concrete slab on grade. **Assessment** Concrete slabs appear to be generally in good condition. Minor cracks were observed. Cracking is commensurate with age of slabs. Some cracks in the Casting Shed could be filled to prevent tripping hazard. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate repairs: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1010 Ramps / Decks	**Concrete Ramps**	
		Description There are two cast-in-place concrete ramps at the south elevation of the casting shed. **Assessment** Concrete ramps appear to be in good condition There is a transition of an additional layer of asphalt onto each ramp. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget $ 10,000**

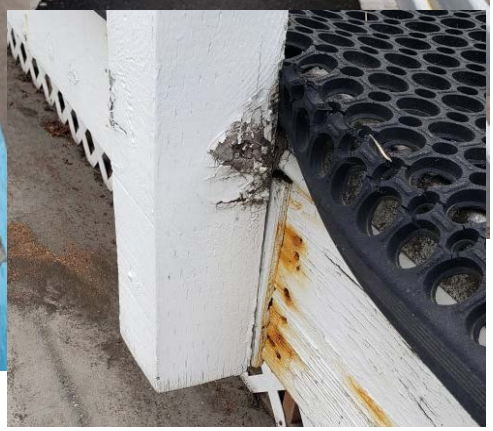
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1010 Ramps / Decks	**Wood Ramp Assembly**	



Description

There is a wood framed ramp with wood picket guardrails and handrails at the front entrance of the Admin and Operations building.

Assessment

The ramp appears to be in good condition. Ramp decking is in good condition. The wood guardrails are in fair condition. Some posts have rot damage where they meet the ramp base. Damaged posts should be replaced.

Condition

3 Fair: Significant maintenance required.

Priority

1 Health and Safety

Expected Service Life	25	Years
Present Equivalent Age	20	Years
Estimated Remaining Life	5	Years

Note:

Immediate Repairs: < $5,000

Estimated Budget $ 10,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

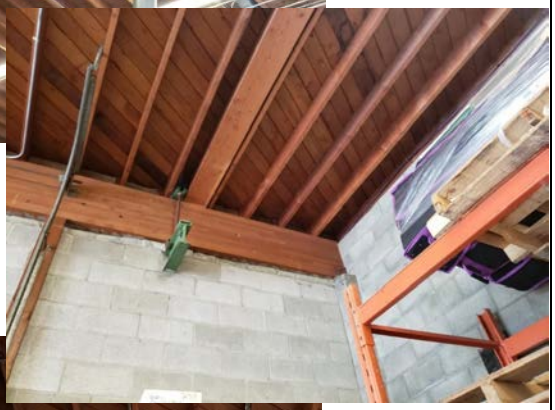
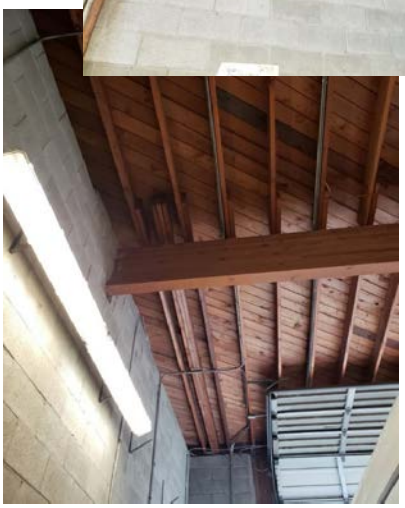
Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1020 Roof Construction	**Wood Frame Roof**	
		Description There are two wood frame roofs over the exterior stairs and the rear enclosed deck of the additions to the Admin & Operations building. **Assessment** The wood roof structures appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 50 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 30 Years	**Note:** **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

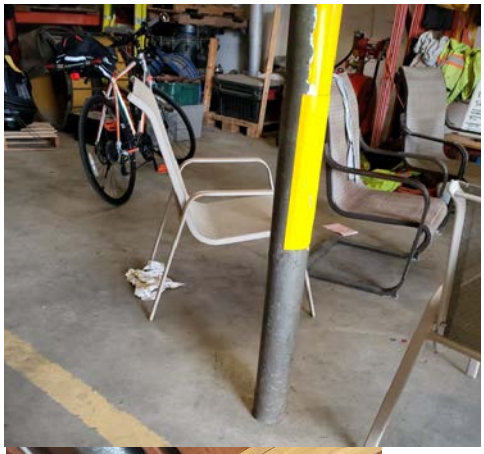
Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1020 Roof Construction	**Wood Frame Roof**	
	 	**Description** The roof of the Casting shed is diagonal decking over wood joists onto glulam beams. **Assessment** The wood frame roof structure appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

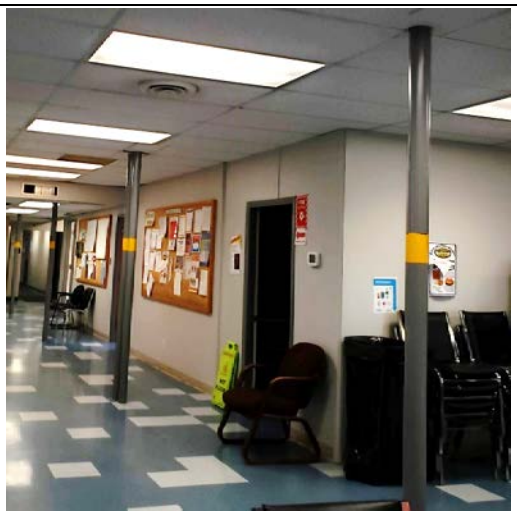
Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1020 Roof Construction	**Steel Columns**	
		**Description** The glulam beams that support the casting shed roof are supported at mid-span intersections with steel tube columns. **Assessment** Steel columns appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

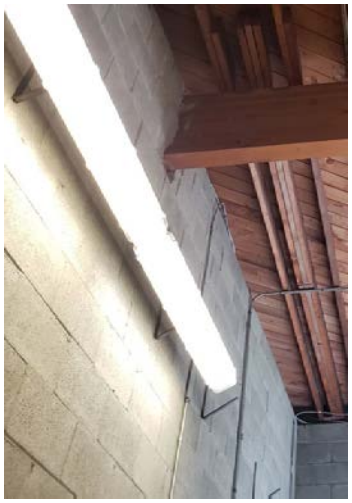
Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1020 Roof Construction	**Steel Columns**	
		**Description** The roof structure of the Admin & Operations building is supported by tube steel columns.
		Assessment Steel columns are in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

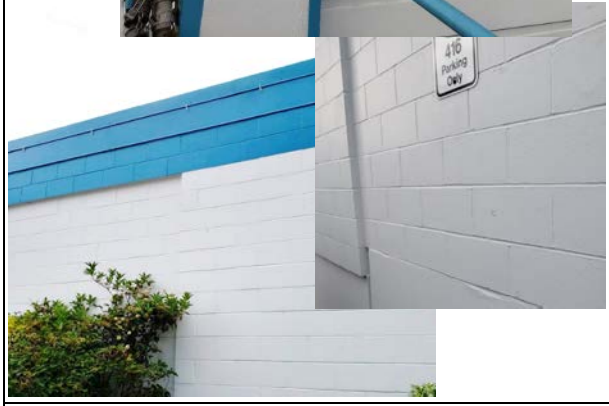
Item	Component	Description / Assessment / Priority
B10 Superstructure - Administration & Operations		
B1020 Roof Construction	**Structural Interior Block Walls**	
		**Description** There are interior structural Concrete Masonry Unit (CMU) block walls supporting the roof beams and joists in the Casting Shed.
		Assessment CMU block walls appear to be in good condition.
		Condition 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2010 Exterior Walls	**Exterior CMU Walls**	
		**Description** Exterior walls of the 1965 Admin & Op and Casting Shed buildings are unreinforced Concrete Masonry Unit (CMU) blocks. **Assessment** The CMU exterior block walls are in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2010 Exterior Walls	**Exterior Wall Backup Construction**	
		Description Admin & Operations building exterior walls are wood frame clad with steel cladding. A portion of the structure between the front entrance of the Administration Building and the Casting Shed are modular trailers. Modular trailer walls are also wood frame with steel cladding. **Assessment** The wood frame of the exterior walls was not visible at the time of review. Based on the condition of the rest of the building and the exterior cladding, we are assuming that the wood frame structure is in good condition. The wood frame exterior walls at the north end of the building was renovated in 1996. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years Modular units included in Item F1010 - Special Structures **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

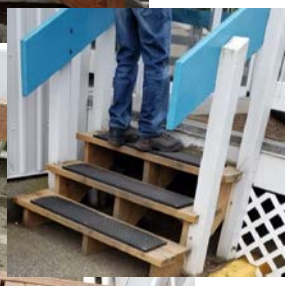
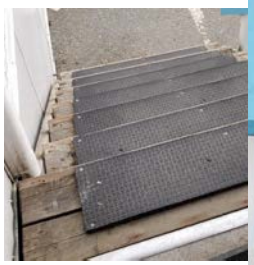
Item	Component	Description / Assessment / Priority
C20 Stairs - Administration & Operations		
C2010 Stair Construction	**Interior Stairs**	
		Description There is a set of wood stairs in the Casting Shed. **Assessment** Stairs appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 22 Years **Estimated Remaining Life** 53 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - Administration & Operations		
C2010 Stair Construction	**Exterior Wood Stair Assembly**	
	 	**Description** There are several exterior wood frame stair assemblies at the Admin & Operations building. Stairs include wood picket guardrails. **Assessment** Exterior wood stairs appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 25 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - Administration & Operations		
C2010 Stair Construction	**Concrete Stairs**	
		Description There is a set of concrete stairs at the Admin & Operations building. **Assessment** Concrete stairs are well protected by roof and adjacent walls and appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 50 Years	**Note:** Replace:>30 Years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Administration & Operations		
F1010 Special Structures	**Modular Additions**	
		Description The 1998, 1990, and 1992 modular additions are wood frame.
		Assessment Areas that were visually reviewed appear to be in fair condition. Some small areas of minor water staining on the wood floor joists was observed but did not present a structural concern at the time of review. A present equivalent age of 30 years was used, reflecting the oldest addition since the additions are within 8 years of each other and likely to be replaced at the same time.
		Condition 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement: $100,000 each **Estimated Budget $ 300,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Administration & Operations		
F1030 Special Construction Systems	**Seismic Construction**	
		Description A seismic assessment was carried out on the 1965 Public Works Administration and Operations building in 2012. **Assessment** The seismic assessment completed in 2012 noted a medium priority index for the seismic upgrading of this building. The assessment does not appear to indicate areas of recommended upgrades. The assessment does not include commentary on the modular trailers nor the Casting Shed structure. We would expect the portions of the building that are comprised of the wood-framed modular trailers would require significant upgrades if they are to be assessed as permanent structures. The City should have the rest of the building seismically assessed and consider having a feasibility assessment completed for potential seismic upgrades to bring the building to current seismic requirements. Generally speaking, the building would likely be at approximately 20% of the current BC Building Code seismic requirements. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 60 Years **Estimated Remaining Life** 0 Years	**Note:** Estimated Budget for a Seismic Assessment is approximately $15,000 and would be required to determine recommended upgrades. As this is a recommended report only, the budget has not been carried forward. **Estimated Budget** **N/A**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - Purchasing & Stores		
A1010 Standard Foundations	**Cast-In-Place Concrete Foundation Walls**	
		Description The foundations are cast-in-place concrete. **Assessment** Foundations appear to be in good condition. Minor cracks were observed. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate repairs: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

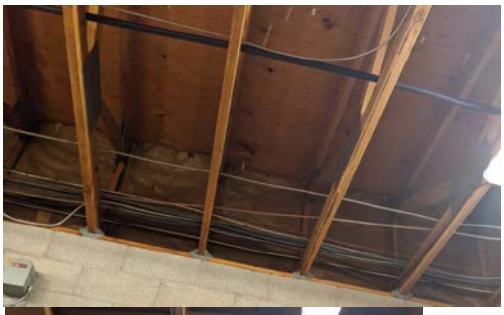
Item	Component	Description / Assessment / Priority
A10 Slab on Grade - Purchasing & Stores		
A1030 Slab on Grade	**Standard Slab on Grade**	
		Description The floors in the Stores warehouse and offices are concrete slab on grade. **Assessment** The slab on grade appears to be in good condition. There are some patches that appear to be from previous racking installation. The patches appear to be well bonded. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

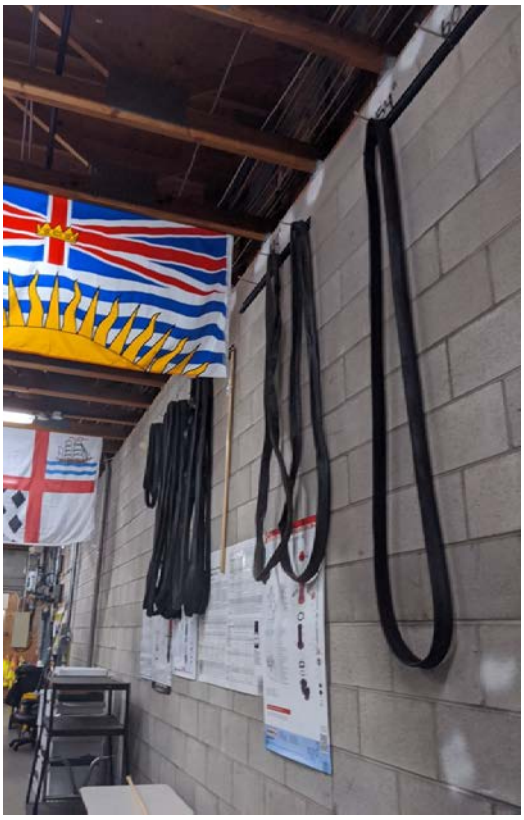
Item	Component	Description / Assessment / Priority
B10 Superstructure - Purchasing & Stores		
B1020 Roof Construction	**Wood Frame Roof**	
		**Description** The roof structure in the warehouse is plywood sheathing on wood trusses. **Assessment** The sheathing and wood trusses appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

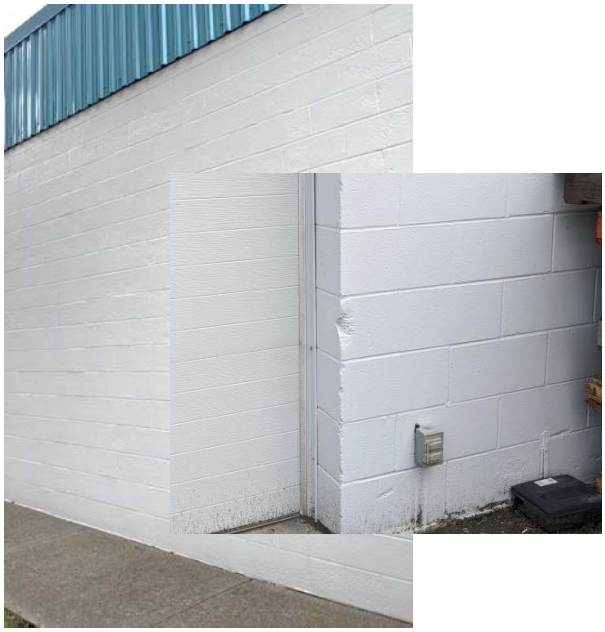
Item	Component	Description / Assessment / Priority
B10 Superstructure - Purchasing & Stores		
B1020 Roof Construction	**Structural Interior Block Walls**	
		**Description** There is a structural interior Concrete Masonry Unit (CMU) block wall that separates the Purchasing and Stores areas of the building. **Assessment** The CMU block wall appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Structural Exterior Block Walls**	
		**Description** Exterior walls are reinforced Concrete Masonry Unit (CMU) blocks. **Assessment** The exterior CMU block walls appear to be in good condition. There are some areas of damage adjacent to the garage door openings. The concrete at these blocks should be further reviewed to assess integrity and then patched. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate Repairs: <$5,000 Replacement: <30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

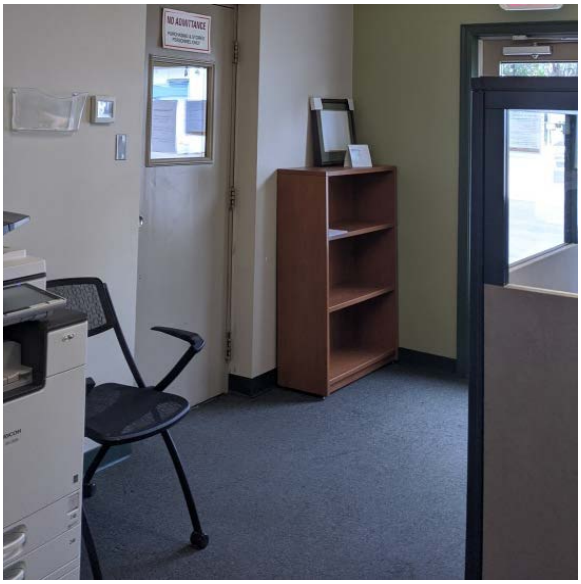
Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Structural Exterior Wood Frame Walls**	
		Description The exterior walls of the additions to the main building are wood frame construction.
		Assessment Wood frame walls were not visible at the time of review. Based on the adjacent condition, and no observations indicating damage, we would assume the wood frame is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: <30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Wood Frame Structure**	
		**Description** The Purchasing Building addition is a wood frame structure. **Assessment** Based on the surrounding conditions, we assume that the structure is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** **Estimated Budget $ -**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - Purchasing & Stores		
C2010 Stair Construction	**Exterior Stair Assembly**	
		Description There is a set of concrete stairs at the entrance of the office with steel handrails. **Assessment** The stairs and handrail appear to be in good condition. Bolts at concrete have surface rust and should be cleaned and coated. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 55 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Purchasing & Stores		
F1030 Special Construction Systems	**Seismic Construction**	
		Description A seismic investigation was carried out on the 1975 Purchasing & Stores building in 2012. **Assessment** The seismic assessment completed in 2012 noted a low priority index for the seismic upgrading of this building. There are storage shelves in the Stores portion of the building that should be assessed to confirm adequate seismic support. Generally speaking, this building would likely be approximately 40% of the current BC Building Code seismic requirements. The City should consider a feasibility assessment to determine if seismic upgrades to this building would be worthwhile. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 60 Years **Estimated Remaining Life** 0 Years	**Note:** Seismic Assessment of Storage Racking < $5,000 Seismic Assessment remaining building: $10,000 As these are a recommended report only, the budgets have not been carried forward. **Estimated Budget** **N/A**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - Truck Barn		
A1010 Standard Foundations	**Cast-In-Place Concrete Foundation Walls**	
		Description Foundations are cast-in-place concrete. **Assessment** Foundations appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: > 30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - Truck Barn		
A1010 Standard Foundations	**Concrete Column Foundations**	
		Description Interior columns are supported on concrete pedestal footings. **Assessment** Concrete pedestal footings appear to generally be in good condition. There is some breakout at the corner of two of the pedestals. Concrete should be repaired in these locations. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate repairs: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - Truck Barn		
A1030 Slab on Grade	**Standard Slab on Grade**	
		Description The floor of the building is concrete slab on grade. **Assessment** The slab on grade is generally in good condition. There are some hairline cracks and some locations of minor spalling at the doorway. Spalled concrete should be sounded, and repaired. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Repairs: <$5,000 Replacement: <30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - Truck Barn		
B1010 Floor Construction	**Wood Frame Floors**	
		Description There is an upper mezzanine with a wood-framed floor. **Assessment** The mezzanine floor appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

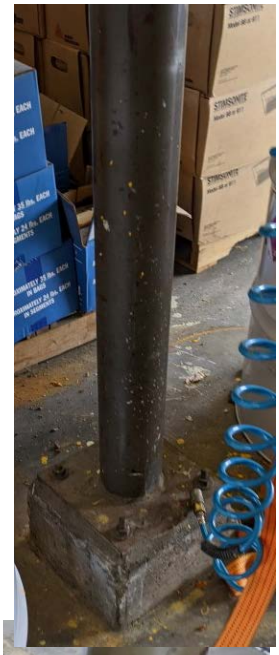
Item	Component	Description / Assessment / Priority
B10 Superstructure - Truck Barn		
B1020 Roof Construction	**Wood Frame Roof**	
		Description The roof of the building is wood frame construction with wood ship lap sheathing supported by wood roof joists and glulam beams. Roof cantilevers beyond exterior load-bearing walls. **Assessment** Wood frame roof appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

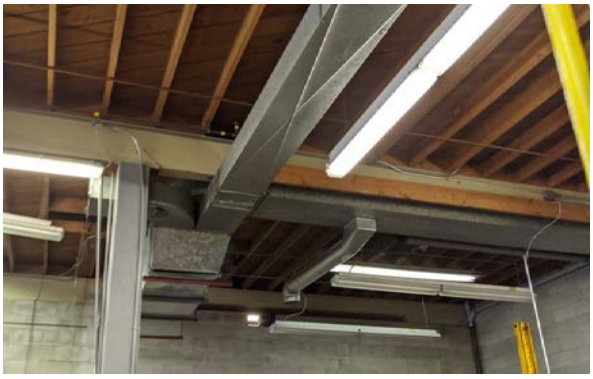
Item	Component	Description / Assessment / Priority
B10 Superstructure - Truck Barn		
B1020 Roof Construction	**Steel Columns**	
		**Description** The roof structure is supported by steel tube columns. **Assessment** Columns appear to be in good condition. There are some locations of wear and minor surface rust. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: > 30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

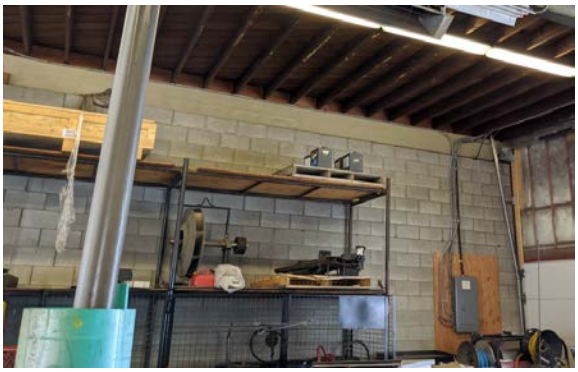
Item	Component	Description / Assessment / Priority
B10 Superstructure - Truck Barn		
B1020 Roof Construction	**Structural Interior Concrete Walls**	
		**Description** There are structural concrete shear walls at the interior of the building supporting the roof structure. **Assessment** Concrete appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 Years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - Truck Barn		
B1020 Roof Construction	**Structural Interior Block Walls**	
		**Description** There are structural Concrete Masonry Unit (CMU) block walls at the interior of the building supporting the roof structure. **Assessment** Block walls appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2010 Exterior Walls	**Wood Frame Exterior Walls**	
		Description Exterior walls at garage door openings in the original building (1965), as well as at the 2014 addition are wood framed.
		Assessment Walls appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40, 8 Years **Estimated Remaining Life** 35, 67 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2010 Exterior Walls	**Exterior Block Walls**	
		Description Exterior walls are Concrete Masonry Unit (CMU) block walls. **Assessment** Walls appear to be in good condition. One block requires repair of mortar at the perpendicular glulam beam supporting the roof overhang above. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Repairs: <$5,000 Replacement: >30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2010 Exterior Walls	**Exterior Concrete Wall**	
		Description The south wall is cast-in-place concrete construction. **Assessment** Concrete appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement : > 30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

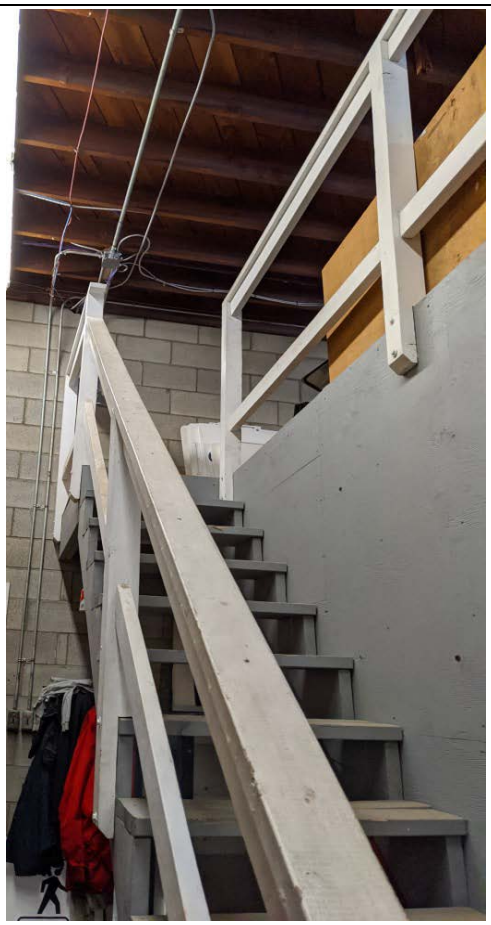
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Truck Barn		
C1010 Partitions	**Interior Wood Guardrails**	
		Description The interior upper mezzanine has wood frame guardrails. **Assessment** Guardrails appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** 30m @ $300/m = $9,000 **Estimated Budget $ 9,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - Truck Barn		
C2010 Stair Construction	**Wood Frame Interior Stairs**	
		**Description** There are wood frame stairs to the upper mezzanine. The Stairs include wood picket guardrails. **Assessment** The wood frame stairs are in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - Truck Barn		
C2010 Stair Construction	**Wood Frame Exterior Stair Assembly**	

Description

There is a set of wood framed stairs with wood picket guardrails and concrete block footings at the exit of the 2012 addition.

Assessment

The stair assembly appears to be in good to fair condition.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

2 Structural Integrity

Expected Service Life	25	Years
Present Equivalent Age	23	Years
Estimated Remaining Life	2	Years

Note:

Estimated Budget $ 5,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Truck Barn		
F1030 Special Construction Systems	**Wood Frame Modular Addition**	
		Description The 2012 addition is a modular, wood frame structure. **Assessment** The modular structureappears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 40 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 32 Years	**Note:** Replacement: > 30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

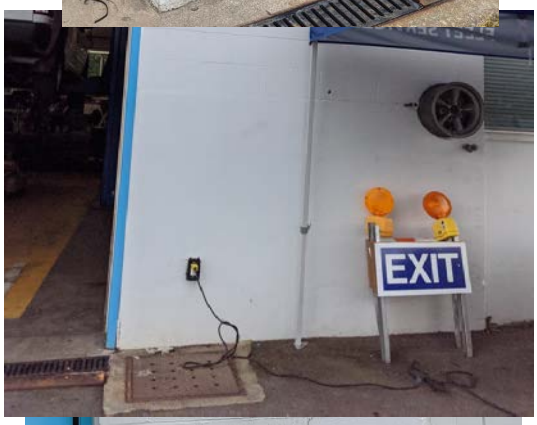
Item	Component	Description / Assessment / Priority
F10 Special Construction - Truck Barn		
F1030 Special Construction Systems	**Seismic Construction**	
		Description A seismic investigation was carried out on the Truck Barn in 2012. **Assessment** The seismic assessment completed in 2012 noted a medium priority for the seismic upgrading of this building. The concrete shear walls and full height concrete block walls provide good lateral resistance. Generally speaking, this building would likely be approximately 30% of the current BC Building Code seismic requirements. The City should consider a feasibility assessment to determine if seismic upgrades to this building would be worthwhile. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 60 Years **Estimated Remaining Life** 0 Years	**Note:** Seismic Assessment: $10,000. As this is a recommended report only, the budget has not been carried forward. **Estimated Budget** **N/A**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - The Shop		
A1010 Standard Foundations	**Cast-In-Place Concrete Foundation Walls**	
		**Description** The wall foundations are cast-in-place concrete. **Assessment** Foundations appear to be in very good condition. The in-service dates of the Shop range from 1965 to 2001. An average present-equivalent age for observed conditions was used below. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40, 19 Years **Estimated Remaining Life** 35, 56 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - The Shop		
A1030 Slab on Grade	**Standard Slab on Grade**	
		Description There is concrete slab on grade throughout the main floor of the building. **Assessment** Slab on grade is in good to fair condition. There are several cracks from hairline to moderate. Larger cracks should be filled to prevent water ingress and further damage. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate repairs: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations - The Shop		
A1030 Slab on Grade	**Concrete Pit**	
		Description The mechanic pit is cast-in-place concrete walls and stairs. **Assessment** Concrete is in poor condition. There are several locations of concrete delaminations. Concrete should be sounded and repaired. Steps should be resurfaced. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 44 Years **Estimated Remaining Life** 31 Years	**Note:** Immediate repairs: $10,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

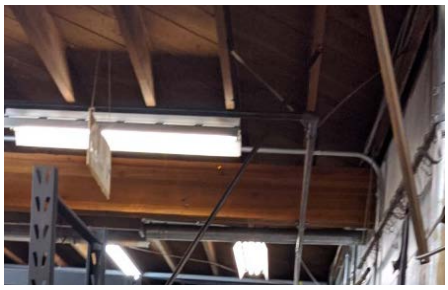
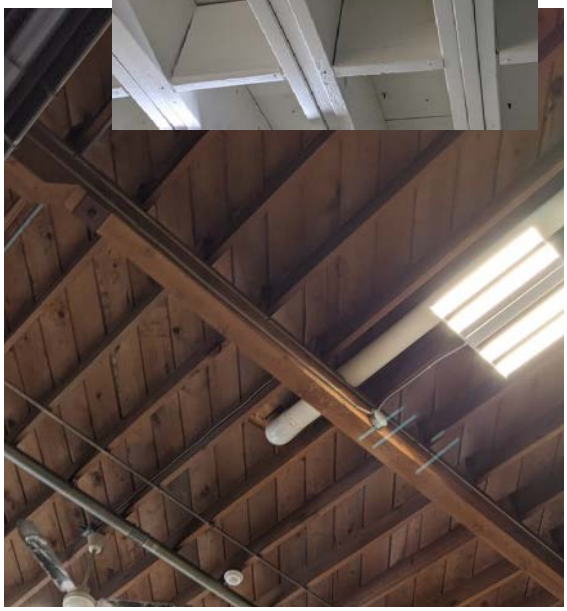
Item	Component	Description / Assessment / Priority
B10 Superstructure - The Shop		
B1010 Floor Construction	**Wood Frame Floors**	
		Description Floors of the original 1965 building and the 1976 addition second story storage areas and upper mezzanines are wood frame construction. An average present equivalent age was used. **Assessment** Wood frame floors are in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - The Shop		
B1020 Roof Construction	**Wood Frame Roofs**	
	 	**Description** The roof of the 1965 building is wood frame construction with a T&G wood deck spanning wood roof joists and glulam beams. The roof of the 1976 addition has plywood decking spanning wood roof joists and glulam beams. **Assessment** The roof structure appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 40 Years	**Note:** Replacement: >30 years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - The Shop		
B1020 Roof Construction	**Structural Interior Block Walls**	
		Description Interior structural walls of the original 1965 and the 1976 building supporting the roof structure are Concrete Masonry Unit (CMU) block construction. **Assessment** CMU block walls are in good condition. There is some staining and some locations of minor cracks in mortar. Cracks should be filled to prevent further damage. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 35 Years	**Note:** Immediate Repairs: < $5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B10 Superstructure - The Shop		
B1020 Roof Construction	**Exterior Steel Canopy**	
		Description The canopy on the side of the 1976 portion of the shop is steel square tube with steel decking. The canopy is screwed into the concrete block wall.
		Assessment The canopy steel framing appears to be in good condition, but the steel decking is in poor condition and should be replaced.
		Condition 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 60 Years **Estimated Remaining Life** 0 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

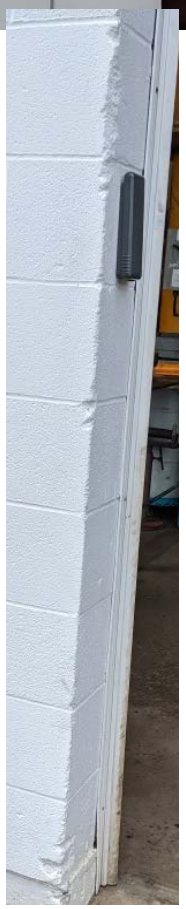
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2010 Exterior Walls	**Exterior Block Walls**	



Description

Exterior walls of the original 1965 building and the 1976 addition are Concrete Masonry Unit (CMU) block. An average present equivalent age was used. The exterior walls of the 2001 addition are also CMU block walls and was assessed with a different Present Equivalent Age.

Assessment

Walls are in good condition. There are some locations of damage to the blocks at the door entrances. These locations of damaged should be assessed for the integrity of the remaining blocks, and be repaired.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

2 Structural Integrity

Expected Service Life	75+ Years
Present Equivalent Age	40 Years
Estimated Remaining Life	35 Years

Note:

Repairs: <$5,000
Replacement: > 30 Years

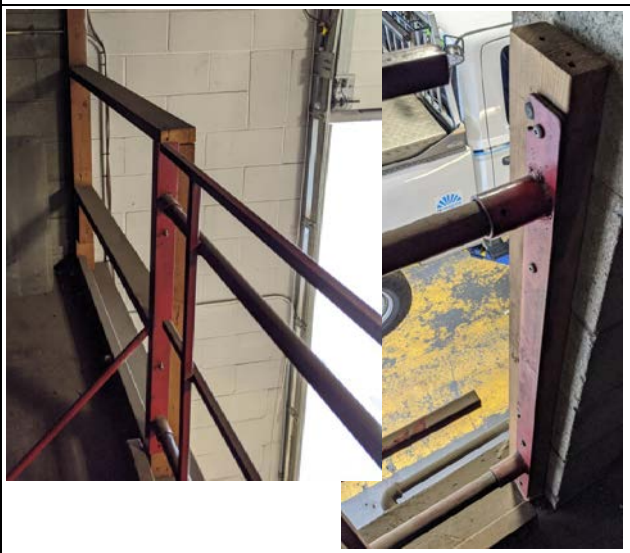
Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

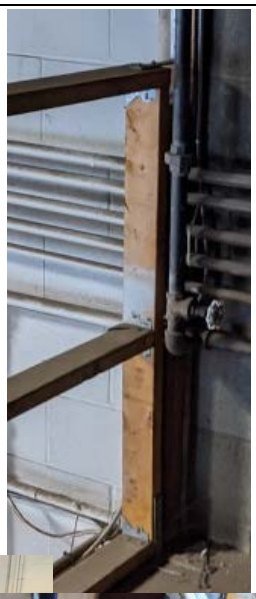
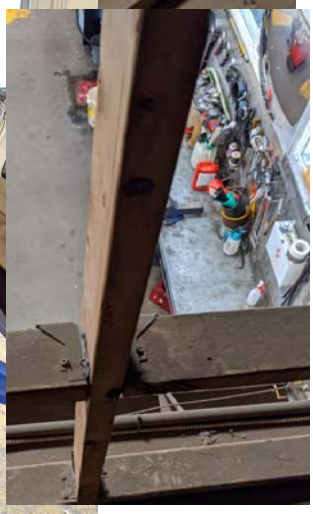
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1010 Partitions	**Interior Steel Guardrails**	
		**Description** There are steel guardrails at the top of the upper mezzanine in the 1976 shop area.
		Assessment The steel tube guardrails are fastened to a wood stud which is fastened to the block wall on one side, and to the post of the wood guardrail on the other side. The steel itself is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 65+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 25 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1010 Partitions	**Interior Wood Guardrails**	
	 	**Description** There are wood guardrails at the edge of the upper mezzanine of the original 1965 building as well as surrounding the interior staircase up to the mezzanine. **Assessment** Wood guardrails appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 65+ Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 25 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - The Shop		
C2010 Stair Construction	**Wood Frame Interior Stairs**	
		Description There is a set of wood stairs at the rear of the 1976 addition accessing the upper storage rooms, as well as another set leading to the upper mezzanine. **Assessment** Stairs appear to be in good condition. Some stair planks appear to be starting to wear and could be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 44 Years **Estimated Remaining Life** 31 Years	**Note:** Repair: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - The Shop		
C2010 Stair Construction	**Wood Frame Exterior Stairs**	
		Description There is a set of wood stairs at the main entrance of the 1990 modular addition. **Assessment** Wood stairs appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 25 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 0 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - The Shop		
F1010 Special Structures	**Modular Additions**	
		Description The 1990 modular office addition and the modular side lunch room are wood frame construction. **Assessment** The framing of these modular structures was not visible at the time of review. Based on the surrounding conditions, and without any observations indicating damage, we assume that the structure would be in good condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** Modular additionas at $50,000 each **Estimated Budget $ 100,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - The Shop		
F1030 Special Construction Systems	**Seismic Construction**	
		Description A seismic investigation was carried out on The Shop in 2012 and again in 2018. **Assessment** A seismic assessment was completed in 2018 and assessed the structure using a method of drift calculations for the building. The assessment found that the building is deficient in both directions and has some irregularities that result in additional deficiencies. In order to remedy these deficiencies, new reinforced concrete shear walls, steel braces, and upgrades to the foundations system including mini-piles, among other upgrades were recommended in the report. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 60 Years **Estimated Remaining Life** 0 Years	**Note:** Estimated budget to compete the recommended Seismic Upgrades as taken from the 2018 Seismic Assessment and adjusted for 2020 dollars **Estimated Budget $ 1,935,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Construction Supervisor's Office**	
		Description The Construction Supervisor's Office is a mobile trailer supported on concrete blocks. **Assessment** The trailer is in good to fair condition. Steel channels under the floor that have been protected from the weather are in good condition. Front and rear channels that are exposed to the weather have corroded. There is an area of damage to the OSB floor sheathing that should be replaced. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** Repairs: <$5,000 Replacement: $15,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Construction Supervisor's Office: Stair Assembly**	

Description

Stairs to the office are supported on concrete block foundations. There is galvanized steel grating at the deck of the stairs leading into the Construction Supervisor's Office.

Assessment

The stairs appear to be in good condition.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

2 Structural Integrity

Expected Service Life	25	Years
Present Equivalent Age	20	Years
Estimated Remaining Life	5	Years

Note:

Estimated Budget **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Salt Shed: Block Foundations**	
		Description The foundations of the salt shed are locking concrete blocks. **Assessment** The blocks are generally in good condition. There are some blocks that are delaminating. These blocks should be sounded and patched to prevent water ingress and further damage. There are some minor cracks that should be filled. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 50 Years **Present Equivalent Age** 19 Years **Estimated Remaining Life** 31 Years	**Note:** Repairs: <$5,000 Replacement: >30 years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

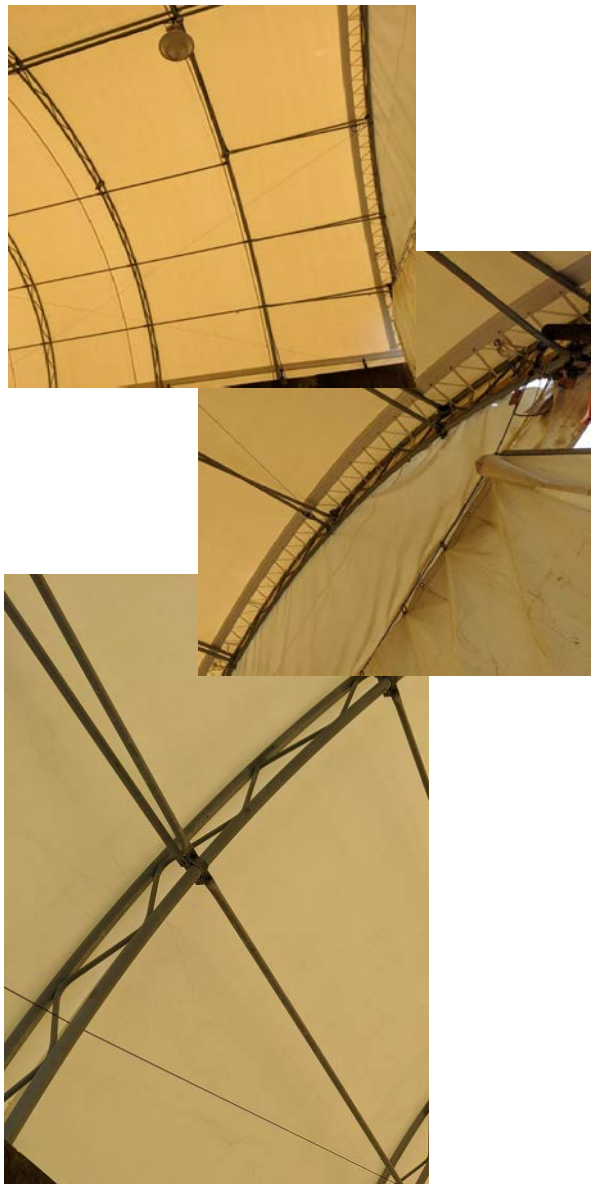
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Salt Shed: Standard Slab on Grade**	
		Description The floor of the salt shed is a concrete slab on grade. **Assessment** The visible portion of the slab appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 19 Years **Estimated Remaining Life** 11 Years	**Note:** **Estimated Budget $ 30,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Salt Shed: Steel Frame Roof & Walls**	
		**Description** The roof/wall structure is galvanized steel arched chord frames. **Assessment** The steel tube frame appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 65+ Years **Present Equivalent Age** 19 Years **Estimated Remaining Life** 46 Years	**Note:** Replacement: >30 Years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Salt Shed: Steel Posts**	
		Description The front wall of the salt shed has steel tube posts connected to the block foundation wall. **Assessment** The bottom of the steel tube posts are severely corroded. Exposure to salt appears to have accelerated the corrosion. The steel tubes should be replaced. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 65+ Years **Present Equivalent Age** 65 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

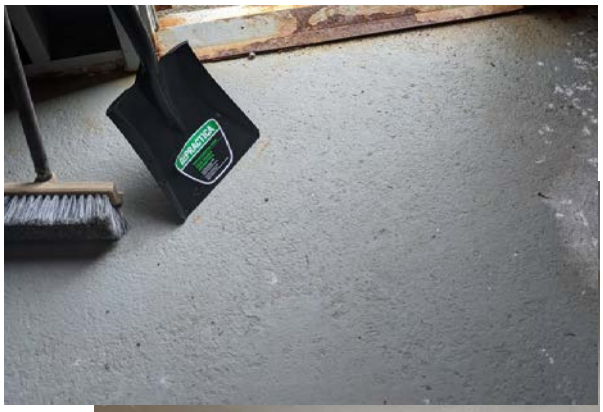
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Concrete Wall Foundations**	
		Description Shed foundations are cast-in-place concrete. **Assessment** Concrete is generally in good condition except at front corners. The concrete has been exposed to the salt water and has deteriorated. Concrete should be sounded in these locations and patched to protect against future corrosion. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 55 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 35 Years	**Note:** Repairs: <$5,000 Replacement: >30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Standard Slab on Grade**	
		**Description** The floor of the brine shed is concrete slab-on-grade. **Assessment** Concrete appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 55 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 39 Years	**Note:** Replace: >30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Steel Roof Construction**	
		Description The roof of the brine shed is light gauge steel channels with steel decking. **Assessment** Steel appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 55 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 39 Years	**Note:** Replacement: > 30 Years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Steel Exterior Walls**	
		Description The exterior walls of the shed are steel cladding spanning steel channels. **Assessment** Steel is generally in good condition. There are some small areas at the front of the shed with severe corrosion. These areas of corroded steel cladding and bottom channel should be repaired. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 55 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 35 Years	**Note:** Repairs: $7,500 Replacement: > 30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

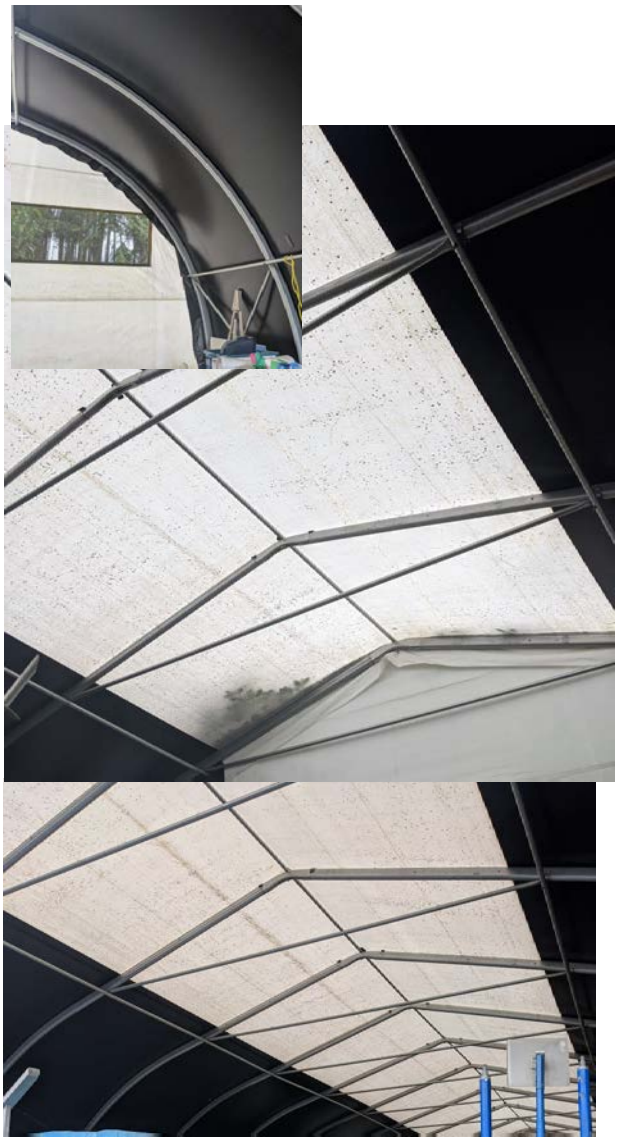
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Tub Storage: Wood Foundations**	
		Description The foundations of the storage structure is treated lumber. **Assessment** Wood appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 40 Years **Present Equivalent Age** 13 Years **Estimated Remaining Life** 27 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Tub Storage: Steel Frame Roof & Walls**	
		**Description** The frame of the tub storage structure is steel tube arches. **Assessment** Steel appears to be in good condition. Some fasteners to the wood foundation are rusted and should be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 65+ Years **Present Equivalent Age** 13 Years **Estimated Remaining Life** 52 Years	**Note:** Repairs: <$5,000 Replacement: > 30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Sanitation Bin Storage: Block Foundations**	
		Description The foundations of the sanitation bin storage are locking concrete blocks. **Assessment** The blocks are generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 50 Years **Present Equivalent Age** 13 Years **Estimated Remaining Life** 37 Years	**Note:** Replacement: > 30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Sanitation Bin Storage: Steel Frame Roof & Walls**	
		Description The roof/wall structure is galvanized steel arched chord frame.
		Assessment Roof structure appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 65+ Years **Present Equivalent Age** 13 Years **Estimated Remaining Life** 52 Years	**Note:** Replacement: > 30 Years **Estimated Budget** -

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Water Storage**	
		Description The water storage structure is a Semi-trailer supported on concrete blocks. **Assessment** The trailer is in fair condition. Some corrosion was observed. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget $ 35,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
A10 Foundations		
A1010 Standard Foundations	**Road Storage: Concrete Foundations**	
		Description Foundations are cast-in-place concrete. **Assessment** Foundations appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 75+ Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 50 Years	**Note:** Repairs: <$5,000 Replacement: >30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Road Storage: Standard Slab on Grade**	
		Description The floor of the road storage structure is a slab on grade. **Assessment** The concrete slab on grade appears to be in good condition. Some minor staining present. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 40 Years	**Note:** Replacement: > 30 Years **Estimated Budget** -

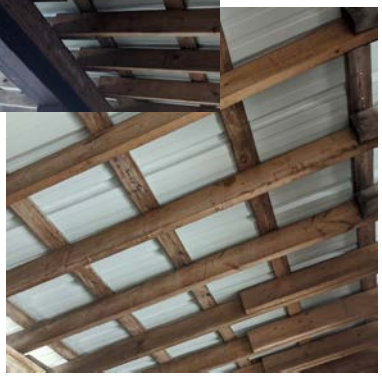
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Road Storage: Wood Frame Roof Structure**	



Description

The roof of the road storage structure is wood frame. Wood rafters span to wood beams.

Assessment

Wood frame roof structure appears to be in good condition. There are some locations of minor staining of wood.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

2 Structural Integrity

Expected Service Life	50 Years
Present Equivalent Age	30 Years
Estimated Remaining Life	20 Years

Note:

Replacement: $7,500

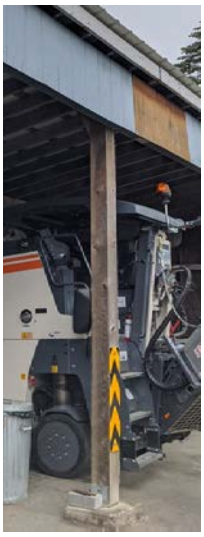
Estimated Budget $ 7,500

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

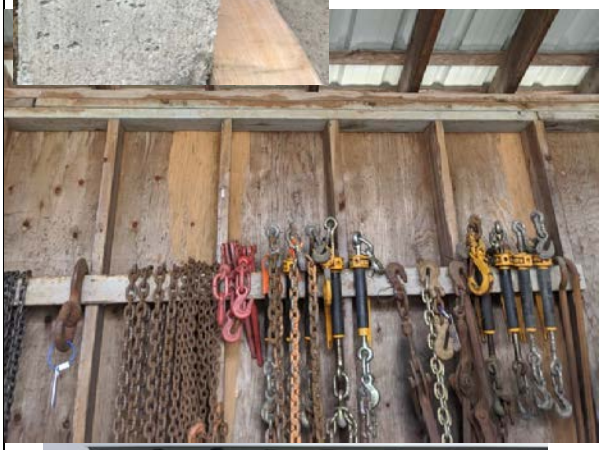
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Road Storage: Wood Columns**	
		**Description** Wood columns support the wood frame roof structure. **Assessment** Columns appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 50 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 20 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Road Storage: Wood Frame Exterior Walls**	
		**Description** The exterior walls of the road storage building are wood frame. **Assessment** Wood is in fair condition. There is some decay and weathering at the bottom sill plate, and weathering and staining on the rear walls. Edge posts exposed to more weather with more severe decay should be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 50 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 20 Years	**Note:** Immediate Repairs: <$5,000 Replacement: $10,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Road Storage: C-Can**	
		Description The Road Storage structure is a steel C-Can supported on concrete blocks. **Assessment** The walls of the trailer have corrosion and are in poor condition. There are areas of corrosion that have penetrated through the thickness of the steel at the rear door. Fasteners have also corroded. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 28 Years **Estimated Remaining Life** 2 Years	**Note:** **Estimated Budget $ 15,000**

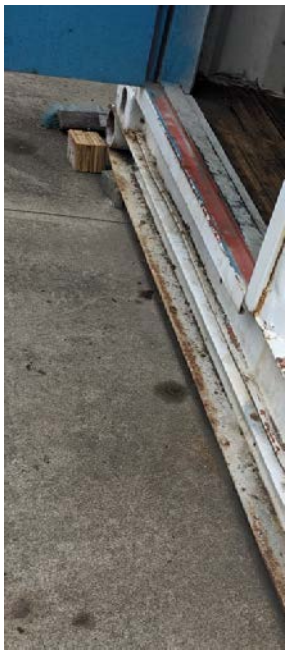
CONDITION ASSESSMENT SUMMARY

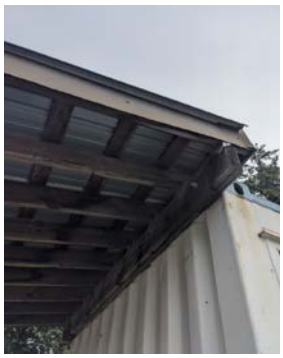
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Shop Storage**	





Description

The Shop Storage is a steel C-Can supported on concrete blocks. There is also a wood frame canopy roof attached to the exterior wall of the C-Can that is supported on steel tube columns.

Assessment

The canopy structure is in good to fair condition.

The C-Can appears to be in good to fair condition. There is some corrosion at the base steel.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

2 Structural Integrity

Expected Service Life	30	Years
Present Equivalent Age	15	Years
Estimated Remaining Life	15	Years

Note:

Estimated Budget $ 20,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Sewer**	
		Description The Sewer storage structure is a C-Can supported on wood blocks. **Assessment** Wood foundations are damaged and should be replaced. The C-Can itself appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Immediate Repairs: <$5,000 Replacement: $15,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Drainage**	
		Description The Drainage structure is a C-Can supported on wood blocks. **Assessment** Wood foundations are damaged and crushed and should be replaced. The C-Can itself appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Immediate Repairs: <$5,000 Replacement: $15,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - South End**	
		Description The South End structure is a C-Can supported on wood blocks. **Assessment** Wood blocks are damaged and should be replaced. The C-Can appears to be in good to fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** Repairs: <$5,000 Replacement: $15,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Construction Storage**	

Description

The Construction Storage structure is a C-Can supported on concrete blocks.

Assessment

The C-Can is in fair to poor condition. Areas of corrosion were observed at the bottom of the C-Can.

Condition

3 Fair: Significant maintenance required.

Priority

2 Structural Integrity

Expected Service Life	30	Years
Present Equivalent Age	25	Years
Estimated Remaining Life	5	Years

Note:

Estimated Budget $ 15,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Storage Racking**	

Description

There are several storage racks near the Purchasing and Stores building.

Assessment

Storage racks are in good to fair condition. There is some paint peeling and some areas of minor corrosion at the exposed ends of the support beams.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

2 Structural Integrity

Expected Service Life	40	Years
Present Equivalent Age	25	Years
Estimated Remaining Life	15	Years

Note:

Estimated Budget $ 30,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Fuel Pump Canopy: Steel Columns**	
		Description The steel canopy is supported by steel columns. **Assessment** Columns have minor corrosion. Columns should be cleaned of rust and re-coated. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 65+ Years **Present Equivalent Age** 19 Years **Estimated Remaining Life** 46 Years	**Note:** Replacement: > 30 Years **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Vehicle Wash Station: Steel Bracing**	
		Description There is steel tubing supporting the plumbing for the vehicle wash station. **Assessment** Tubing is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Vehicle Wash Station: Steel Grating**	
		Description The steel grating of the wash ramp is supported on steel channels. **Assessment** Steel appears to be in fair condition with some corrosion present. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Wash Ramp: Standard Slab on Grade**	
		Description The wash ramp has a concrete slab-on-grade. **Assessment** The concrete of the wash ramp slab on grade is in fair condition. Some weathering at the surface has roughened the concrete to expose some aggregate. Concrete should be sounded and any areas of delamination repaired. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Wash Ramp: Steel Grating**	
		Description The floor of the wash ramp tower is steel grating. **Assessment** Grating has corrosion and is in poor condition. It should be replaced. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Wash Ramp: Concrete Ramps**	
		Description The wash ramps are cast in place concrete.
		Assessment The concrete of the wash ramp slab on grade is in fair condition. Some weathering at the surface has roughened the concrete to expose some aggregate. Materials are covering the majority of the slab and are potentially corrosive/acidic. Materials should be removed and concrete should be cleaned and sounded. Any areas of delamination should be repaired. **Condition** 3 Fair: Significant maintenance required. **Priority** 2 Structural Integrity
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Wash Ramp: Steel Stairs and Guardrails**	
		Description A set of steel stairs leads to the upper platform of the wash ramp with steel tube guardrails. **Assessment** Steel stairs are in fair condition. Some areas of minor corrosion are present. Guardrails have some locations of corrosion. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 50 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget $ 40,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Wash Ramp: Steel Guardrails**	
		Description There are steel tube guardrails at perimeter of the the wash ramp and the stairs and upper level of the wash ramp platform. **Assessment** Guardrails have some locations of corrosion. Areas of corrosion should cleaned and re-coated to prevent further corrosion. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 50 Years **Present Equivalent Age** 35 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Wash Ramp: Retaining Walls**	
		Description The perimeter of the wash ramp is surrounded by concrete retaining walls. **Assessment** Retaining walls are cracked in several locations. The acidity of the wash-out materials appear to have accelerated the damage to the concrete retaining walls. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 40 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Seismic Construction**	
		Description To our knowledge, there have not been seismic assessments completed on the miscellaneous structures at the Public Works Yard beyond the 4 main buildings. Several of the miscellaneous structures are trailers and C-cans. These structures are essentially temporary structures but are being used as permanent structures at the site. There are also structures with lock block foundations and steel frame with fabric roof materials. **Assessment** In order to resist current BC Building Code lateral loads, these structures that are currently founded on concrete blocks and wood foundations would require concrete foundations. The structures beyond the foundations should be assessed for adequacy to resist lateral loads. The lock-block foundation structures should be assessed for structural adequacy to resist lateral loads. A general comment to note that covers the miscellaneous structures is that the City should determine the importance of the structure and the necessity for adequacy to the full BC Building Code loads. Some of these structures are believed to be rarely used (Tub Shed) and others are very important (Construction Supervisors Office, Fuel Pump Canopy). We recommend an assessment of these miscellaneous site structures for seismic adequacy and recommendations on what would be required in terms of required seismic resistance. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 60 Years **Estimated Remaining Life** 0 Years	**Note:** Seismic Assessment: $10,000. As this is a recommended report only, the budget has not been carried forward. **Estimated Budget** **N/A**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2030 Pedestrian Paving	**Exterior Concrete Stairs**	
		Description Concrete stairs lead to the upper level of the concrete retaining wall at the Shop Storage C-Can. **Assessment** Concrete stairs appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 2 Structural Integrity
	Expected Service Life 60 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 30 Years	**Note:** Replacement: <$5,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2030 Pedestrian Paving	**Steel Exterior Guardrails**	

Description

There are galvanized steel tube guardrails at the perimeter of the site retaining walls near the Shop Storage C-Can.

Assessment

Guardrails are overall in good condition. The concrete at the connection of the post to the stairs has delaminated and this front post should be-connected to new concrete. The railing at the stairs appears to have been removed. This portion of railing at the stairs should be replaced.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

1 Health and Safety

Expected Service Life	50 Years
Present Equivalent Age	30 Years
Estimated Remaining Life	20 Years

Note:

Immediate repairs: <$5,000
Replacement: $10,000

Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2040 Site Development	**Retaining Walls**	

Description

There is a cast-in-place concrete retaining wall at a grade change at the site near the Shop Storage C-Can.

Assessment

The retaining wall is generally in good condition. The retaining wall at the front stairs has broken and spalled at the first guardrail post. This should be repaired.

Condition

3 Fair: Significant maintenance required.

Priority

2 Structural Integrity

Expected Service Life	75+ Years
Present Equivalent Age	31 Years
Estimated Remaining Life	44 Years

Note:

Immediate repairs: <$5,000

Replacement: >30 years

Estimated Budget **See Above**

Read Jones Christoffersen Ltd. – Building Enclosure; Site Improvements

Prepared By:

2021-02-04

Bernard Ribeiro, P.Eng.
Senior Project Engineer

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B1010 Ramps/Decks	**Guardrails/Handrails**	
		Description Painted wood guardrails and handrails.
		Assessment The paint finish appeared to be generally in fair to poor condition. The Expected Service Life noted below refers to the paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 1 Health and Safety
	Expected Service Life 7 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B1010 Ramps/Decks	**Deck Membrane**	
		Description PVC deck membrane at the ramp and east deck. **Assessment** The PVC membrane appeared to be generally in fair (deck) to poor (ramp) condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 15, 10 Years **Estimated Remaining Life** 0, 5 Years	**Note:** Phase 1: 8 m^2 @ \$215/m^2 = \$1,720 Phase 2: 15 m^2 @ \$215/m^2 = \$3,225 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2010 Exterior Walls	**Walls - Concrete Block**	
		Description Painted concrete block walls on original (1965) section of building. **Assessment** The concrete block is an exposed structural element of the building. The paint finish appeared to be generally in good to fair condition. The Expected Service Life noted below refers to the paint finish. The concrete blocks form the structure and enclosure; there is no separate building enclosure cladding. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 4 Years	**Note:** Joints should be repointed as required before painting. Paint: 205 m^2 @ \$30/m^2 Includes doors and wood trim around doors and windows; includes exposed roof structure. **Estimated Budget $ 6,150**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2010 Exterior Walls	**Walls - Metal Cladding**	
		Description Prefinished metal cladding on the 1990 through 1998 additions. **Assessment** The cladding appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 20 Years	**Note:** 585 m^2 @750/m^2 **Estimated Budget $ 438,750**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2020 Exterior Windows	**Windows**	

Description

Vinyl-framed, double-glazed window assemblies.
Aluminum-framed, double-glazed window assemblies.
Aluminum-framed, single-glazed window assemblies.

Wood trim applied around some of the windows in the block walls.

Assessment

The condition of the windows appeared to vary from good (newer vinyl framed) to poor (original aluminum framed) condition.

The wood trim appeared to be generally in poor condition.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40	Years
Present Equivalent Age	40, 20	Years
Estimated Remaining Life	0, 20	Years

Note:

PEA: Orig. Aluminum 40 yrs.; Vinyl/Aluminum 20 years

Phase 1: Orig. Aluminum and Wood Trim: 4 @ $1,500 = $6,000
Phase 2: Vinyl/Aluminum: 29 @ $1,500 = $43,500
Paint of trim included with the block walls.

Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2030 Exterior Doors	**Storefront Windows and Doors**	
		Description Aluminum-framed, double-glazed assembly. Installed circa 1998. **Assessment** The assembly appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 22 Years **Estimated Remaining Life** 18 Years	**Note:** 8 m^2 @ $800/m2 **Estimated Budget $ 6,400**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2030 Exterior Doors	**Solid Doors**	
		Description Wood and metal-clad wood doors; some with glazing inserts. **Assessment** The doors appeared to be generally in fair (newer metal clad doors) to poor (original wood doors) condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 30, 20 Years **Estimated Remaining Life** 0, 10 Years	**Note:** Phase 1: 2 wood doors @ $1,500 = $3,000 Phase 2: 5 metal clad doors @ $1,500= $7,500 Paint of trim and doors included with the block walls. **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Administration & Operations		
B2030 Exterior Doors	**Overhead Doors**	
		Description Sectional and roll-up overhead doors. **Assessment** The doors appeared to be generally in fair to poor condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 25, 20 Years **Estimated Remaining Life** 0, 5 Years	**Note:** Phase 1: 1 @ $3,500 = $3,500 Phase 2: 2 @ $3,500 = $7,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

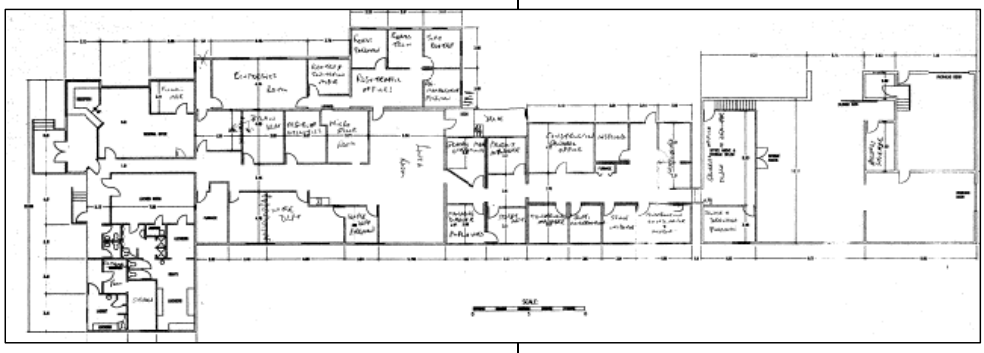
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B30 Roofing - Administration & Operations		
B3010 Roof Coverings	**Modified Bitumen Roofing**	

Description



Two ply modified bitumen conventional low slope roof assembly.

Various areas include the Main Building (2015), Trailer (2013), Construction Offices (2013), and Casting Shed (2013).

Assessment

The roofing appears to be generally in good to fair condition with some degranulation, water ponding, and tenting.

Expected service life for this type of assembly is 20 to 25 years with diligent maintenance.

The tenting should be repaired to ensure roof achieves expected service life. The water ponding should be corrected when re-roofing.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	22	Years
Present Equivalent Age	10, 8	Years
Estimated Remaining Life	12, 14	Years

Note:

Phase 1: Repairs: <$5,000

Phase 2: Replacement: 655 m^2 @ $430/$m^2$ = $281,650

Phase 3: Replacement: 615 m^2 @ $430/$m^2$ = $264,450

Estimated Budget includes the skylights.

Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B30 Roofing - Administration & Operations		
B3010 Roof Coverings	**Skylights**	
		Description Aluminum frame, acrylic and glass skylights. **Assessment** The skylights appeared to be generally in good to fair condition. Replacement would typically be done when replacing the roofing. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life NA Years **Present Equivalent Age** NA Years **Estimated Remaining Life** NA Years	**Note:** Estimated Budget included with the roofing. **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B1010 Stairs	**Handrails**	
		Description Concrete stairs with painted steel handrails. **Assessment** The paint finish appeared to be generally in fair condition. The Expected Service Life noted below refers to the paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 2 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Walls - Concrete Block**	
		Description Painted concrete block walls on original (1975; Area 2) section of building. **Assessment** The concrete block is an exposed structural element of the building. The paint finish appeared to be generally in good condition. The Expected Service Life noted below refers to the paint finish. The concrete blocks form the structure and enclosure; there is no separate building enclosure cladding. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 5 Years	**Note:** Joints should be repointed as required before painting. Paint: 315 m^2 @ \$30/m^2 Includes doors. **Estimated Budget $ 9,450**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Walls - Wood Siding**	
		Description Painted horizontal and vertical wood siding on the office section (Area 1). **Assessment** The wood siding appeared to be generally in fair condition with localized damage at ground level. The paint finish appeared to be generally in good condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10, 50 Years **Present Equivalent Age** 5, 40 Years **Estimated Remaining Life** 5, 10 Years	**Note:** Phase 1: Localized Repairs: <$5,000 Phase 2: Painting: 50 m^2 @ $50/$m^2$ = $2,500 Phase 3: Replacement: 50 m^2 @ $800/$m^2$ = $40,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Walls - Vinyl Siding**	
		Description Vinyl siding on the small east addition (Area 3) **Assessment** The vinyl siding appeared to be generally in good to fair condition with some localized damage. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 15 Years	**Note:** Phase 1: Localized Repairs: <$5,000 Phase 2: Replacement: 40 m^2 @ $400/$m^2$ = $16,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2010 Exterior Walls	**Walls - Metal Cladding**	
		Description Prefinished metal cladding band along the top of wall. **Assessment** The cladding appeared to be generally in good to fair condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 15 Years	**Note:** 60 m^2 @750/m^2 **Estimated Budget $ 45,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2020 Exterior Windows	**Windows**	
		Description Vinyl-framed, double-glazed window assemblies in wood framed walls. Aluminum-framed, single-glazed window assemblies in block walls. **Assessment** The condition of the windows appeared to vary from good (newer vinyl framed) to poor (original aluminum framed) condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 40, 20 Years **Estimated Remaining Life** 0, 20 Years	**Note:** PEA: Orig. Aluminum 40 yrs.; Vinyl 20 years Phase 1: Orig. Aluminum: 6 @ $1,500 = $9,000 Phase 2: Vinyl: 6 @ $1,000 = $6,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2030 Exterior Doors	**Solid Doors - Wood**	
		Description Wood and metal-clad wood doors; some with glazing inserts. **Assessment** The doors appeared to be generally in good/fair (newer metal clad doors) to poor (original wood doors) condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25, 20, Years **Estimated Remaining Life** 5, 10 Years	**Note:** Phase 1: 2 @ $1,500 = $3,000 Phase 2: 2 @ $1,500 = $3,000 Paint of doors included with the block walls. **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2030 Exterior Doors	**Solid Doors - Steel**	
		Description One unfinished, steel door in vinyl clad wall area. **Assessment** The door appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 30 Years	**Note:** 1@ $1,500 **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

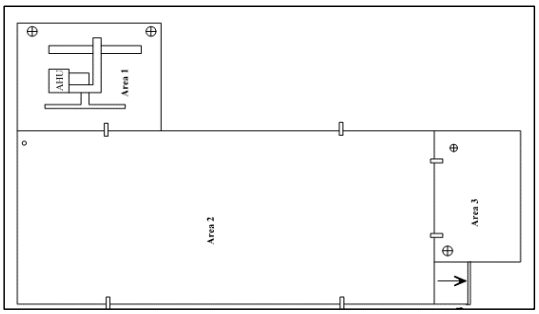
Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B2030 Exterior Doors	**Overhead Doors**	
		Description Sectional overhead doors. **Assessment** The doors appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10, 5 Years **Estimated Remaining Life** 15, 20 Years	**Note:** Phase 1: 1 @ $2,500 = $2,500 Phase 2: 3 @ $3,500 = $11,500 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Purchasing & Stores		
B3010 Roof Coverings	**Modified Bitumen Roofing**	
	 	**Description** Two ply modified bitumen conventional low slope roof assembly. Various areas include the Stores Building (Area 2: 2015), Office (Area 1: 2013), and west end addition (Area 3: 2013). **Assessment** The roofing appears to be generally in good condition although there is extensive debris present that should be removed. Expected service life for this type of assembly is 20 to 25 years with diligent maintenance. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 22 Years **Present Equivalent Age** 7, 5 Years **Estimated Remaining Life** 15, 17 Years	**Note:** Phase 1: Clean: <$5,000 Phase 2: Area 1, 3 - Replacement: 160 m^2 @ $430/$m^2$ = $68,800 Phase 3: Area 2 - Replacement: 465 m^2 @ $430/$m^2$ = $199,950 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B1010 Stairs	**Guardrails**	
		Description Painted wood stairs and guardrails at stairs to west addition. **Assessment** The paint finish appeared to be generally in fair to poor condition. The Expected Service Life noted below refers to the paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2010 Exterior Walls	**Walls - Concrete & Concrete Block**	
		Description Painted concrete block and cast-in-place concrete walls on original (1965) section of building. **Assessment** The concrete block and cast-in-place contract walls are exposed structural elements of the building. The paint finish appeared to be generally in good condition. The Expected Service Life noted below refers to the paint finish. The concrete blocks and cast-in-place concrete walls form the structure and enclosure; there is no separate building enclosure cladding. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 5 Years	**Note:** Joints should be repointed as required before painting. Paint: 195 m^2 @ \$30/m^2 Includes doors **Estimated Budget $ 5,850**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2010 Exterior Walls	**Walls - Wood Siding**	
		Description Painted plywood panels and vertical wood siding. **Assessment** The wood siding appeared to be generally in fair to poor condition. The paint finish appeared to be generally in fair to poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10, 50 Years **Present Equivalent Age** 8, 48 Years **Estimated Remaining Life** 2, 2 Years	**Note:** Phase 1: Painting: 50 m^2 @ \$50/m^2 = \$2,500 Phase 2: Replacement: 50 m^2 @ \$800/m^2 = \$40,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2010 Exterior Walls	**Walls - Metal Cladding**	
		Description Prefinished metal cladding at the west (2012) and south east (2014) additions. **Assessment** The cladding appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 38 Years	**Note:** **Estimated Budget** **>30 Years**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2020 Exterior Windows	**Windows**	

Description

Vinyl and aluminum-framed, double-glazed window assemblies in block walls.

Wood-framed, single-glazed window assemblies in block wall.

Vinyl-framed, double-glazed window assemblies in west addition.

Assessment

The condition of the windows appeared to vary from good (west addition) to poor (original wood framed) condition.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40	Years
Present Equivalent Age	40, 20, 8	Years
Estimated Remaining Life	0, 20, 32	Years

Note:

PEA: Wood 40 yrs.; Aluminum 20 yrs.; Vinyl 8 yrs.

Phase 1:Wood: 2 @ $1,000 = $2,000
Phase 2: Aluminum: 6 @ $1,000 = $6,000
Phase 3: Vinyl: >30 Years

Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2030 Exterior Doors	**Solid Doors - Wood**	
		Description Wood and metal-clad wood doors; some with glazing inserts. **Assessment** The doors appeared to be generally in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** 8 @ $1,500 Paint of doors included with the block walls. **Estimated Budget $ 12,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2030 Exterior Doors	**Solid Doors - Steel**	
		Description Steel doors in west addition. **Assessment** The doors appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 32 Years	**Note:** Paint of doors included with the block walls. **Estimated Budget** **>30 Years**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B2030 Exterior Doors	**Overhead Doors**	
		Description Sectional overhead doors. **Assessment** The doors appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 13, 8, 6, 4 Years **Estimated Remaining Life** 12, 17,19,21 Years	**Note:** Phase 1: 1 @ $3,500 = $3,500 Phase 2: 1 @ $3,500 = $3,500 Phase 3: 2 @ $3,500 = $7,000 Phase 4: 4 @ $3,500 = $14,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B3010 Roof Coverings	**Modified Bitumen Roofing**	
		Description Two ply modified bitumen conventional low slope roof assembly installed on the main building (2012). **Assessment** The roofing appears to be generally in good condition with some ponding. Expected service life for this type of assembly is 20 to 25 years with diligent maintenance. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 22 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 12 Years	**Note:** 965 m^2 @ $430/$m^2$ **Estimated Budget $ 414,950**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - Truck Barn		
B3010 Roof Coverings	**PVC and EPDM Roofing**	
	NO PHOTOS	**Description** PVC membrane on south east addition (2014), and EPDM membrane on west end addition (2012). **Assessment** These roofs were not accessed; condition based on age and reported condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 8, 6 Years **Estimated Remaining Life** 17, 19 Years	**Note:** Phase 1: 90 m^2 @ \$380/m^2 = \$34,200 Phase 3: 65 m^2 @ \$380/m^2 = \$24,700 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B1010 Stairs	**Handrails**	
		Description Wood stairs and painted handrails at fleet office. **Assessment** The paint finish appeared to be generally in fair condition. The Expected Service Life noted below refers to the paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 4 Years **Estimated Remaining Life** 3 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2010 Exterior Walls	**Walls - Concrete Block**	
		Description Painted concrete block walls on main sections of the building. **Assessment** The concrete block and cast-in-place contract walls are exposed structural elements of the building. The paint finish appeared to be generally in good condition. The Expected Service Life noted below refers to the paint finish. The concrete blocks walls form the structure and enclosure; there is no separate building enclosure cladding. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 4 Years	**Note:** Joints should be repointed as required before painting. Paint: 450 m^2 @ $30/$m^2$ Includes doors **Estimated Budget $ 13,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2010 Exterior Walls	**Walls - Wood Siding**	
		Description Painted wood siding at the fleet office (south west addition) and lunchroom (south east addition). **Assessment** The wood siding appeared to be generally in fair to poor condition with isolated damage. The paint finish appeared to be generally in fair to poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10, 50, 50 Years **Present Equivalent Age** 10, 48, 45 Years **Estimated Remaining Life** 0, 2, 5 Years	**Note:** Phase 1: Repairs (Lunchroom): <$5,000 Phase 2: Painting: 65 m^2 @ $50/$m^2$ = $3,250 Phase 3: Replace (Fleet Office): 20 m^2 @ $800/$m^2$ = $16,000 Phase 4: Replace (Lunchroom): 45 m^2 @ $800/$m^2$ = $36,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2010 Exterior Walls	**Walls - Fibre Cement Siding**	
		Description Fibre cement siding at the front, fleet office, addition. **Assessment** The siding appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 33 Years	**Note:** Painting included with wood siding. **Estimated Budget** **>30 Years**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2020 Exterior Windows	**Windows**	
		Description Vinyl and aluminum-framed, double-glazed window assemblies in block walls. Vinyl-framed, double-glazed window assemblies in wood framed walls. **Assessment** The condition of the windows appeared to vary from good (vinyl) to fair (aluminum) condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 30, 20 Years **Estimated Remaining Life** 10, 20 Years	**Note:** PEA: Aluminum 30 yrs.; Vinyl 20 yrs. Phase 1: Aluminum: 6 @ $1,500 = $9,000 Phase 2: Vinyl: 5 @ $1,500 = $7,500 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2030 Exterior Doors	**Solid Doors - Wood**	
		Description Metal-clad wood doors; some with glazing inserts. **Assessment** The doors appeared to be generally in fair (wood framed areas) to poor (block wall areas) condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 29, 20 Years **Estimated Remaining Life** 1, 10 Years	**Note:** Phase 1: 2 @ $1,500 = $3,000 Phase 2: 3 @ $1,500 = $4,500 Paint of doors included with the block walls. **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B2030 Exterior Doors	**Overhead Doors**	
		Description Sectional overhead doors. **Assessment** The doors appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 8, 3 Years **Estimated Remaining Life** 17, 22 Years	**Note:** Phase 1: 3 @ $4,500 = $13,500 Phase 2: 4 @ $4,500 = $18,000 **Estimated Budget** **See Above**

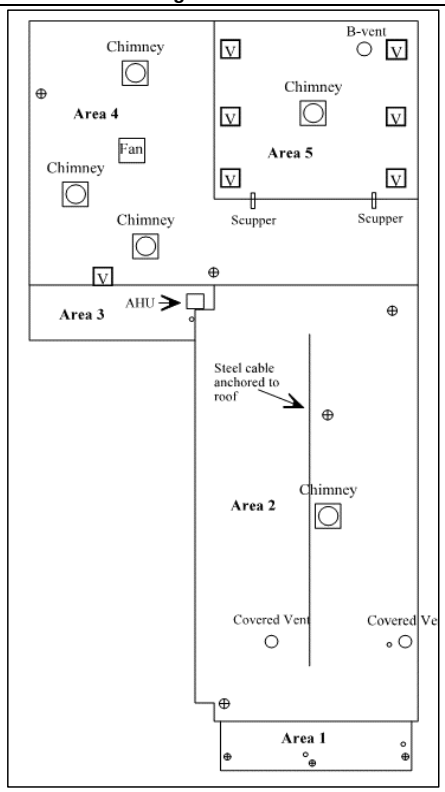
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B3010 Roof Coverings	**Modified Bitumen Roofing**	



Description

Two ply modified bitumen conventional low slope roof assembly at Area 1 (2006), Area 2 (2014), Area 4 (2014), Area 5 (2006).

Assessment

The roofing appears to be generally in good condition with some ponding and degranulation.

Expected service life for this type of assembly is 20 to 25 years with diligent maintenance.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	22	Years
Present Equivalent Age	14, 6	Years
Estimated Remaining Life	8, 16	Years

Note:

Phase 1: (Area 1, 5): 180 m^2 @ \$430/m^2 = \$77,400

Phase 2: (Area 2, 4): 710 m^2 @ \$430/m^2 = \$305,300

Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
B20 Exterior Enclosure - The Shop		
B3010 Roof Coverings	**PVC Roofing**	
		Description PVC membrane on entrance addition; Area 3 (1992). **Assessment** The roofing appears to be generally in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 5 Years	**Note:** 40 m^2 @ $380/$m^2$ **Estimated Budget $ 15,200**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Construction Supervisor's Office - Walls - Exterior Coatings**	
		Description Mobile trailer (1991) including wheels and hitch. **Assessment** The metal cladding has been painted. The paint finish appeared to be generally in good condition. The Expected Service Life noted below refers to the paint finish. The metal cladding would not normally be replaced on this type of unit; rather the complete unit would be replaced. Similarly the windows and doors would not normally be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 4 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Construction Supervisor's Office - Doors & windows**	
		Description Metal-clad wood door; aluminum framed windows. **Assessment** The door and windows appeared to be generally in good condition. As noted in the previous section, the door and windows would not normally be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life NA Years **Present Equivalent Age** NA Years **Estimated Remaining Life** NA Years	**Note:** **Estimated Budget** **NA**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Salt Shed - Roofing**	
		Description Polyolefin (Duraweave/FRU 88X) roofing on a steel frame. **Assessment** The roofing appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 10 Years	**Note:** 465 m^2 @ $120/$m^2$ **Estimated Budget $ 55,800**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Brine Shed - Cladding**	
		Description Prefinished metal cladding.
		Assessment The cladding appeared to be generally in good condition except along the base where there was extensive corrosion. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 35, 20 Years **Estimated Remaining Life** 0, 15 Years	**Note:** Phase 1: Repairs: <$5,000 Phase 2: Replacement: 110 m^2 @750/m^2 = $82,500 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Brine Shed - Solid Doors**	
		Description Metal solid door. **Assessment** The door appeared to be generally in fair to poor condition with corrosion along the bottom. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

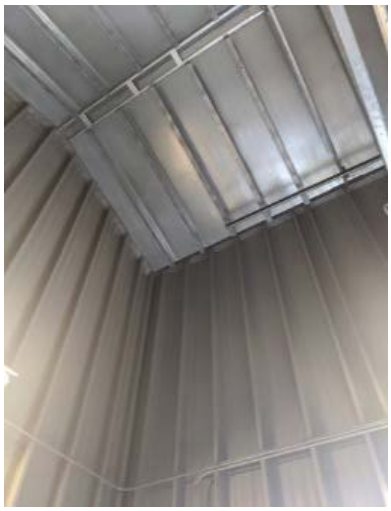
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Brine Shed - Overhead Doors**	
		Description Sectional overhead door; manually operated. **Assessment** The door appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Brine Shed - Roofing**	
		**Description** Prefinished, standing seam, sloped metal roof. **Assessment** The roofing appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 20 Years	**Note:** 30 m^2 @ $460/$m^2$ **Estimated Budget $ 13,800**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Tub Storage - Roofing**	
		Description Vinyl roofing wrapped around metal tubing frame. **Assessment** The roofing appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 10 Years	**Note:** 620 m^2 @ $120/$m^2$ **Estimated Budget $ 74,400**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Sanitation Bin Storage - Roofing**	
		Description Vinyl roofing wrapped around metal tubing frame **Assessment** The roofing appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 7 Years	**Note:** 560 m^2 @ $120/$m^2$ **Estimated Budget $ 67,200**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Water Storage - Enclosure**	
		Description Semi-trailer used for storage. **Assessment** The trailer cladding is generally prefinished. The paint finish on the frame appeared to be generally in poor condition with some corrosion. The Expected Service Life noted below refers to the paint finish. The metal cladding would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 6 Years **Estimated Remaining Life** 1 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Road Storage - Enclosure**	
		Description C-Can used for storage. **Assessment** The steel shell has been painted. The paint finish appeared to be generally in poor condition. The Expected Service Life noted below refers to the paint finish. The steel shell would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Road Storage - Wood Structure - Walls**	
		Description Wood structure with generally unpainted plywood walls. **Assessment** The walls are unfinished. The plywood appeared to be generally in fair to poor condition. Replacement should include new plywood sheathing and siding within the next 5 years. Expected Service Life indicated below refers to new fibre cement board siding. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 5 Years	**Note:** 40 m^2 @ $800/$m^2$ **Estimated Budget $ 32,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Road Storage - Wood Structure - Roofing**	
		Description Prefinished, corrugated, sloped metal roof. **Assessment** The roofing appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 20 Years	**Note:** 30 m^2 @ $460/$m^2$ **Estimated Budget $ 13,800**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Shop Storage - Enclosure**	
		Description C-Can used for storage. **Assessment** The steel shell has been painted. The paint finish appeared to be generally in poor condition with some corrosion. The Expected Service Life noted below refers to the paint finish. The steel shell would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 6 Years **Estimated Remaining Life** 1 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Shop Storage - Overhead Doors**	
		Description Sectional overhead door; manually operated. **Assessment** The door appeared to be generally in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 18 Years **Estimated Remaining Life** 7 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Sewer - Enclosure**	
		Description C-Can used for storage. **Assessment** The steel shell has been painted. The paint finish appeared to be generally in good condition. The Expected Service Life noted below refers to the paint finish. The steel shell would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Sewer - Overhead Doors**	
		Description Roll up overhead door; manually operated. **Assessment** The door appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Drainage - Enclosure**	
		Description C-Can used for storage. **Assessment** The steel shell has been painted. The paint finish appeared to be generally in good condition. The Expected Service Life noted below refers to the paint finish. The steel shell would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Drainage - Overhead Doors**	
		Description Roll up overhead door; manually operated. **Assessment** The door appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - South End - Enclosure**	
		Description C-Can used for storage. **Assessment** The steel shell has been painted. The paint finish appeared to be generally in fair to poor condition. The Expected Service Life noted below refers to the paint finish. The steel shell would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 2 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**C-Can - Construction Storage - Enclosure**	
		Description C-Can used for storage. **Assessment** The steel shell has been painted. The paint finish appeared to be generally in poor condition with some corrosion. The Expected Service Life noted below refers to the paint finish. The steel shell would not normally be replaced on this type of unit; rather the complete unit would be replaced. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Storage Racking - Framing**	
		Description Painted steel framing. **Assessment** The paint finish appeared to be generally in poor condition. The Expected Service Life noted below refers to the paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 6 Years **Estimated Remaining Life** 1 Years	**Note:** 1 @ $7,000 **Estimated Budget $ 7,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Storage Racking - Roofing**	
		Description Corrugated, galvanized steel roof panels. **Assessment** The roofing appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 20 Years	**Note:** 70 m^2 @ $460/$m^2$ **Estimated Budget $ 32,200**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Fuel Pump Canopy - Framing**	
		Description Painted steel framing. **Assessment** The paint finish appeared to be generally in fair condition. The Expected Service Life noted below refers to the paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 7 Years **Present Equivalent Age** 6 Years **Estimated Remaining Life** 1 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Fuel Pump Canopy - Fascia**	
		Description Prefinished, profiled metal panels. **Assessment** The prefinished panels appeared to be generally in good condition with some minor damage. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** 20 m^2 @750/m^2 **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Fuel Pump Canopy - Soffit**	
		Description Prefinished, perforated aluminum soffit panels. **Assessment** The soffit panels appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** 85 m^2 @ $50/$m^2$ **Estimated Budget $ 4,250**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Fuel Pump Canopy - Roofing**	
	NO PHOTOS	**Description** Two ply modified bitumen; conventional low slope roof assembly. **Assessment** The roof was not accessed; condition based on age and reported condition. Expected service life for this type of assembly is 20 to 25 years with diligent maintenance. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 22 Years **Present Equivalent Age** 19 Years **Estimated Remaining Life** 3 Years	**Note:** 85 m^2 @ $270/$m^2$ **Estimated Budget $ 22,950**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Vehicle Wash Station - Frame and Drainage Grates**	
		Description Steel support tubing and grates. **Assessment** The paint finish appeared to be generally in fair to poor condition. The Expected Service Life noted below refers to the paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 5 Years **Present Equivalent Age** 4 Years **Estimated Remaining Life** 1 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Spec. Structures	**Wash Ramp - Miscellaneous Steel**	

Description

Miscellaneous steel, handrails, and guardrails.

Assessment

The paint finish appeared to be generally in fair to poor condition.

The Expected Service Life noted below refers to the paint finish.

Condition

4 Poor: Significant renewal/rehabilitation required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	5	Years
Present Equivalent Age	5	Years
Estimated Remaining Life	0	Years

Note:

1 @ $5,000

Estimated Budget $ 5,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2020 Parking Lots	**Paved Surfaces - Asphalt**	
		Description Asphalt paved parking and driveway areas. **Assessment** The condition of the asphalt generally varied from fair to poor with some areas recently repaired. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 20, 15, 10 Years **Estimated Remaining Life** 5, 10, 15 Years	**Note:** Phase 1: Replacement 1/3: 5,580 m^2 @ $150/$m^2$: $837,000 Phase 2: Replacement 1/3: 5,580 m^2 @ $150/$m^2$: $837,000 Phase 3: Replacement 1/3: 5,580 m^2 @ $150/$m^2$: $837,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2020 Parking Lots	**Line Marking**	
		Description Line marking on asphalt surfaces. **Assessment** The line markings appeared to be generally in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 3 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2020 Parking Lots	**Concrete Driveways at Fuel Canopy**	
		Description Cast-in-place concrete slabs. **Assessment** The concrete slabs appeared to be generally in good condition with minor cracking. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** 85 m^2 @ $220/$m^2$ **Estimated Budget $ 18,700**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2020 Parking Lots	**Concrete Slabs Under Hoppers**	
		Description Cast-in-place concrete slabs. **Assessment** The concrete slabs appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 33 Years	**Note:** **Estimated Budget $ -**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2030 Pedestrian Paving	**Concrete Sidewalks & Walkways**	
		Description Cast-in-place concrete sidewalks and walkways. **Assessment** The concrete sidewalks and walkways appeared to be generally in good to fair condition with some cracking and settlement. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** 75 m^2 @ $220/$m^2$ **Estimated Budget $ 16,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2030 Pedestrian Paving	**Miscellaneous Guardrails**	
		Description Miscellaneous steel guardrails and handrails. **Assessment** The paint finish appeared to be generally in fair condition. The Expected Service Life noted below refers to the paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 5 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 2 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2040 Site Develop	**Fences & Gates**	
		Description Galvanized chain link fencing at the property perimeter. **Assessment** The fencing appeared to be generally in good to poor condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 27, 22, 15 Years **Estimated Remaining Life** 3, 8, 15 Years	**Note:** Phase 1: Replacement 1/3: 800 m^2 @ \$100/m^2: \$80,000 Phase 2: Replacement 1/3: 800 m^2 @ \$100/m^2: \$80,000 Phase 3: Replacement 1/3: 800 m^2 @ \$100/m^2: \$80,000 **Estimated Budget** **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2040 Site Develop	**Exterior Furnishings**	

Description

Various benches, tables, garbage containers, and bicycle racks.

Assessment

The various items appeared to be generally in good condition except one wood bench that was deteriorated.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	25	Years
Present Equivalent Age	25, 10	Years
Estimated Remaining Life	0, 15	Years

Note:

3 Garbage Cans; 5 Tables; 4 Planters; 1 Bench;
2 Bicycle Racks: 15 Items @ average cost of $1,000 each
Phase 1: $1,000
Phase 2: $14,000

Estimated Budget **See Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2040 Site Develop	**Flag Poles**	
		Description Aluminum flag poles. **Assessment** The flag poles appeared to be generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 45 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 20 Years	**Note:** 2@ $5,000 **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2040 Site Develop	**Fuel Tanks**	

Description

Two underground tanks (1 - gasoline; 1 diesel) service the fuel island. 25,000 litres; double wall; fibreglass

One above-ground, approx. 1514 L propane tank. This is a rental unit.

Assessment

An assessment of the tanks was not completed.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	30	Years
Present Equivalent Age	19	Years
Estimated Remaining Life	11	Years

Note:

Underground Fuel Tanks: 2@ $242,500
Propane Tanks: Rentals - Not Included
Remediation of soils, if required, is not included; equipment is not included.

Estimated Budget $ 485,000

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euoi studio | architecture + design – Interior Finishes

Prepared By:

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Architect

Prepared By:

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Architect

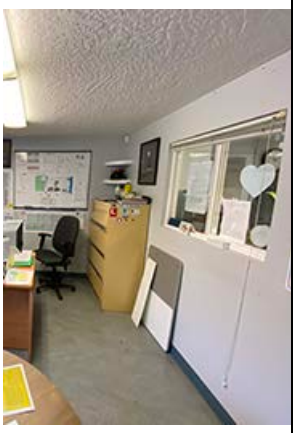
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1010 Partitions	**Interior Windows – Wood (Painted)**	



Description

Painted wood interior window frames and glazing, both fixed and sliding. Located in the General Office, Sewer & Drainage Department, and Casting Shed.

Assessment

Interior windows are in good condition. Painted finishes are in good condition. Repainting of frame per first column of service life.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15, 40	Years
Present Equivalent Age	10, 20	Years
Estimated Remaining Life	5, 20	Years

Note:

Replacement – Budget $750/ window. Replacement = <$5,000. Repainting of frames included in painting of GWB walls.

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1010 Partitions	**Glazed Partitions**	
		Description Clear anodized aluminum interior glazed partition. Located at the Reception Desk in the General Office. **Assessment** Interior glazing and frame is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 30 Years	**Note:** Replacement – Budget $750/ window. **Estimated Budget** **<$5,000**

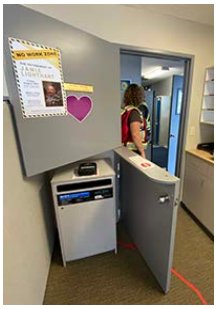
CONDITION ASSESSMENT SUMMARY

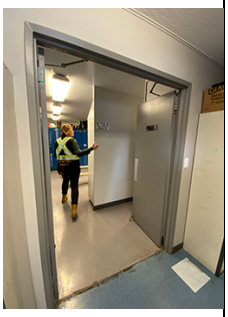
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Standard Interior Doors – Wood Doors/ Wood Frames (Painted)**	





Description

Painted wood slab doors (single and double doors) with painted wood frames. Located throughout the Administration & Operations Building. Includes (1) Dutch-swing style door in the General Office.

Assessment

Wood doors and wood frames are generally in fair condition. Signs of wear observed on paint finishes with scratches, dents, and nicks throughout (per first column of service life).

Several doors in the Casting Shed are in need of immediate repairs and refinishing, with some door trims damaged or missing. Repair and refinishing recommended (per second column of service life).

See 'Interior Door Hardware' for assessment of door hardware.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15, 40, 40 Years
Present Equivalent Age	10, 39, 25 Years
Estimated Remaining Life	5, 1, 15 Years

Note:

Replacement – Budget $650/ door assembly. Total replacement = $40,950 (Budget includes all wood door types). Repainting of all doors and frames included in painting of GWB walls. Immediate repairs and refinishing of doors and door trims = <$5,000.

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

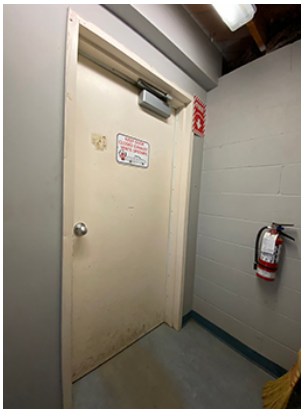
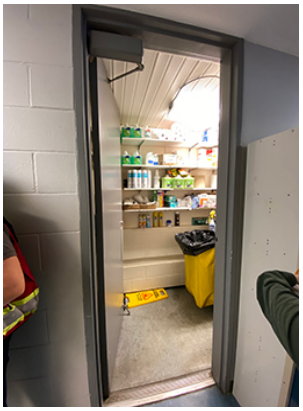
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Standard Interior Doors – Wood Doors/ Wood Frames (Stained)**	
		Description Stained wood slab doors with stained wood frames. Located primarily in the Roads Department and Construction Department. **Assessment** Wood doors and wood frames are generally in fair condition. Signs of wear observed on finishes including scratches, dents, and nicks throughout. Restaining of doors recommended (per first column of service life). Several doors have damaged or have missing trims and are in need of immediate repairs. Repair and refinishing recommended (per third column of service life). See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40, 40 Years **Present Equivalent Age** 10, 25, 39 Years **Estimated Remaining Life** 5, 15, 1 Years	**Note:** Replacement – Budget $650/ door assembly. Budget included in 'Wood Doors/Wood Frames (Painted).' Restaining of doors included in painting of GWB walls. Immediate repairs and refinishing = <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Standard Interior Doors – Metal Doors/ Metal Frames (Painted)**	
	 	**Description** Painted hollow metal doors in pressed metal frames. Located in the Janitor's Closet and Casting Shed. Unclear if the doors and frames are fire-rated (historical drawings do not provide clarity). **Assessment** Metal doors and frames are in good condition. Paint finishes are in fair condition. Repainting anticipated to be done concurrently with painting of GWB walls throughout. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 10, 10 Years **Estimated Remaining Life** 5, 30 Years	**Note:** Replacement – Budget $650/ door assembly. Replacement = <$5,000. Repainting included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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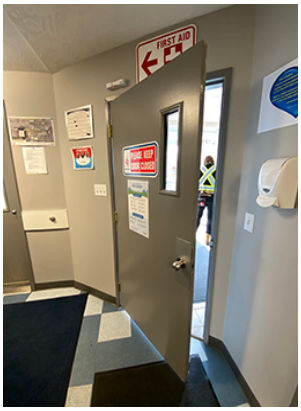
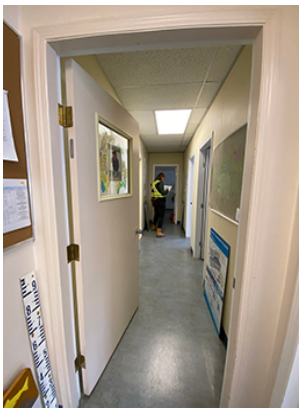
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Glazed Interior Doors – Wood Doors with Lites (Painted)**	
	 	**Description** Painted wood slab doors with lites in painted wood frames. Located throughout the Administration & Operations Building. **Assessment** Wood doors and wood frames are generally in fair condition. Signs of wear observed on paint finishes with scratches, dents, and nicks. Repainting of doors anticipated to be done concurrently with painting of GWB walls throughout. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 10, 25 Years **Estimated Remaining Life** 5, 15 Years	**Note:** Replacement – Budget $650/ door assembly. Budget included in 'Wood Doors/ Wood Frames (Painted).' Repainting of doors and frames included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Sliding and Folding Doors – Wood Sliding Doors**	
		Description Painted wood slab sliding doors with painted wood frame and integral hardware. Sliding closet doors in Men's Changeroom finished in plastic laminate. **Assessment** Wood door and wood frames are generally in fair condition. Paint finishes are in fair condition with signs of wear observed. Repainting is anticipated to be done concurrently with painting throughout. Plastic laminate is in good condition. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 10, 25 Years **Estimated Remaining Life** 5, 15 Years	**Note:** Replacement – Budget $650/ door assembly. Budget included in 'Wood Doors/ Wood Frames (Painted).' Repainting included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Sliding and Folding Doors – Bi-Fold Doors**	
		Description Metal and wood bi-fold doors with integral hardware. Metal bi-fold is located in the Construction Department. Wood bi-fold is located in the Sewer and Drainage Department. **Assessment** Wood and metal bi-fold doors are in fair condition. Finishes are in fair condition. Repainting is anticipated to be done concurrently with painting of GWB walls throughout. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 10, 25 Years **Estimated Remaining Life** 5, 15 Years	**Note:** Replacement – Budget $500/ door assembly. Total replacement = <$5,000. Repainting included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Sliding and Folding Doors – Folding Accordion Doors**	
		Description Vinyl accordion door with clear-anodized, aluminum inset track. Located in the Lunch/ Meeting Room. **Assessment** Vinyl finishes, aluminum track, and glide hardware are in fair condition. Aesthetic condition of vinyl panels is showing signs of age. There are visible signs of wear with scuffing and staining primarily to the bottom of the vinyl panels, and discolouration to the panels. Door continues to glide with reasonable ease. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement – Budget $430/ sq.m. **Estimated Budget $ 6,020**

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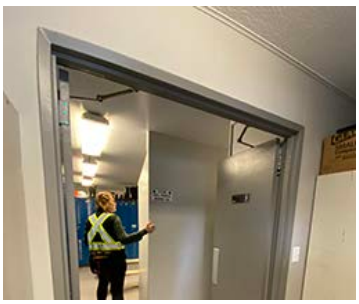
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1020 Interior Doors	**Interior Door Hardware**	



Description

Door hardware including knobs, closers, hinges, latches, kick plates, lock sets, and security pin pads. Located throughout the Administration & Operations Building.

Assessment

Door hardware is of varying ages and conditions, but generally in fair condition. On next replacement cycle, it is recommended to replace knobs with levers for universal accessibility.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20 Years
Present Equivalent Age	10 Years
Estimated Remaining Life	10 Years

Note:

Replacement – Budget $500/ door.

Estimated Budget $ 32,000

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Toilet & Urinal Partitions**	
		Description Pre-fabricated wood toilet partitions with plastic laminate finish and integral hardware. Pre-fabricated metal urinal partitions with integral hardware. Located in washrooms within the Changerooms. **Assessment** Wood and metal toilet partitions and hardware are generally in good condition. Finishes are in good condition. Appears to be in a condition commensurate with age. Minor scuffing and scratches observed throughout. Minor corrosion on metal hardware. Manufacturer likely used a high performance finish and paint coating for this product. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $1,000/ regular stall; $1,550/ barrier-free stall; $950/ urinal partition. **Estimated Budget $ 5,450**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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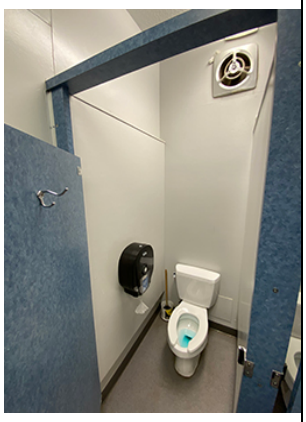
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Toilet and Bath Accessories**	



Description

Toilet and bath accessories include toilet paper dispensers, paper and cloth towel dispensers, soap dispensers, hand sanitizer dispensers, mirrors, and medicine cabinet (First Aid Room Only). Located throughout the Administration & Operations Building.

Assessment

Toilet and bath accessories are generally in good condition and function as required. All appear to be in a condition commensurate with their age.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20 Years
Present Equivalent Age	10 Years
Estimated Remaining Life	10 Years

Note:

Replacement – Budget $75/ toilet paper dispenser; $125/ towel dispenser; $110/ soap dispenser; $150/ mirror; $250/ medicine cabinet.

Estimated Budget $ 5,000

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Marker Boards and Tackboards**	

Description

Whiteboards, chalkboards, tackboards, letterboard and plexi notice board, located throughout the Administration & Operations Building.

Assessment

White boards, chalk boards, tack boards, letter board, and plexi notice board all appear to be heavily used, well maintained, and generally in good condition.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20 Years
Present Equivalent Age	5 Years
Estimated Remaining Life	15 Years

Note:

Replacement – Budget $250/ whiteboard; $250/ tackboard; $1,000/ letterboard; $250/ chalkboard.

Estimated Budget $ 17,000

CONDITION ASSESSMENT SUMMARY

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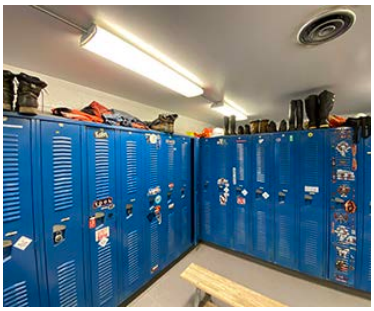
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Lockers – Metal**	



Description

Pre-finished metal lockers with integral hardware. Located in the Changerooms and sporadically throughout the Administration & Operations Building.

Assessment

Metal lockers and hardware appear to be of varying ages but are all generally in fair condition. Scuffing and scratching to door and frame finishes observed from heavy use. Locker manufacturer likely utilized a high performance paint coating for this product.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40 Years
Present Equivalent Age	20 Years
Estimated Remaining Life	20 Years

Note:

Replacement – Budget $600/ locker vertical module.

Estimated Budget $ 66,600

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Shelving – Wood (Adjustable)**	
		Description Painted wood shelving mounted to wall with adjustable metal brackets. Located in the Janitor's Closet. **Assessment** Wood shelving, paint finishes, and metal hardware appear to be in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

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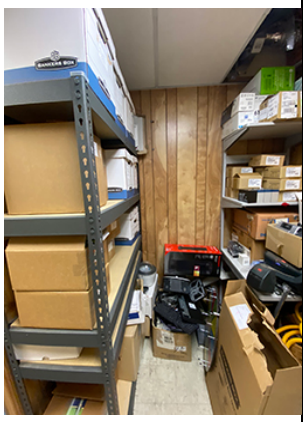
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Shelving – Metal**	
		**Description** Pre-finished metal supply and equipment storage rack shelving. Located in the Casting Shed and IT Room. **Assessment** Steel shelving appears to be in good condition. Finishes are in good condition with only minor signs of wear observed. Manufacturer likely utilized a high performance paint coating for this product. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 30 Years	**Note:** Replacement = $1,000/unit. **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Counters**	
		Description Plastic laminate floating counters. Located in the First Aid room and Lunch/ Meeting Room.
		Assessment Laminate counters and finishes are generally in fair condition and appear to be well maintained.
		Condition 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement – Budget $180/ LM. Budget included in 'Casework – Kitchen, Work Areas, and Washroom Vanities.' **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Cabinets – First Aid and Defibrillator Cabinets**	
		Description Pre-finished metal emergency medical supplies cabinets. Located in the back offices. **Assessment** Emergency supplies cabinets appear to be in good condition. Some wear observed to the paint finishes on the First Aid Cabinet. Manufacturer likely utilized a high-performance paint coating on this product. Functionality appears to be in good working condition. Assessment of cabinet contents not included in the scope of this report. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 25 Years	**Note:** Budget does not include contents of cabinet. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Cabinets – Metal Storage Cabinets**	
		Description Pre-finished metal storage cabinets. Located in the First Aid office and Casting Shed. **Assessment** Pre-finished metal cabinets and finishes appear to be in fair condition. Some scuffing, scratching, and dents observed on cabinets in the Casting Shed. Interior condition of cabinets not observed. Manufacturer likely utilized a high-performance paint coating on this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $1,000/ unit. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Cabinets – Wood Storage Cabinets**	
		Description Wood storage cabinets, painted, stained, or finished with plastic laminate. Located throughout the general and back offices. **Assessment** Wood storage cabinets are of varying ages and appear to be in fair condition, commensurate with their age. Cabinets finished in plastic laminate appear to be newer and have been well maintained. Stained plywood cabinets appear to be older with visible scuffs and scratches observed. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement – Budget $820/ LM. Budget included in 'Casework – Kitchens, Work Areas, Washroom Vanities.' **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Closets**	
		Description Painted metal hanging rod and rack for shoes and work gloves. Located in the Locker Room. **Assessment** Racking and hanging rod are in good condition. Painted metal finishes are showing signs of wear from frequency of use. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 30 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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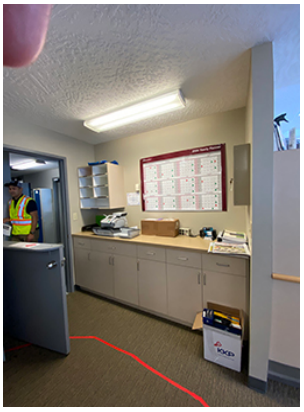
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Casework – Kitchens, Work Areas, Washroom Vanities**	



Description

Plastic laminate wood casework, counters, and hardware. Located in the Kitchen, General Office, and washrooms throughout the facility.

Assessment

Casework, counters, and hardware is of varying types and ages. All generally appear to be in good to fair condition and are well maintained. Washroom vanities appear to be casework units with integral sinks. Kitchen countertop is damaged along the front edge and in need of immediate repairs (per second column of service life).

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20, 20 Years
Present Equivalent Age	10, 19 Years
Estimated Remaining Life	10, 1 Years

Note:

Replacement – Budget $1,640/ LM for medium-grade casework with laminate countertops. Total replacement = $28,600. Immediate repairs to Kitchen countertop = <$5,000. Budget includes 'Counters' and 'Cabinets–Wood Storage Cabinets.'

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Casework – Reception Area**	

Description

Plastic laminate and wood veneer casework and counters, with solid wood edging, glass partition, and integral hardware. Includes varying work surface heights and mail slots. Located in Reception.

Assessment

Plastic laminate and wood veneer casework, counters, and hardware appear to be in good condition and well maintained.

Glass partition over Reception Desk at Main Entry is assessed separately under 'Glazed Partitions.'

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20 Years
Present Equivalent Age	5 Years
Estimated Remaining Life	15 Years

Note:

Replacement – Budget $2,460/ LM; $1,640/ LM for medium-grade casework and countertops.

Estimated Budget $ 15,600

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Casework – Plan Desks**	
		Description Wood plan desks and casework, finished with plastic laminate and wood veneer. Located in the Roads and Construction Departments. **Assessment** Casework and desks appear to be clean, well maintained, and in a fair condition commensurate with their age. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement – Budget $1,640/ LM for medium-grade casework and laminate countertops. **Estimated Budget $ 6,560**

CONDITION ASSESSMENT SUMMARY

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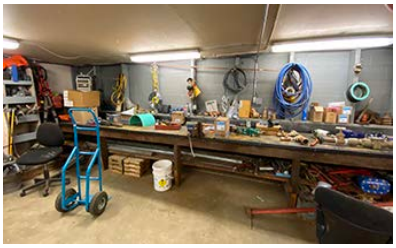
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Casework – Work Benches & Shelving**	
		**Description** Painted work benches constructed of dimensional lumber, plywood shelving and countertops. Located in the Water Department in the Casting Shed. **Assessment** Considering their purpose, the work benches appear to be in fair condition and functional working order. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $820/ LM. **Estimated Budget $ 16,400**

CONDITION ASSESSMENT SUMMARY

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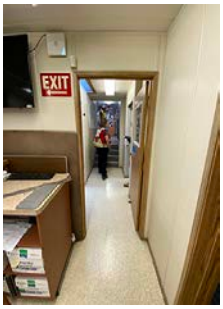
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Other Interior Specialties – Interior Signage**	
		**Description** Interior signage include door tags, exit signs, safety signs, and wayfinding signs located predominantly on or adjacent to interior doors throughout the facility. **Assessment** Interior signage appears to be clean, well maintained, and generally in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $65/ interior door. Allowance is per door as signage is predominantly located on or adjacent to doors. **Estimated Budget** **<$5,000**

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Other Interior Specialties – Miscellaneous Interior Accessories**	

Description

Miscellaneous interior office accessories include safety mirror, skylight screening, plastic and wood pocket file organizers. Located throughout the Administration & Operations Building.

Assessment

Interior office accessories appear to be of varying ages but are generally in good condition and function as required.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20	Years
Present Equivalent Age	10	Years
Estimated Remaining Life	10	Years

Note:

Estimated Budget **<$5,000**

CONDITION ASSESSMENT SUMMARY

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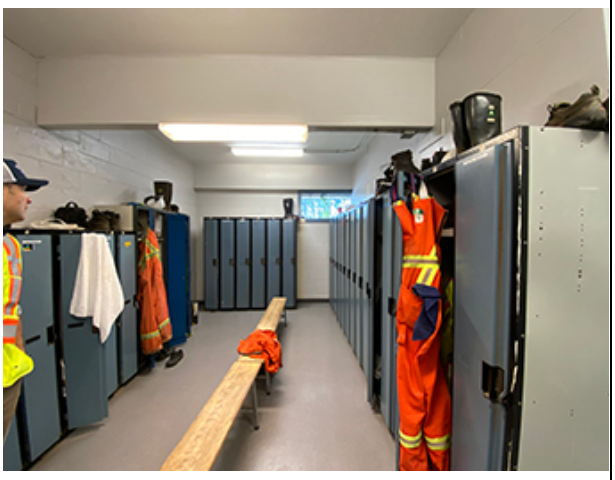
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Other Interior Specialties – Wood Benches**	
		Description Wood benches with steel framing. Located in the Changerooms.
		**Assessment** Wood benches are generally in good condition and are well maintained. Signs of wear observed on stained wood finish.
		Condition 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 30 Years **Present Equivalent Age** 10, 10 Years **Estimated Remaining Life** 5, 20 Years	**Note:** Replacement – Budget $250/ bench, including steel pedestals. Total replacement = <$5,000. Budget $20/sq.m. for mid-service life refinishing = <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Administration & Operations		
C1030 Fittings	**Other Interior Specialties – Industrial Clothing Dryer**	
		Description Industrial clothing dryer for work gear (i.e. coats, boats, gloves). Located in the Casting Shed. **Assessment** Clothing dryer appears to be in good condition. Functionality was not observed. Finishes appear to be clean and well maintained. Manufacturer likely used a high performance coating on this product. Repainting not recommended. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

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RJC Job No.: NAN.117803.0002

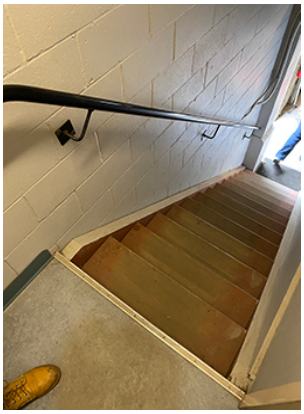
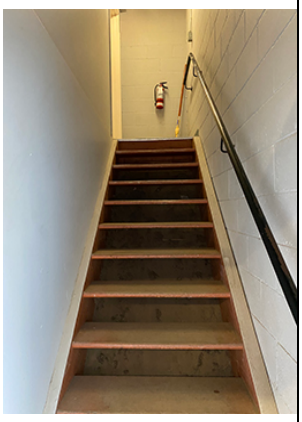
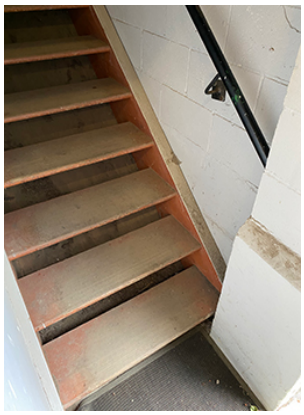
Item	Component	Description / Assessment / Priority
C20 Stairs - Administration & Operations		
C2020 Interior Stair Finish	**Interior Stair Finish – Resilient Sheet Vinyl**	
		Description Interior stairs finished with resilient sheet vinyl treads, risers, and metal nosings. Handrails are painted steel. Located between the Construction Department and Sewers & Drainage Department. **Assessment** Resilient sheet vinyl treads and risers, and metal nosings are generally in fair to poor condition and showing significant signs of wear from age and high-frequency of use. Finishes are expected to be replaced concurrently with, and are included in the budget for, 'Resilient Floor Finishes – Sheet Vinyl' located throughout the facility (per third column of service life). Handrails are in fair condition with scratches, nicks, and scuffs from high frequency of use. Handrails are expected to be repainted with painting of GWB walls (per first column of service life). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40, 20 Years **Present Equivalent Age** 10, 15, 15 Years **Estimated Remaining Life** 5, 25, 5 Years	**Note:** Phase 1: Repainting Handrail = <$5,000 Phase 2: Replacing Handrail = <$5,000 Phase 3: Replacement of flooring – Budget $85/ LM for resilient sheet vinyl treads and risers. Budget included in 'Resilient Floor Finishes – Sheet Vinyl'. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - Administration & Operations		
C2020 Stair Finishes	**Interior Stair Finish – Wood Stairs (Painted)**	
	  	**Description** Painted wood stairs with painted steel and wood handrails. Located in the Casting Shed. **Assessment** Paint finish to stairs and handrails is in poor condition. Significant signs of wear observed. Repainting is recommended. See Structural Report for assessment of stair structure. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40, 15 Years **Present Equivalent Age** 10, 15, 14 Years **Estimated Remaining Life** 5, 25, 1 Years	**Note:** Phase 1: Repainting Handrail = <$5,000 Phase 2: Replacing Handrail = <$5,000 Phase 3: Repainting Flooring – Budget $15/sq.m. = <$5,000 **Estimated Budget** **See Above**

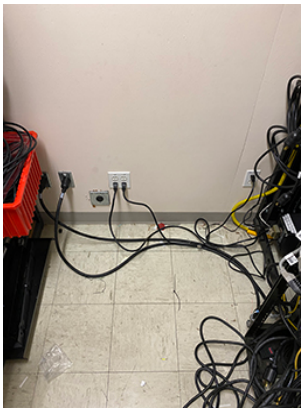
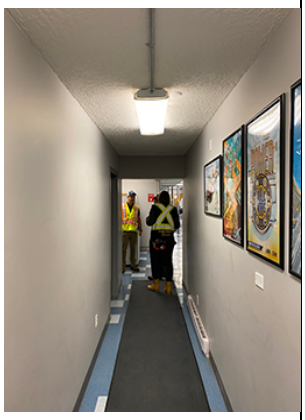
CONDITION ASSESSMENT SUMMARY

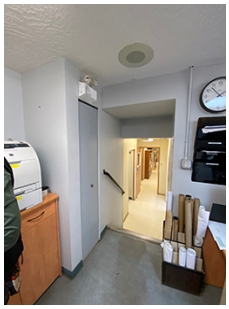
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Gypsum Wallboard Finishes (Painted)**	



Description

Painted gypsum wallboard finishes throughout the Administration & Operations Building. In some areas, painted wood trims have been used to cover gypsum seams, which are included in this category.

Assessment

Painted GWB wall finishes vary depending on their location within the facility, but are all generally in fair condition. Areas accessible to the public tend to be in better condition, while the back offices show more significant signs of wear. There are many areas throughout with exposed seams and patched areas of repainting.

Several areas throughout show signs of significant wear or damage, with nicks, dents, damage to gypsum board edges, unfinished GWB patches. Immediate repairs recommended (per second column of service life).

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15, 15, 75 Years
Present Equivalent Age	10, 14, 30 Years
Estimated Remaining Life	5, 1, 45 Years

Note:

Replacement of GWB is not expected in <30 years. Repainting – Budget $15/ sq.m.. Total repainting = $21,750. Budget includes painting of wood/metal doors, wood walls, wood panelling, wood baseboards, steel columns. Immediate repairs = <$5,000.

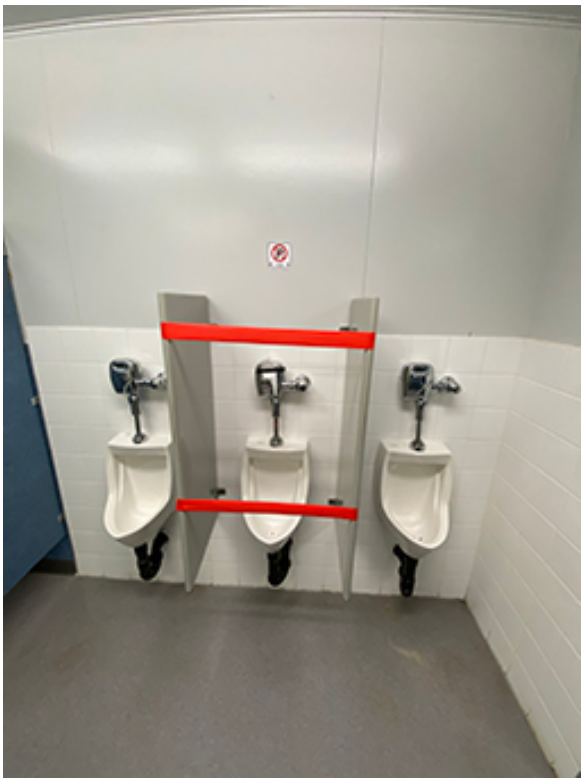
Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Tile Wall Finishes**	
		**Description** Partial height tile wall finishes located in the Changeroom washrooms. **Assessment** Tile wall finishes and grout generally appear to be in good condition. Grout lines are mostly clean with some staining at the base of the wall. Surfaces appear clean and well maintained, and in a condition commensurate with their age. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 30 Years	**Note:** Replacement – Budget $100/ sq.m. **Estimated Budget** **<$5,000**

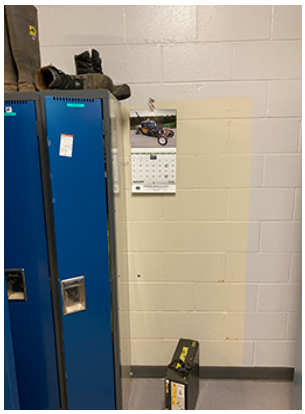
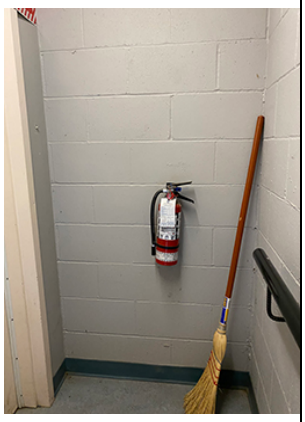
CONDITION ASSESSMENT SUMMARY

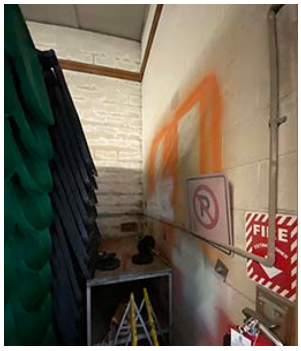
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Concrete Masonry Unit Walls (Painted)**	



Description

Painted concrete masonry unit walls (CMU). Located throughout the Administration & Operations Building.

Assessment

Painted CMU wall finishes vary depending on their location within the facility, but are all generally in fair to poor condition. Areas accessible to the public and back offices tend to be in better condition, while the work areas in the Casting Shed show more significant signs of wear and damage.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15 Years
Present Equivalent Age	10 Years
Estimated Remaining Life	5 Years

Note:

Repainting – Budget $15/ sq.m. (+ 10-20% for tall spaces).

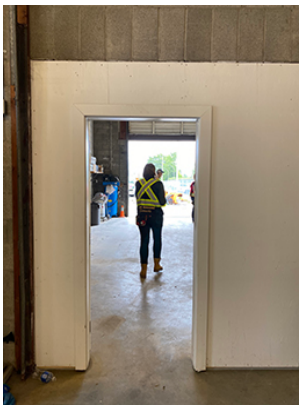
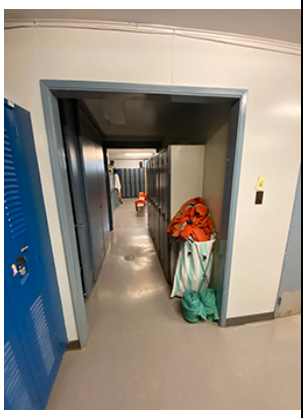
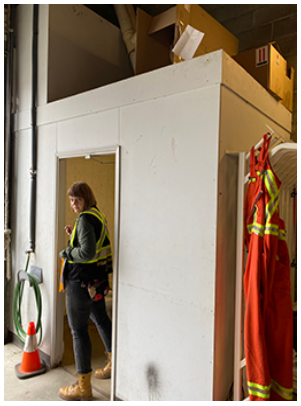
Estimated Budget $ 6,900

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

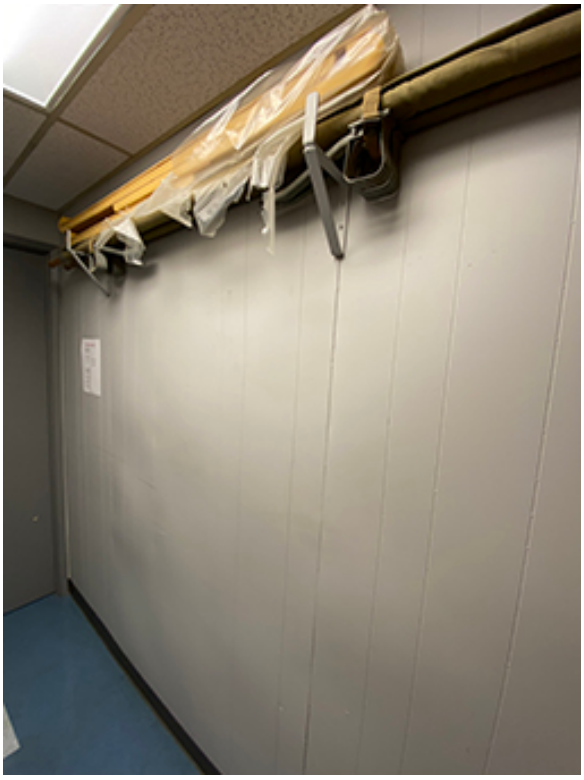
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Plywood Walls (Painted)**	
	  	**Description** Painted plywood wall finishes located sporadically throughout the Administration & Operations Building. Framed openings finished with wood trim boards are included. **Assessment** Painted wood wall finishes are generally in fair condition. Repainting is expected to be done concurrently with painting of GWB walls. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 75 Years **Present Equivalent Age** 10, 30 Years **Estimated Remaining Life** 5, 45 Years	**Note:** Repainting is included in painting of GWB walls. Replacement of Plywood is not expected in <30 years. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Wood Panelling (Painted)**	
		**Description** Painted wood panelling located sporadically throughout the Administration & Operations Building. **Assessment** Paint finish on wood panelling is generally in fair condition, commensurate with age. Signs of wear observed throughout. Repainting is expected to be done concurrently with painting of GWB walls. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40, 15 Years **Present Equivalent Age** 20, 10 Years **Estimated Remaining Life** 20, 5 Years	**Note:** Replacement = <$5,000. Repainting is included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

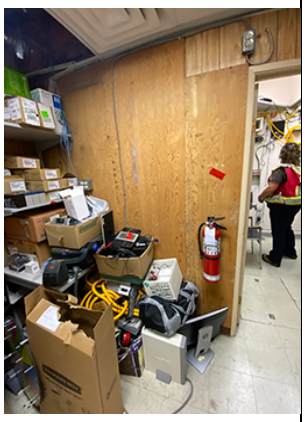
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Steel Columns (Painted)**	
		Description Painting to interior structural steel columns. Located in the back offices and Casting Shed. **Assessment** Paint finish on interior steel columns is generally in fair condition. Some scuffing and scratching was observed to the paint finish, with more significant wear in the Casting Shed. Periodic repainting is required. See Structural Report for assessment of structural steel. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Repainting is included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

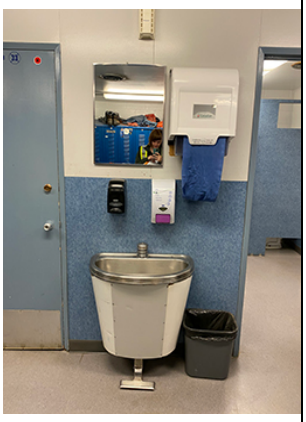
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Plywood Walls (Stained)**	
		**Description** Stained wood walls. Located in the Janitor's Closet and Storage Room. **Assessment** Stained finish on plywood walls is generally in fair condition and showing signs of wear. Restaining is expected to be done concurrently with painting of GWB walls. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 75 Years **Present Equivalent Age** 10, 30 Years **Estimated Remaining Life** 5, 45 Years	**Note:** Replacement not expected in <30 years. Restaining is included in painting of GWB walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Wall Coverings – Plastic Laminate**	
		**Description** Laminate wall coverings located behind sinks or other areas of high-frequency use in the Changerooms. **Assessment** Laminate wall coverings generally appear to be in good condition. Surfaces are clean, appear to be well maintained, and are in a condition commensurate with their age. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

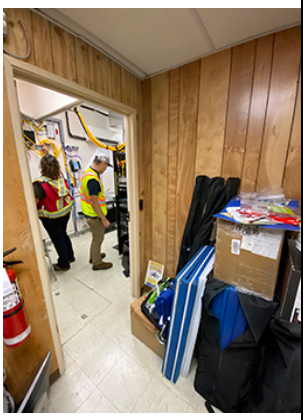
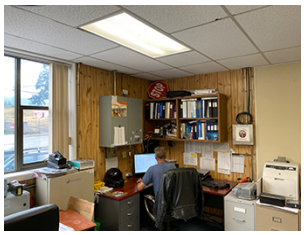
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Wall Coverings – Vinyl Wall Covering**	
		Description Vinyl covering applied to the walls in the First Aid room and washroom in the Casting Shed. **Assessment** Vinyl wall covering appears to be in good condition. Minor signs of wear observed in the washroom of the Casting Shed. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $45/ sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Other Wall Finishes – Wood Panelling**	
	 	**Description** Manufactured wood panelling applied to the walls as a room finish and around door openings located sporadically throughout the Administration & Operations Building. **Assessment** Wood panelling appears to be in fair condition. Finish is in fair condition. Signs of significant wear or damage observed throughout, primarily at the base of walls. It is assumed that the manufactured wood panelling would not be refinished, unless it was painted. Refinishing is therefore not included in budget. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

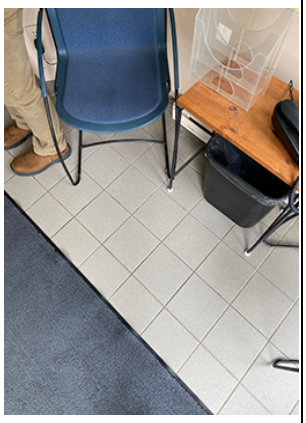
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3010 Wall Finishes	**Other Wall Finishes – Composite Wall Panel (Modular Office Traile**	
		Description Composite wall panel finishes applied to the modular wall assemblies (modular office trailers). Includes vinyl trim package. **Assessment** Composite wall panel finishes appear to be in good condition, commensurate with their age. Minor signs of wear observed throughout from regular usage. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement – Budget $110/ sq.m. **Estimated Budget $ 81,950**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Tile Floor Finishes**	
		**Description** Tile floor finish. Located in the Main Entry Lobby. **Assessment** Tile flooring and grout is in fair condition. Several broken tiles were observed and in need of replacement. Some staining observed to the grout finish. Floor transition strip is in poor condition and in need of replacement. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50, 50 Years **Present Equivalent Age** 35, 49 Years **Estimated Remaining Life** 15, 1 Years	**Note:** Replacement – Budget $160/ sq.m. Total replacement = <$5,000. Immediate repairs = <$5,000. **Estimated Budget** **As Above**

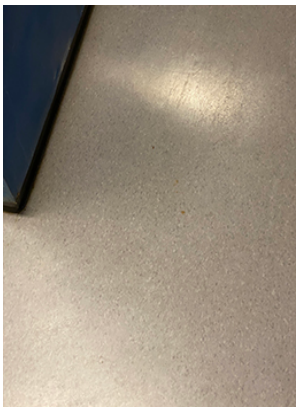
CONDITION ASSESSMENT SUMMARY

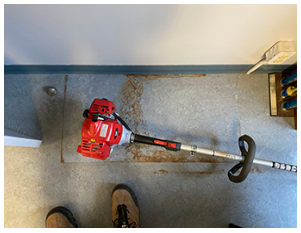
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Resilient Floor Finishes – Sheet Vinyl**	





Description

Resilient vinyl sheet flooring. Located throughout the Administration & Operations Building.

Assessment

Resilient sheet flooring finishes vary depending on their location within the facility, but are predominantly in fair condition. Flooring in the Reception Area appears to be more recently installed (per second column of service life). Flooring located elsewhere throughout the facility is showing significant signs of wear with staining, scratching, discolouration, chipping, and heaving scuffing in areas of high frequency use. Rehabilitation of these areas is unlikely, therefore, replacement is recommended.

Hazardous materials testing recommended prior to replacement/ repairs.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20, 20 Years
Present Equivalent Age	15, 5 Years
Estimated Remaining Life	5, 15 Years

Note:

Replacement – Budget $85/ sq.m. Total replacement of older flooring = $20,400. Total replacement of newer flooring = $19,125. Budget includes 'Interior Stair Finish – Sheet Vinyl.' Budget does not included hazardous materials assessment or remediation.

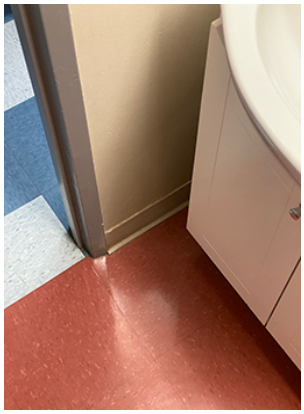
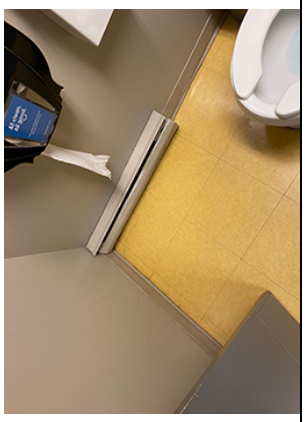
Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

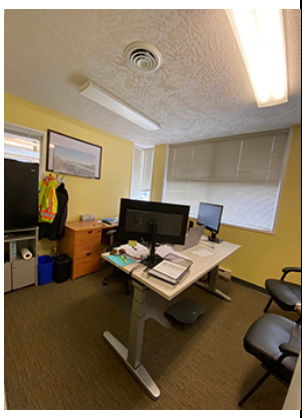
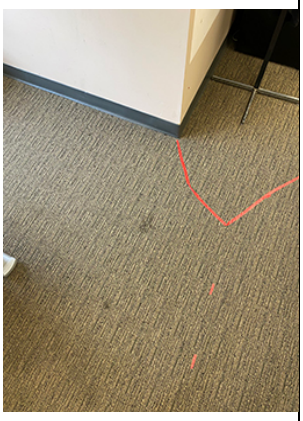
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Resilient Floor Finishes – Composite Floor Tile**	
	 	**Description** Composite floor tile. Located throughout the Administration & Operations Building. **Assessment** Composite floor tile is of varying ages and conditions throughout, but predominantly in good condition. Much of the tile is clean and well maintained, in a condition that suggests it was more recently installed. In areas of less frequent use (i.e. storage room) the composite tile is damaged and significantly worn. Replacement of the more heavily worn tile is recommended (per second column of service life). Hazardous materials testing is recommended prior to replacement or repairs. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20, 20 Years **Present Equivalent Age** 5, 15 Years **Estimated Remaining Life** 15, 5 Years	**Note:** Replacement – Budget $35/ sq.m. Replacement of older tile = <$5,000. Replacement of new tile = $9,800. Budget does not include for hazardous materials assessment or remediation. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

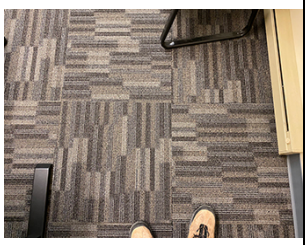
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Carpeting – Roll Carpeting**	
	 	**Description** Low pile roll carpeting. Located sporadically throughout the general and private offices. Baseboards are assessed separately. **Assessment** Roll carpeting is generally in fair condition. The carpet is clean and well maintained but showing signs of wear, particularly in areas of high frequency use. See Wall Base Finishes for assessment of baseboards. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement – Budget $50/ sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

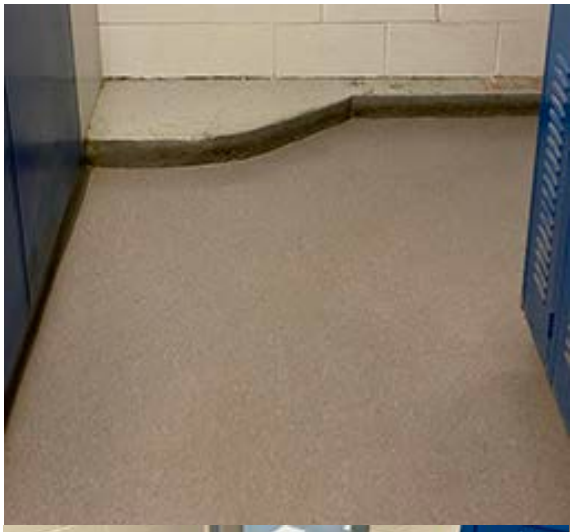
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Carpeting – Carpet Tile**	
		**Description** Low-pile carpet tile. Located sporadically throughout the private offices. Baseboards are assessed separately. **Assessment** Carpet tile appears to be more recently installed, clean and well maintained, and generally in good condition. See Wall Base Finishes for assessment of baseboards. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement – Budget $55/ sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Concrete Floors (Painted)**	
		**Description** Painted concrete flooring. Located in the Changerooms. **Assessment** Painted concrete flooring is in fair to poor condition. Scuffing, scratching, and chipping of the paint finish was observed throughout. Repainting recommended. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 14 Years **Estimated Remaining Life** 1 Years	**Note:** Repainting – Budget $10/ sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

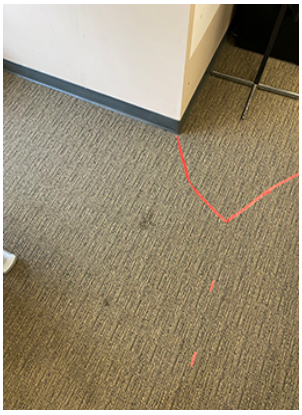
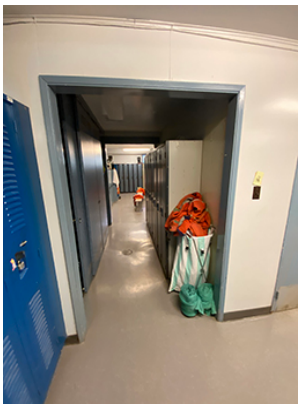
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Painted Linework on Concrete**	
		Description Painted linework on concrete floor denoting vehicle position. Located in the Casting Shed. **Assessment** Painted linework is generally in fair condition. Chipping and scuffing of the paint finished observed. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Wall Base Finishes – Rubber Baseboard**	
	 	**Description** Rubber baseboard located throughout the Administration & Operations Building. **Assessment** Rubber base is generally in fair condition. Scuffing, scratching, delamination, and missing sections observed throughout. Immediate repairs, where needed (per second column of service life). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20, 20 Years **Present Equivalent Age** 10, 19 Years **Estimated Remaining Life** 10, 1 Years	**Note:** Replacement – Budget $10/ LM. Total replacement = $6,700. Immediate repairs = <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3020 Floor Finishes	**Wall Base Finishes – Wood Baseboard**	
		Description Stained and painted wood baseboard. Located sporadically throughout the Administration & Operations Building. **Assessment** Wood base is generally in fair condition. Scuffing and scratching observed throughout. Minor repairs, where needed. Refinishing is expected to be done concurrently with painting of GWB walls. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 30 Years **Present Equivalent Age** 10, 15 Years **Estimated Remaining Life** 5, 15 Years	**Note:** Replacement – Budget $15/ LM. Total replacement = <$5,000. Refinishing – Budget $15/ sq.m. Budget included in painting of GWB walls. **Estimated Budget** **As Above**

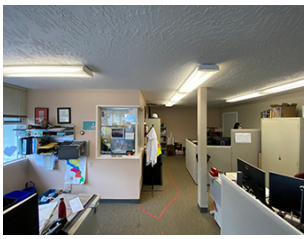
CONDITION ASSESSMENT SUMMARY

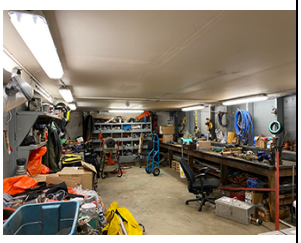
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3030 Ceiling Finishes	**Gypsum Wallboard Ceiling Finishes (Painted)**	





Description

Painted gypsum wallboard ceiling with smooth and stippled finishes. Located throughout the Administration & Operations Building.

Assessment

Painted GWB ceilings finishes vary depending on their location within the facility, but are all generally in fair condition. Areas accessible to the public tend to be in better condition, while more signs of wear were observed in the back offices and Casting Shed.

Several areas throughout show signs of significant wear or damage, with nicks, dents, and unfinished GWB patches. Repair and refinishing is recommended.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15, 75 Years
Present Equivalent Age	10, 30 Years
Estimated Remaining Life	5, 45 Years

Note:

Replacement of GWB is not expected in <30 years.
Repainting – Budget $15/ sq.m. (+ 10-20% for tall spaces).
Total repainting = $7,050. Budget includes refinishing of painted/stained wood beams and ceilings.

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3030 Ceiling Finishes	**Acoustical Ceiling Tiles on Metal T-Bar System**	
		Description Acoustical ceiling tiles with suspended metal T-bar grid system. Located throughout the general and private offices. **Assessment** Acoustical ceiling tiles and suspended metal grid vary in their age with newer tile in the publicly accessible areas and older tile throughout the back offices. Generally, all of the tile and metal grid are in fair condition. There are numerous areas with damaged, chipped, or marked tiles, and haphazardly repaired metal grid. Repairs recommended where needed (per first column of service life). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25, 25 Years **Present Equivalent Age** 23, 15 Years **Estimated Remaining Life** 2, 10 Years	**Note:** Replacement – Budget $55/ sq.m. Total replacement = $20,900. Immediate repairs = <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3030 Ceiling Finishes	**Wood Beams and Ceilings (Painted/ Stained)**	

Description

Paint and stain finishes to wood beams and wood ceilings. Located in the back offices and Casting Shed.

Assessment

Paint and stain finishes are generally in fair condition. Refinishing of wood beams and ceilings expected to be done concurrently with painting of GWB ceilings.

Wood beams comprise the building structure. See Structural Report for assessment of structural elements.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15	Years
Present Equivalent Age	10	Years
Estimated Remaining Life	5	Years

Note:

Refinishing included in painting of GWB ceilings.

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

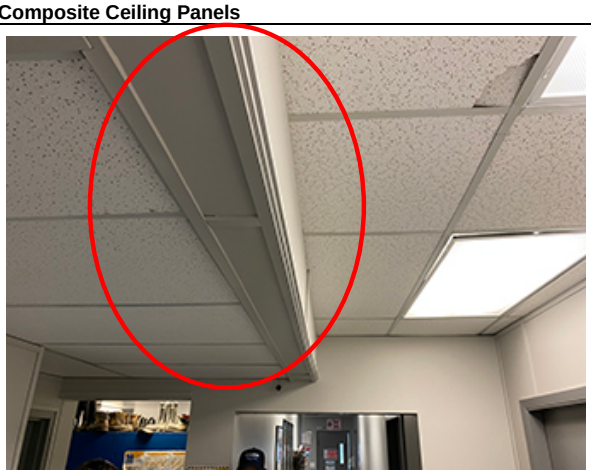
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3030 Ceiling Finishes	**Vinyl Soffit Panels**	
		Description Ventilated vinyl soffit panels applied to the ceiling of the Janitor's Closet. **Assessment** Vinyl soffit panels are in good condition and appear to be clean and well-maintained. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 20 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

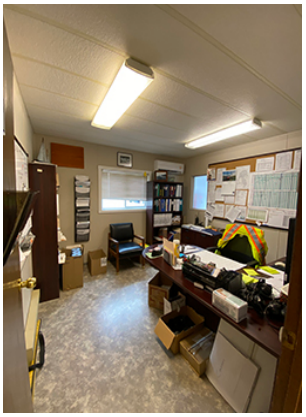
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3030 Ceiling Finishes	**Composite Ceiling Panels**	
		**Description** Composite ceiling panels and trim package primarily used to encase building structure. Located sporadically throughout the modular trailer portions of the Administration & Operations Building. **Assessment** Composite ceiling panels and trims are generally in fair condition and appear clean and well maintained. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $55/ sq.m. Budget included in 'Acoustical Composite Ceiling Tile (Modular Unit Trailer)'. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Administration & Operations		
C3030 Ceiling Finishes	**Acoustical Composite Ceiling Tile (Modular Office Trailer)**	
		**Description** Acoustical composite ceiling tile located throughout the modular trailer portions of the Administration & Operations Building. Design of ceiling tiles is of a type typically used in modular office construction. **Assessment** Acoustical composite ceiling panels are generally in fair condition and appear clean and well maintained. Discolouration with age observed to the plastic grid system throughout. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement – Budget $55/ sq.m. Budget includes 'Composite Ceiling Panel (Modular Unit Trailer)'. **Estimated Budget $ 16,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements - Administration & Operations		
G2040 Site Develop.	**Exterior Signage**	
		Description Signage mounted to the exterior walls of the facility including address plates, wayfinding signs, and illuminated specialty signage. **Assessment** Exterior signage appears to be clean, well maintained, and generally in good condition. Illumination of specialty signage was not observed. See Electrical Report for assessment of electrical components. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1010 Partitions	**Interior Windows**	
		Description Glazed partition windows into offices adjacent to Cashier Desk at Stores. **Assessment** Windows are in fair condition and function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 15 Years	**Note:** Budget for replacement = $750/window. **Estimated Budget $ 5,250**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1020 Partitions	**Wood Doors in Wood or Metal Frames, With and Without Lites**	
		Description Wood doors in wood frames, and wood doors in metal frames, both with and without glazed lites. Doors typically include simple knob-type passage sets throughout the Purchasing and Stores facility. **Assessment** Door are in fair condition, and show signs of heavy use. Paint finishes are showing signs of wear, hardware is showing signs of wear. See 'Interior Door Hardware" for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 10, 25 Years **Estimated Remaining Life** 5, 15 Years	**Note:** Budget for painting included in painting of Concrete Masonry Walls (per Column 1). Budget for door replacement: $650/door (per Column 2) □ □ **Estimated Budget $ 7,800**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1020 Partitions	**Interior Door Hardware**	
		Description Interior door hardware, including knob/passage sets, door stop hardware, and closure hardware, located on doors throughout the Purchasing and Stores facility.
		Assessment Door hardware shows signs of frequent use, and ranges from fair to poor condition throughout. Consider replacement of passage sets to new code-compliant lever sets throughout the facility to improve building accessibility.
		Condition 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Replacement allowance for door hardware: $500/door. **Estimated Budget $ 6,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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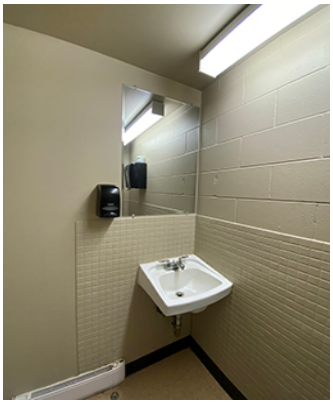
RJC Job No.: NAN.117803.0002

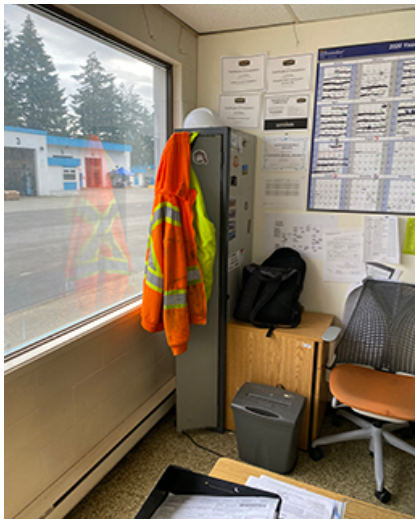
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Toilet Accessories**	
		**Description** Toilet paper holders, paper towel holders, soap dispensers, mirrors, and other accessory fixtures located in the washrooms and near the shops throughout the Purchasing and Stores facility. **Assessment** Fixtures are in fair condition and function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Cost of replacement: <$5,000 **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Metal Lockers**	
		**Description** Prefinished metal lockers and integral hardware, located throughout the Purchasing and Stores facility. **Assessment** Metal lockers are in generally good to fair condition. Manufacturer likely used high-performance paint coating for this product. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Replacement cost: 4 @ $600/ vertical column **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Metal Storage Cabinets**	
		Description Various prefinished metal storage cabinets located throughout the Purchasing and Stores facility. **Assessment** Prefinished metal cabinets appear to be in fair condition, and show signs of scratching/denting to finishes. Manufacturer likely used a high-performance paint coating for this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement cost: $1,000/unit **Estimated Budget $ 8,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Metal Tool Chests**	
		Description Metal tool chests located at the workbench adjacent to Cashier's desk. **Assessment** Metal tool chests appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** 2 units @ $750/unit **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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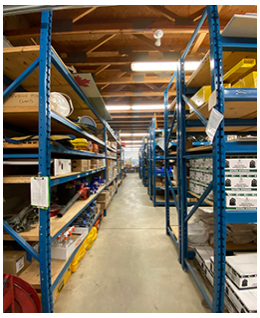
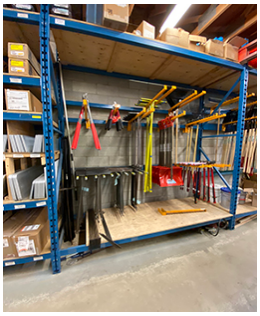
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Metal Shelving**	
	 	**Description** Prefinished metal warehouse rack shelving. **Assessment** Shelving is in fair condition, and appears clean and well maintained. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Replacement cost allowance: $1000/unit. **Estimated Budget $ 28,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Composite Floating Shelf**	
		Description Composite floating shelf in bathroom. **Assessment** Shelf is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 20 Years	**Note:** Replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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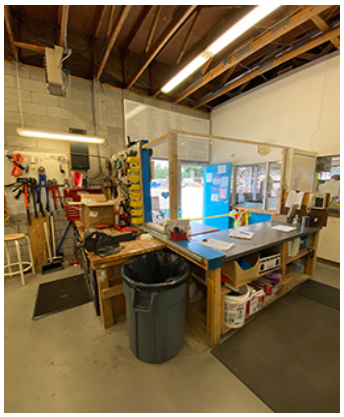
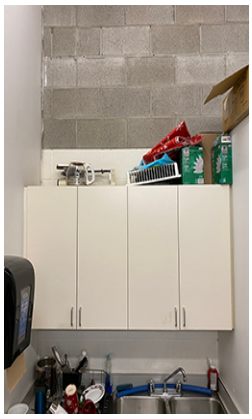
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Casework**	

Description

Plastic laminate kitchen cabinetry in staff area, casework in washroom, wood work bench, and metal / wood built-up Cashier's Desk at Purchasing and Stores Entry.

Assessment

Kitchen and washroom casework function as required however both are showing signs of age and wear. Cashier's desk appears to be a high-use area. All appear to be clean and well-maintained.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20, 30 Years
Present Equivalent Age	12, 15 Years
Estimated Remaining Life	8, 15 Years

Note:

Replacement – Budget $1,640/ LM for medium-grade casework with laminate countertops. Total replacement = $11,480 (per Column 1). Replacement – Budget $820/ LM for workbenches. Total replacement = $5,740 (per Column 2).

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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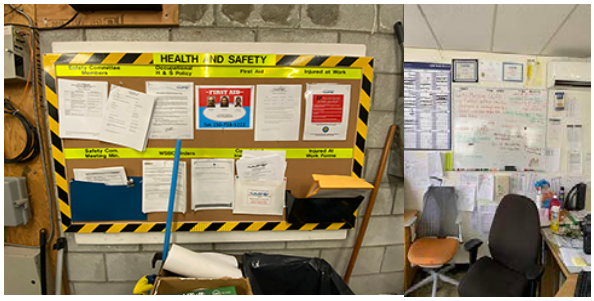
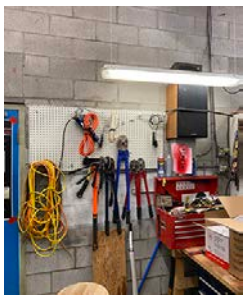
Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**White Boards, Peg Boards, and Bulletin Boards**	
	 	**Description** White boards, bulletin boards, and peg boards located around the Purchasing and Stores facility. **Assessment** All boards appear frequently used, however they are well maintained, orderly, and are in good to fair condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - Purchasing & Stores		
C1030 Fittings	**Interior Signage**	

Description

Various interior safety and wayfinding signage located throughout the Purchasing and Stores facility. Signage appears to be of varying vintages.

Assessment

Interior signage appears to be clean and well maintained, and overall is in good to fair condition. Older signs show signs of yellowing, but function as needed.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	25 Years
Present Equivalent Age	15 Years
Estimated Remaining Life	10 Years

Note:

Cost allowance for replacement: <$5,000.

Estimated Budget **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

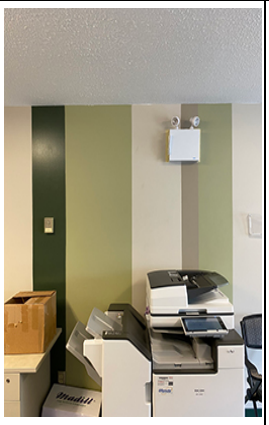
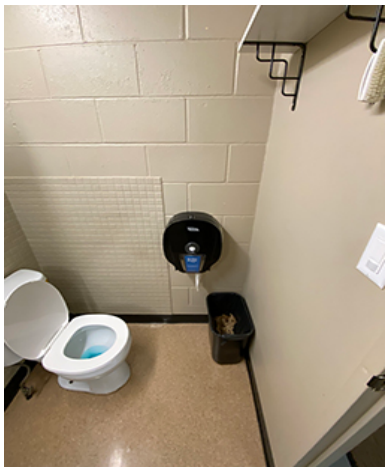
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3010 Interior Wall Finishes	**Tile Wall Finish**	
		Description Tile wall finish in Purchasing and Stores bathroom.
		Assessment Tile appears clean and well maintained, and is in generally good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 30 Years	**Note:** Cost for replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

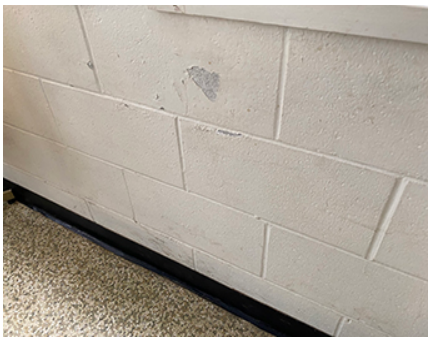
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3010 Interior Wall Finishes	**Gypsum Wallboard Finishes (Painted)**	
	 	**Description** Gypsum wallboard walls with paint finish located throughout the Purchasing and Stores facility. **Assessment** Gypsum wallboard is in overall fair condition, and appears clean and well maintained. GWB is not likely to be replaced in < 30 years. Paint finish is in fair condition in most areas, with some areas appearing to have been recently repainted. Other areas show signs of damage - recommend patch/repairs to GWB and renewal of finishes. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15, 15 Years **Present Equivalent Age** 30, 14, 10 Years **Estimated Remaining Life** 45, 1, 5 Years	**Note:** Replacement of GWB is not expected in < 30 years (per Column 1). Immediate repairs to GWB <$5,000 (per Column 2). Budget for repainting included in painting of Concrete Masonry Walls (Per Column 3). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

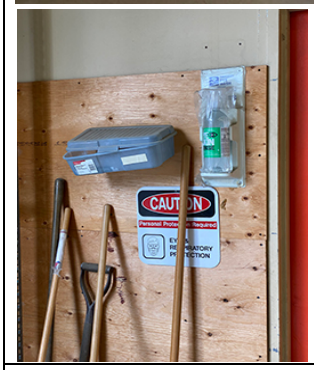
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3010 Interior Wall Finishes	**Concrete Masonry Unit Walls (Painted)**	
		**Description** Painted concrete masonry block walls located throughout the Purchasing and Stores facility. **Assessment** Paint finish is in fair to poor condition, with areas of paint either damaged or delaminating from CMU substrate. Recommend renewal of paint finish. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Repainting Walls and Ceilings – $15/ sq.m. (+ 10-20% for tall spaces). Total repainting walls = $15,525. Total repainting ceilings = $2,000. Includes Int. Doors, Walls and Beams (GWB, Plywood/Wood), GWB Ceilings. Repainting Concrete Floors – Budget $10/ sq.m.. Total repainting floors = $4,500. **Estimated Budget $ 22,025**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3010 Interior Wall Finishes	**Plywood Bumper Guards (Painted and Unpainted)**	
		**Description** Plywood walls with and without paint finish, installed as bumper guards in areas of high-use and impact. **Assessment** Plywood is rough-finish and is in fair condition given high-impact nature of use. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 75 Years **Present Equivalent Age** 10, 30 Years **Estimated Remaining Life** 5, 45 Years	**Note:** Renewal of paint finish included in painting of Concrete Masonry Walls. Cost of replacing plywood <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3010 Interior Wall Finishes	**Wood Beams (Painted)**	
		Description Painted wood beams in storage areas. **Assessment** Paint finish is in fair condition. Refer to Structural Report for further comment(s) on condition of members. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Renewal of paint finish is included in painting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

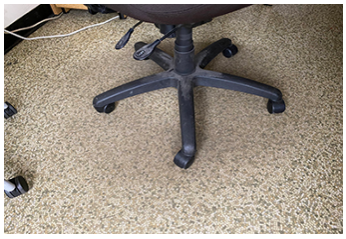
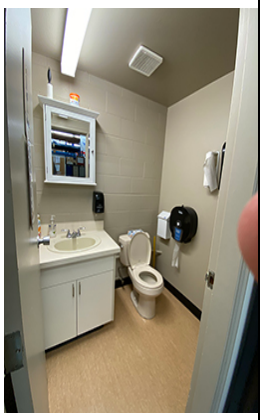
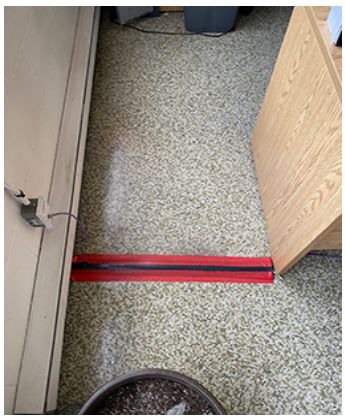
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3020 Floor Finishes	**Concrete Floors (Painted)**	
		Description Patchwork painting on concrete floors in Purchasing and Stores building. **Assessment** Paint finish is inconsistent and not congruous with the current interior layout. It is assumed that floors were painted around a previous layout of metal racking. Recommend renewal of floor finishes. Refer to Structural Report for further comment(s) on unfinished concrete slab. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Renewal of paint finish is included in painting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3020 Floor Finishes	**Resilient Sheet Flooring**	
	  	**Description** Resilient sheet flooring located in washrooms, and in an office. **Assessment** Sheet flooring is in generally good to fair condition, and is clean and well maintained. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Replacement allowance = $85/sq.m. Total cost of replacement <$5,000. **Estimated Budget** **<$5,000**

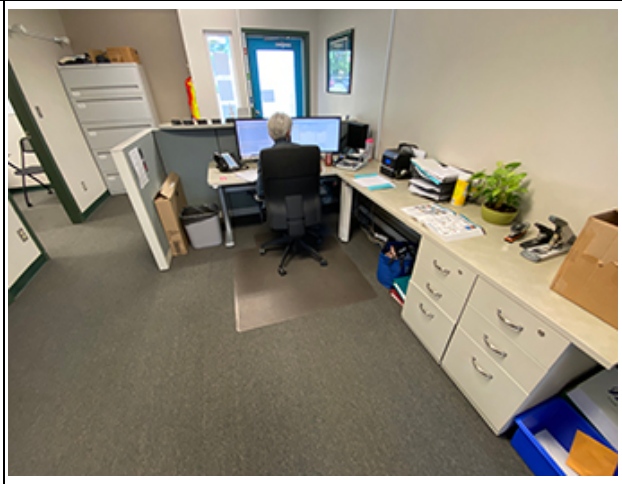
CONDITION ASSESSMENT SUMMARY

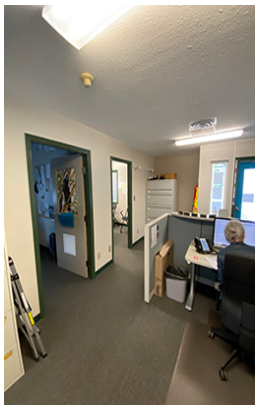
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3020 Floor Finishes	**Carpet Flooring - Roll**	





Description

Roll carpeting located in the Purchasing Offices.

Assessment

Carpet is in overall fair condition and appears clean and well maintained.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15 Years
Present Equivalent Age	7 Years
Estimated Remaining Life	8 Years

Note:

Budget for replacement of roll carpet = $50/sq.m.
Includes replacement of Rubber Baseboards.

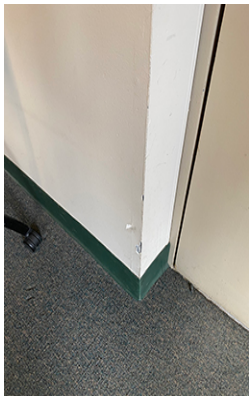
Estimated Budget $ 5,500

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3020 Floor Finishes	**Rubber Baseboards**	
		**Description** Rubber baseboards located in areas with roll carpet flooring and resilient flooring. **Assessment** Rubber baseboards are in fair location, and show signs of impact and scuffing. Some areas are beginning to delaminate. Recommend ongoing monitoring and repair where delamination occurs. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 15 Years **Present Equivalent Age** 14, 7 Years **Estimated Remaining Life** 1, 8 Years	**Note:** Immediate repairs <$5,000. Budget for replacement is included in Carpet Flooring - Roll. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

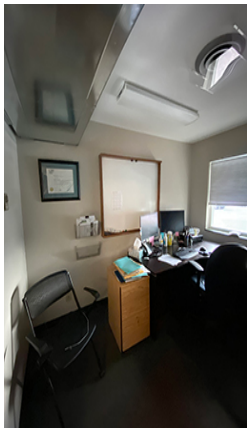
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3030 Ceiling Finishes	**Acoustic T-Bar Ceiling**	
		Description Acoustic ceiling tile on metal T-bar grid system in the office area of Purchasing and Stores. **Assessment** Acoustic panel is in fair condition and appears clean and well-maintained. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** Cost for replacement = $55/sq.m. is <$5,000 **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

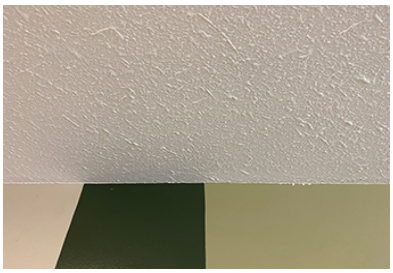
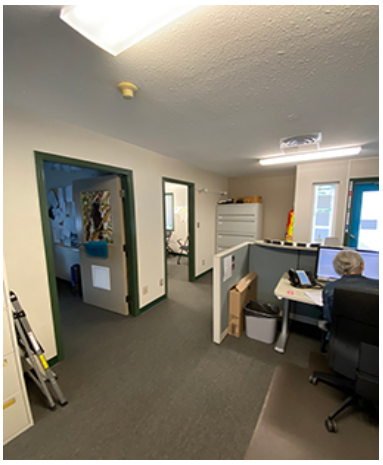
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3030 Ceiling Finishes	**Gypsum Wallboard Ceilings (Painted)**	
		**Description** Painted gypsum wallboard ceilings in the washroom facilities, and in the office addition to Purchasing and Stores. **Assessment** Gypsum wall board on ceilings appears to be in generally fair condition and is not expected to be replaced in < 30 years. Paint finish is in good to fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15 Years **Present Equivalent Age** 30, 10 Years **Estimated Remaining Life** 45, 5 Years	**Note:** Replacement of GWB not anticipated in < 30 years (per Column 1). Cost of repainting included in Concrete Masonry Walls (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - Purchasing & Stores		
C3030 Ceiling Finishes	**Gypsum Wallboard Ceilings (Stipple Finish)**	
	 	**Description** Stipple finish on ceilings in Purchasing offices. **Assessment** Gypsum wall board on ceilings appears to be in generally fair condition and is not expected to be replaced in < 30 years. Stippled finish is in good to fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15 Years **Present Equivalent Age** 30, 10 Years **Estimated Remaining Life** 45, 5 Years	**Note:** Replacement of GWB not anticipated in < 30 years (per Column 1). Cost of repainting included in Concrete Masonry Walls (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements - Purchasing & Stores		
C2040 Site Develop.	**Exterior Signage**	
	 	Description Exterior wayfinding signage located around the perimeter of the building. **Assessment** Signage is in fair condition and functions as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

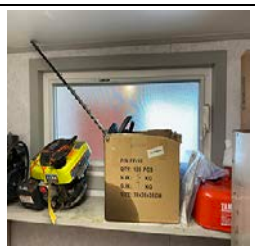
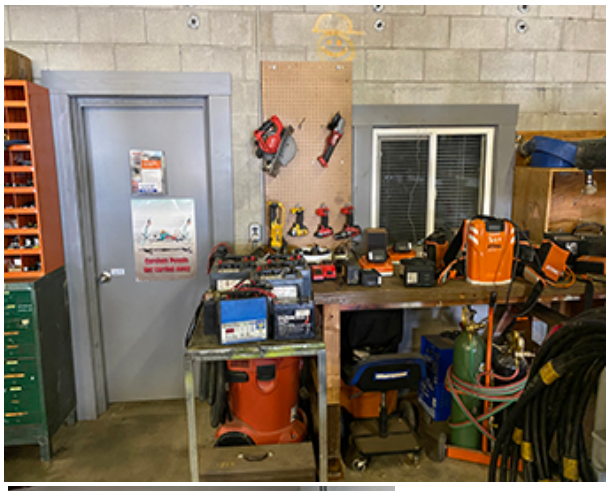
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1010 Partitions	**Fixed Partitions - Composite Interior Finish**	
		Description Interior face of built-up partition in Small Engines room, comprised of composite cladding and trims. **Assessment** Composite panelling and trims are in generally poor condition, with staining and damage to finish edges. A portion of the panelling has been cut open, recommend repairs. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20, 20 Years **Present Equivalent Age** 19, 15 Years **Estimated Remaining Life** 1, 5 Years	**Note:** Cost for immediate repairs = <$5,000. Cost allowance for replacement: $110/sq.m.□ □ □ □ **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1010 Partitions	**Interior Windows**	
	 	**Description** Interior windows with vinyl frames looking into offices. **Assessment** Windows are old but are in fair condition commensurate with their age and function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 15 Years	**Note:** Budget for replacement = $750/window. **Estimated Budget $ 5,250**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1010 Partitions	**Guard Rails - Painted Wood**	
		Description Painted wood guard rails at the mezzanine areas in Signs and Lines. **Assessment** Paint finish is in fair condition, mezzanine area appears to be used primarily for storage and infrequently used/occupied. Refer to Structural Report for further comment(s) on the condition of guard rails. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost for repainting is included in Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

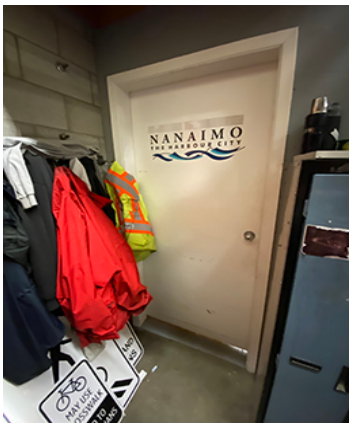
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1010 Partitions	**Chain Link Fence Partition with Integral Rolling Gate**	
		Description Metal chain-link fencing, with integral rolling gate. **Assessment** Chain link fence appears to be in good to fair condition and functions as required. Operation of sliding gate was not observed during assessment. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

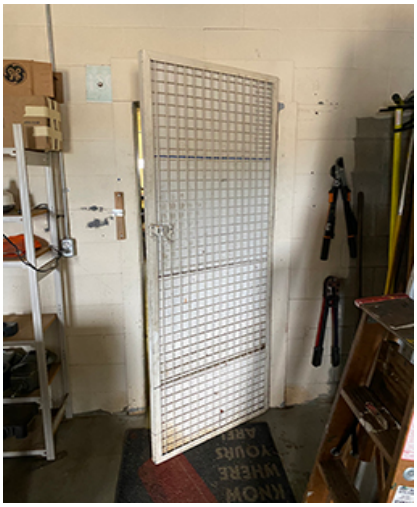
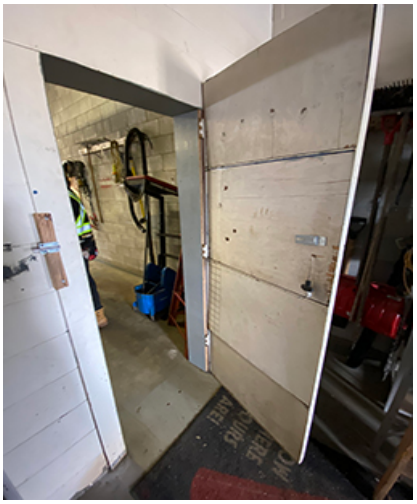
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1020 Interior Doors	**Wood Doors in Wood Frames**	
		**Description** Wood doors in wood frames with simple knob-type passage sets, located throughout the Truck Barn. **Assessment** Doors are in fair condition, and show signs of heavy use. Paint finishes are showing signs of wear, hardware is showing signs of wear. Hardware is priced separately. Repainting of frames per first column of service life. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 25 Years **Estimated Remaining Life** 3, 15 Years	**Note:** Budget for door replacement: $650/door. Budget for painting included in painting of Concrete Masonry Walls. Includes costs Small Access Doors. □ □ □ **Estimated Budget $ 9,100**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1020 Interior Doors	**Metal Gate with Plywood Backing**	
	 	**Description** Metal gate with plywood backing, located in one of the storage/office bays **Assessment** Paint finish is in fair condition. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 25 Years **Estimated Remaining Life** 3, 15 Years	**Note:** Budget for painting included in painting of Concrete Masonry Walls (per column 1). Budget for door replacement: < $5,000 (per column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

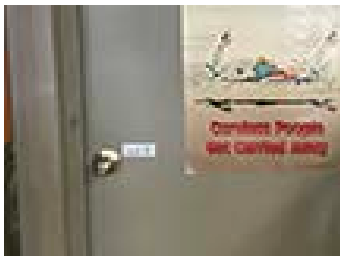
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1020 Interior Doors	**Small Access Doors - Wood Doors on Wood Frames**	
		Description Modified wood doors in wood frames located in the mezzanine areas in Signs and Lines. **Assessment** Doors are in fair condition, paint finish is in fair condition. Repainting of doors and frames per first column of service life. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 25 Years **Estimated Remaining Life** 3, 15 Years	**Note:** Budget for door replacement is included in Wood Doors in Wood Frames. Paint replacement is included in Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1020 Interior Doors	**Interior Door Hardware**	
		**Description** Interior door hardware, primarily knob/passage sets and kick plates located on doors throughout the Truck Barn. **Assessment** Door hardware shows signs of frequent use, and ranges from fair to poor condition throughout. Consider replacement of passage sets to new code-compliant lever sets throughout the facility to improve building accessibility. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Replacement allowance for door hardware: $500/door. **Estimated Budget $ 6,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Toilet Accessories**	
		Description Soap dispensers and towel holders located in the Small Engines area. **Assessment** Accessories are of varying vintages and appear in generally fair condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** Cost for replacement <$5,000. **Estimated Budget** **<$5,000**

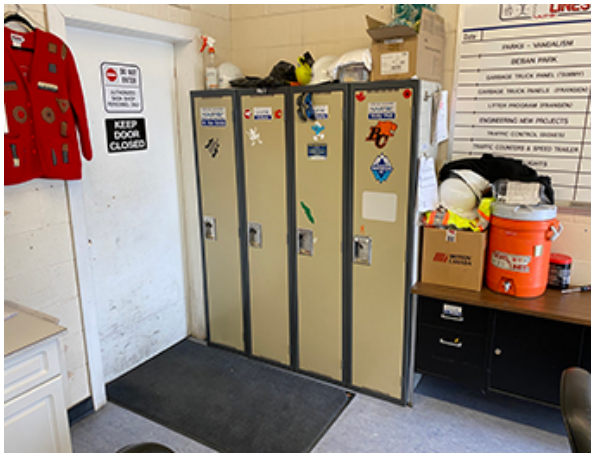
CONDITION ASSESSMENT SUMMARY

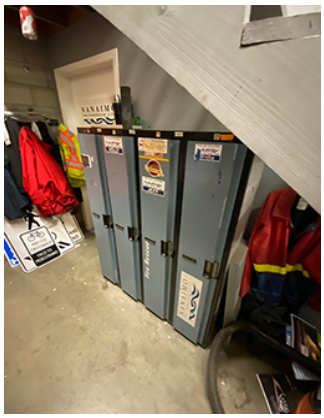
Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Metal Lockers**	





Description

Prefinished metal lockers and integral hardware, located throughout the Truck Barn.

Assessment

Metal lockers are in fair condition, some lockers show signs of wear from heavy use. Manufacturer likely used high-performance paint coating for this product.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40 Years
Present Equivalent Age	20 Years
Estimated Remaining Life	20 Years

Note:

Replacement cost: $600 per vertical column allowance for replacement.

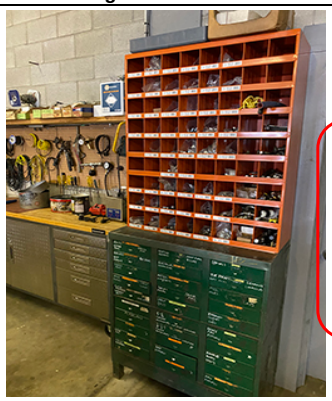
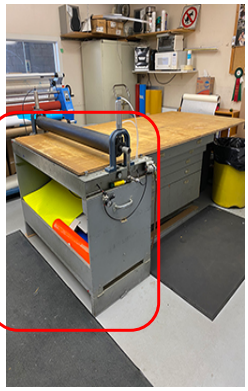
Estimated Budget $ 7,800

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

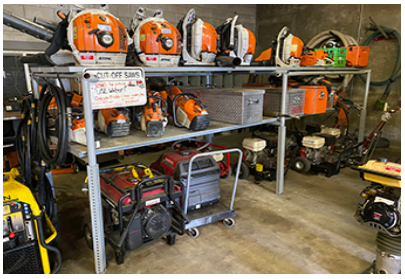
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Metal Storage Cabinets**	
	 	**Description** Various prefinished metal cabinets located throughout the Truck Barn, including tool/parts storage. **Assessment** Metal cabinets are in various conditions. Paint is scratched/dented in some areas. Tool storage appears well maintained. Manufacturer likely used high-performance paint on this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement Cost: $1000/unit for metal tool/parts storage. Roll press (mounted on metal casework in Signs and Lines) is not included. **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

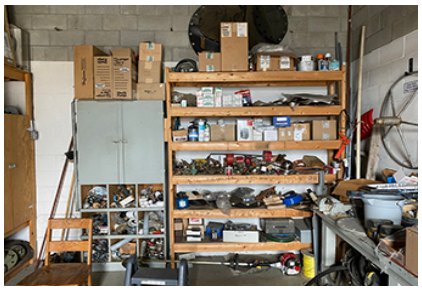
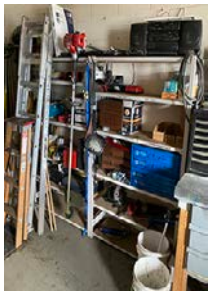
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Metal Shelving**	
		**Description** Metal shelving, adjustable and fixed, located throughout the Truck Barn. Includes metal roll storage for vinyl sign supply in Signs and Lines. **Assessment** Shelving is in fair condition and shows signs of frequent use. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Cost Allowance for Replacement = $1000/unit. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Wood Shelving**	
	 	**Description** Plywood shelving installed around the Truck Barn, including floating wall shelves, vertical material shelving at signage supply, painted shelving at small motors, and smaller rack shelving in storage/office areas. **Assessment** Wood shelving is rough-finish plywood, or painted. Construction is sturdy and the condition is overall good. Repainting of painted units per first column of service life **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 15 Years **Estimated Remaining Life** 3, 25 Years	**Note:** Cost of repainting = <$5,000 (per Column 1) Replacement – Budget $500/ LM for wood shelving = $7,500 (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Casework**	
		Description Composite/Laminate casework forming wall storage and the staff kitchen in Signs and Lines. **Assessment** Casework is nearing the end of its useful life cycle and is in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Replacement allowance of $1640 / LM for medium-grade casework and counters. **Estimated Budget $ 6,560**

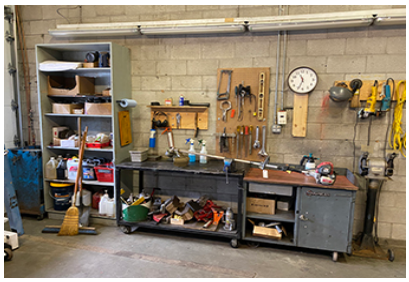
CONDITION ASSESSMENT SUMMARY

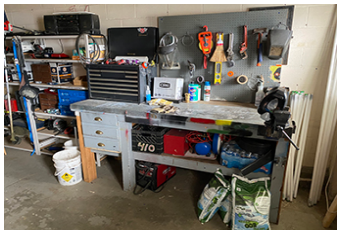
Public Works - Condition Assessment

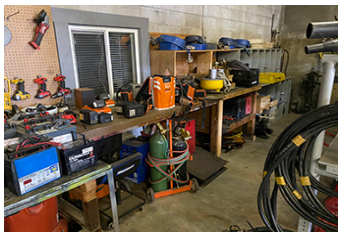
Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Workbenches**	







Description

Numerous workbenches and task areas, constructed of both wood and metal, located throughout the Truck Barn facilities.

Assessment

Workbenches where work appears to be occurring regularly are in fair condition and appear well maintained. Many workbenches in periphery areas are used for storage.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40	Years
Present Equivalent Age	25	Years
Estimated Remaining Life	15	Years

Note:

Replacement cost $820 /LM for workbenches.

Estimated Budget $ 16,400

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Plywood Closets**	
		Description Build-up plywood closet in storage area. **Assessment** Plywood is rough finish and is in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 25 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**White Boards and Bulletin Boards**	
		Description Whiteboards, bulletin boards, and chalkboards located in various areas throughout the Truck Barn. **Assessment** Boards are in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

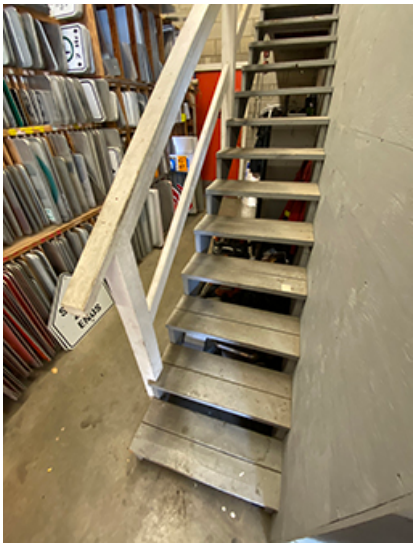
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Truck Barn		
C1030 Fittings	**Interior Signage**	
		Description Various interior safety and wayfinding signage located throughout the Truck Barn. Signage appears to be of varying vintages. □ **Assessment** Interior signage appears to be clean and well maintained, and overall is in good to fair condition. Older signs show signs of yellowing, but function as needed. With the exception of safety signage, it is unlikely that new signage will be required, unless safety, use, and/or wayfinding needs change. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Cost allowance for replacement: <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - The Truck Barn		
C2020 Stair Finishes	**Painted Wood Stair with Wood Handrail**	
		Description Wood stairs with painted finish and painted wood guardrails, leading to mezzanine level in Signs and Lines.
		**Assessment** Paint finish on stairs is worn and in poor condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for further comment(s) of stair structures. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost of paint renewal included in Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

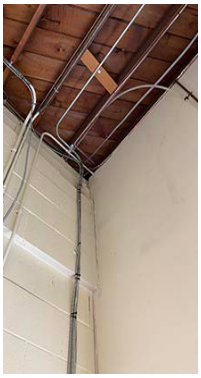
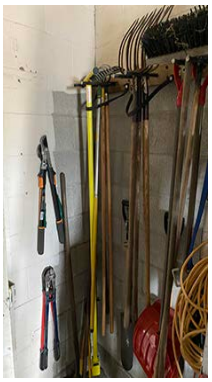
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3010 Interior Wall Finishes	**Gypsum Wallboard Finishes (Painted)**	
		Description Gypsum wallboard walls with paint finish located throughout the Truck Barn. **Assessment** Gypsum wallboard is in overall fair to poor condition, areas of damage are occurring from high-frequency use. GWB is not likely to be replaced in < 30 years. Some areas of the exterior walls have had the GWB removed - recommend repairs and reinstatement of GWB. Many walls are dusty/dirty, and paint finish is in poor condition, recommend repainting of finishes. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 75, 15 Years **Present Equivalent Age** 30, 74, 12 Years **Estimated Remaining Life** 45, 1, 3 Years	**Note:** Replacement of GWB not anticipated in < 30 years (per Column 1). Cost of immedaite repairs to GWB <$5,000 (Column 2). Cost of repainting included in Concrete Masonry Walls (per Column 3). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3010 Interior Wall Finishes	**Concrete Masonry Unit Walls (Painted)**	
	 	**Description** Painted concrete masonry block walls located throughout the Truck Barn. **Assessment** Paint finish is in fair to poor condition, and appears to have been spot-painted and infrequently renewed over time. Some walls have been partially painted around areas where racks or storage are installed. Recommend renewal of paint finish. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost allowance = $15/sq.m. for walls and ceilings (+ 10-20% for tall spaces), $10/sq.m for painted floors. Includes Plywood Partitions, Guards, Int. Doors, Wood Stairs, Walls (GWB, Plywood/Wood, Concrete, Painted Steel Columns), Concrete Floors, Ceilings (GWB, Plywood). **Estimated Budget $ 35,250**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3010 Interior Wall Finishes	**Plywood Wall Finish (Painted)**	
		Description Plywood walls with paint finish, installed in Signs and Lines. **Assessment** Plywood is in fair condition, and is not expected to be replaced in < 30 years. Paint finish is in fair condition, and appears clean and well-maintained despite industrial use of space. Recommend renewal of paint finish. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15 Years **Present Equivalent Age** 30, 12 Years **Estimated Remaining Life** 45, 3 Years	**Note:** Replacement of plywood not anticipated in < 30 years (per Column 1). Cost of repainting included in Concrete Masonry Walls (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3010 Interior Wall Finishes	**Steel Columns (Painted)**	
		Description Steel columns located in the mechanics' bay areas, with applied paint finish. **Assessment** Paint finish is in fair condition. Recommend ongoing cleaning, maintenance, and renewal of paint coatings. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for additional comment(s). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost for repainting is included in Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3010 Interior Wall Finishes	**Composite Wall Finish (Modular Office Trailers)**	
		Description Resilient composite wall finish located in the modular office trailer addition to the building.
		Assessment Composite wall panelling appears clean and well maintained, and is in generally fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Allowance: $110/sq.m. **Estimated Budget $ 7,700**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3010 Interior Wall Finishes	**Wood Panelling on Walls**	
		Description Wood panelling lining the weather station adjacent to Small Engines. **Assessment** Wood panelling is in relatively fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3020 Floor Finishes	**Concrete Floors (Painted)**	
		Description Painted linework, and painted concrete floors, located throughout the Truck Barn.
		Assessment Paint finish is in poor condition and is very worn. Recommend repainting/renewal of paint. Recommend linework be re-established if appropriate for by current use of space. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 14 Years **Estimated Remaining Life** 1 Years	**Note:** Cost of repainting <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3020 Floor Finishes	**Resilient Flooring - Sheet**	
		Description Resilient flooring in the Weather Booth adjacent to Small Engines Storage, and in the Signs and Lines offices. Also includes resilient flooring in trailer addition / meeting room. **Assessment** Resilient flooring is in fair condition, with heavy use in high-traffic areas. Flooring in lower traffic areas look clean and well-maintained. Recommend continued monitoring at flooring transitions and seams for delamination/tripping hazards. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement allowance = $85/sq.m. Includes cost of replacement of Rubber Baseboards in various areas of the Truck Barn. **Estimated Budget $ 15,300**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3020 Floor Finishes	**Plywood Flooring - Unfinished**	
		Description Unfinished plywood assembly located over mezzanine levels in Signs and Lines area. **Assessment** Plywood flooring is unfinished and is in fair condition. Area appears to be used primarily for storage and infrequently accessed. Recommend addition of paint if needed to improve longevity of area. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 35 Years	**Note:** Plywood is not expected to be replaced in < 30 years. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3020 Floor Finishes	**Rubber Baseboards**	
		Description Rubber baseboards located throughout the Truck Barn. **Assessment** Rubber baseboards are in fair condition, and appear clean and well maintained. Recommend monitoring for delamination. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** $10/LM allowance for replacement, included in cost allowance for replacement of resilient flooring. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3020 Floor Finishes	**Wood Baseboards**	
		Description Stained wood baseboards located in the trailer meeting room addition of the Truck Barn. **Assessment** Wood baseboards are in generally good condition and appear clean and well maintained. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 30 Years **Present Equivalent Age** 8, 8 Years **Estimated Remaining Life** 7, 22 Years	**Note:** Renewal of finish <$5,000 (per Column 1). Replacement of wood baseboards <$5,000 (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3030 Ceiling Finishes	**Acoustic Composite Ceiling Tile**	

Description

Acoustic composite ceiling tile forming the ceiling finish at the trailer office addition to the building.

Assessment

Composite ceiling tile is clean and in generally good condition. Continue to monitor and replace panels as needed if damage occurs.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	25 Years
Present Equivalent Age	8 Years
Estimated Remaining Life	17 Years

Note:

Replacement = $55/sq.m.

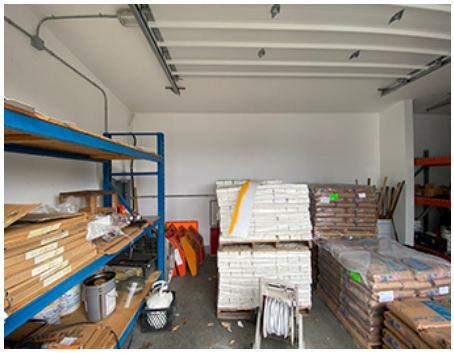
Estimated Budget **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

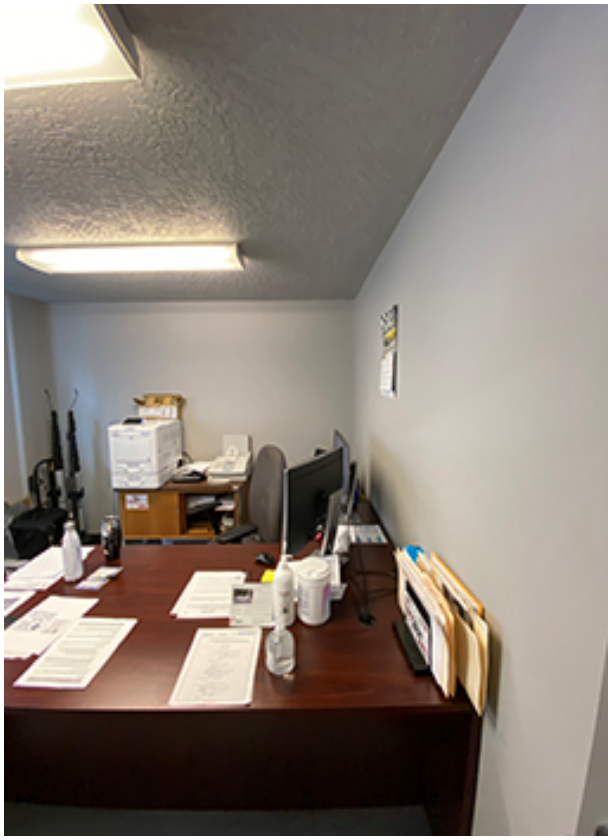
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3030 Ceiling Finishes	**Gypsum Wallboard Ceilings Finishes (Painted)**	
		**Description** Gypsum wallboard ceilings located throughout the Truck Barn. **Assessment** Gypsum wall board on ceilings appears to be in generally fair condition and is not expected to be replaced in < 30 years. Paint finish is in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15 Years **Present Equivalent Age** 30, 12 Years **Estimated Remaining Life** 45, 3 Years	**Note:** Replacement of GWB not anticipated in < 30 years (per Column 1). Cost of repainting included in Concrete Masonry Walls (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3030 Ceiling Finishes	**Gypsum Wallboard Ceilings Finishes (Textured Finish)**	
		**Description** Gypsum wall board ceilings with textured finish located in office spaces. **Assessment** Gypsum wall board on ceilings appears to be in generally fair condition and is not expected to be replaced in < 30 years. Textured finish is in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. □ **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15 Years **Present Equivalent Age** 30, 12 Years **Estimated Remaining Life** 45, 3 Years	**Note:** Replacement of GWB not anticipated in < 30 years (per Column 1). Cost of repainting included in Concrete Masonry Walls (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

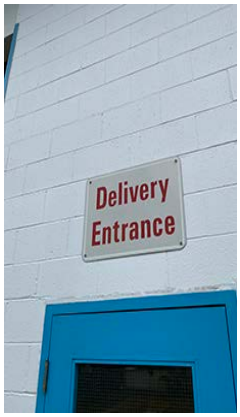
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Truck Barn		
C3030 Ceiling Finishes	**Plywood Ceilings and Wood Beams (Painted)**	
		Description Plywood and build-up wood beams at ceilings forming the underside of mezzanine level assembly, and painted wood beams in the Small Engines storage area. **Assessment** Paint finish to plywood ceilings and wood beams is in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for additional comment(s). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Renewal of paint included in painting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

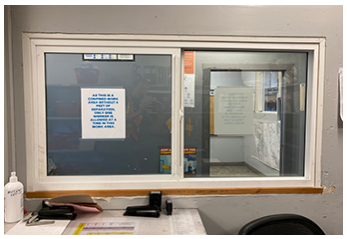
Item	Component	Description / Assessment / Priority
G20 Site Improvements - The Truck Barn		
G2040 Site Develop.	**Exterior Signage**	
		**Description** Exterior wayfinding signage located around the perimeter of the building. **Assessment** Signage is in fair condition and appears to be of varying vintages, with some discoloration, however functions as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement <$5,000 **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

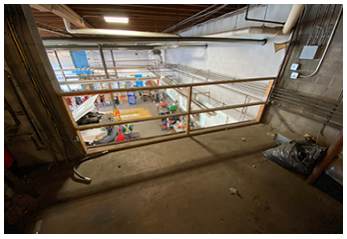
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1010 Partitions	**Interior Windows**	
		**Description** Interior windows with vinyl frames located between office spaces and the mechanics' bays. **Assessment** Windows are old but are in fair condition and function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** Budget for replacement = $750/Window. Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1010 Partitions	**Guard Rails - Metal and Wood**	
		**Description** Painted metal guard rail, and unfinished wood guard rails, located at the mezzanine areas of the facility overlooking the mechanics' bays. **Assessment** Paint finish on metal guard rail is in fair condition. Wood guards are unfinished. Refer to Structural Report for additional comment(s). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost of repainting metal guards is included in repainting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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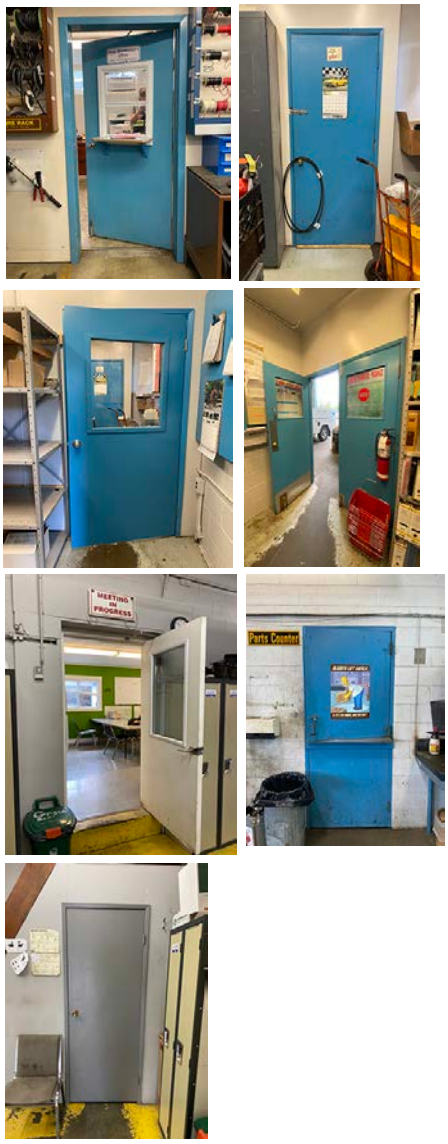
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1020 Interior Doors	**Wood Doors in Wood or Metal Frames, With/Without Glazing**	



Description

Wood doors in wood or metal frames located throughout the Shop facilities, with and without glazed lites. Includes wood Dutch-style door.

Assessment

Doors are in fair to poor condition, and show signs of heavy use including damaged corners and edges. Paint finishes are showing signs of wear, hardware is showing signs of wear.

Repainting of frames per first column of service life.

See 'Interior Door Hardware' for assessment of door hardware.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15, 40	Years
Present Equivalent Age	12, 30	Years
Estimated Remaining Life	3, 10	Years

Note:

Budget for door replacement: $650/door. Budget for painting included in painting of Concrete Masonry Walls. Includes costs of Metal Doors in Metal Frames, Wood Sliding Door.

Estimated Budget $ 13,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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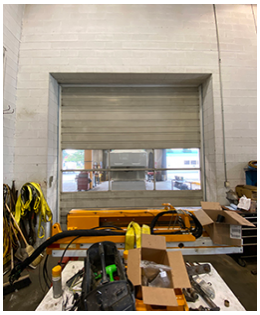
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1020 Interior Doors	**Metal Doors in Metal Frames, With / Without Glazing**	
		Description Metal doors in metal frames into the trailer office addition (with glazed lite), and the locker room (without lite). **Assessment** Doors are in fair condition. Paint finishes are showing signs of wear, hardware is showing signs of wear. Repainting of frames per first column of service life. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 30 Years **Estimated Remaining Life** 3, 10 Years	**Note:** Budget for repainting included in painting of Concrete Masonry Walls (per Column 1). Budget included in replacement of Wood Doors (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1020 Interior Doors	**Overhead Doors**	
		**Description** Overhead rolling doors located between mechanics' shops. **Assessment** Doors appear to be in fair condition. Operation of doors was not observed during building assessment - it is assumed that these function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 13 Years **Estimated Remaining Life** 12 Years	**Note:** Estimated cost for replacement: $5,000 / door **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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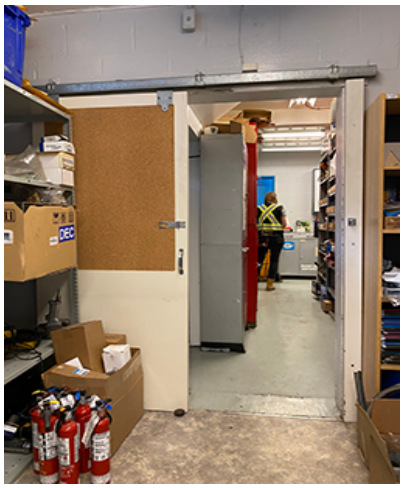
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1020 Interior Doors	**Wood Sliding, Barn, and Pocket Doors**	
		**Description** Sliding wood barn door on overhead aluminum track, and pocket door into office space (not shown). **Assessment** Door is in fair condition and appears to operate as required. Repainting is per first column of service life. See 'Interior Door Hardware' for assessment of door hardware. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 30 Years **Estimated Remaining Life** 3, 10 Years	**Note:** Cost of repainting is included in Concrete Masonry Walls (per Column 1). Cost of replacement included in Wood Doors in Wood Frames (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1020 Interior Doors	**Metal Gate with Plywood Backing**	
		Description Metal gate clad with painted plywood installed one side, located in the mezzanine area overlooking the shop. **Assessment** Operation of gate was not observed during assessment. Gate is locked, as no fall protection is provided from mezzanine area. Paint finish on outside face of door is commensurate with other paint finishes in the building. Repainting is per first column of service life. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 40 Years **Present Equivalent Age** 12, 25 Years **Estimated Remaining Life** 3, 15 Years	**Note:** Cost of painting included in Concrete Masonry Walls (per Column 1). Cost of gate replacement <$5,000 (per Column 2). **Estimated Budget** **<$5,000**

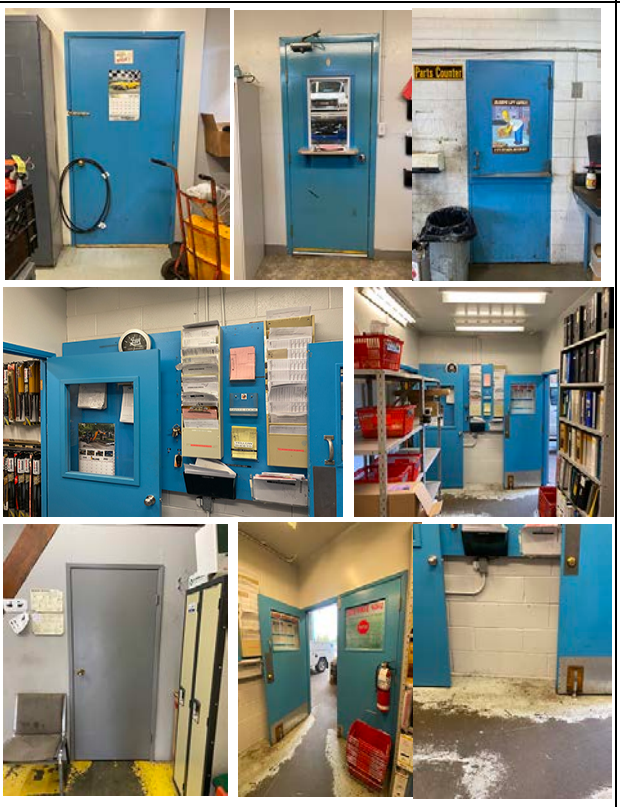
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1020 Interior Doors	**Interior Door Hardware**	



Description

Interior door hardware, including knob/passage sets, escutcheon plates, kick plates, door stop hardware, and closure hardware, located on doors throughout the Shop facilities. Some doors include panic hardware.

Repainting of frame per first column of service life

Assessment

Door hardware shows signs of frequent use, and ranges from fair to poor condition throughout.

Consider replacement of passage sets to new code-compliant lever sets throughout the facility to improve building accessibility. Recommend code review prior to removal of any existing panic hardware.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20 Years
Present Equivalent Age	12 Years
Estimated Remaining Life	8 Years

Note:

Replacement allowance for door hardware: $500/door.

Estimated Budget $ 10,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Toilet Partitions/Cubicles**	
		Description Composite toilet partition, floor mounted and head rail braced, toilet partition located in the trailer addition adjacent to the kitchen and locker rooms. **Assessment** Toilet compartment is in fair condition, and appears clean and well maintained. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement cost <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Toilet Accessories**	
		Description Toilet paper holders, paper towel holders (with disposable paper, and reusable cloth), soap dispensers, mirrors, and other accessory fixtures located in the washrooms and near the shops throughout the Shop facilities. **Assessment** Fixtures are in fair condition and function as required. Many units are showing signs of wear from heavy use. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Cost allowances for replacement: toilet paper dispensers @ $75 ea., paper towel dispensers at $125 ea., soap dispensers at $110 ea., mirrors at $150 ea. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Convex Viewing Mirrors**	
		Description Convex Viewing mirror located in mechanics' work bays. **Assessment** Mirrors are in generally good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Replacement unit cost <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Metal Lockers**	
		Description Prefinished metal lockers and integral hardware, located throughout the Shop facilities. **Assessment** Metal lockers are in fair condition, some lockers show signs of wear from heavy use. Manufacturer likely used high-performance paint coating for this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Replacement cost: $600 per vertical column allowance for replacement. **Estimated Budget $ 8,400**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Metal Storage Cabinets**	
		Description Various prefinished metal cabinets located throughout the Shop facilities. **Assessment** Prefinished metal cabinets appear to be in fair condition, and show signs of scratching/denting to finishes. Manufacturer likely used a high-performance paint coating for this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement cost: $1000/unit. Includes cost of Metal Cabinet/Desk. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Metal Flammable Goods Locker**	
		Description Prefinished flammable storage cabinet located in the mechanics' shops. **Assessment** Metal cabinets appear to be in good condition. Interior of cabinets were not observed. Manufacturer likely used a high-performance paint coating. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement cost: $2,000 per unit. **Estimated Budget $ 6,000**

CONDITION ASSESSMENT SUMMARY

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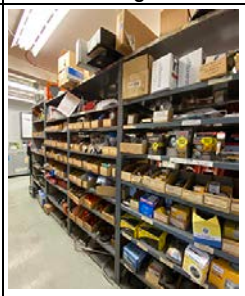
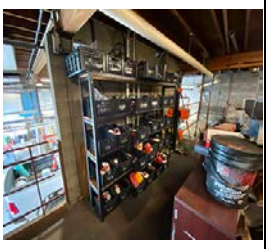
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Metal Shelving**	
	 	**Description** Metal shelving, adjustable and fixed, located in the mezzanine areas, storage, and office areas, around the building. **Assessment** Shelving is in fair condition and shows signs of frequent use. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement cost: $500/unit **Estimated Budget $ 13,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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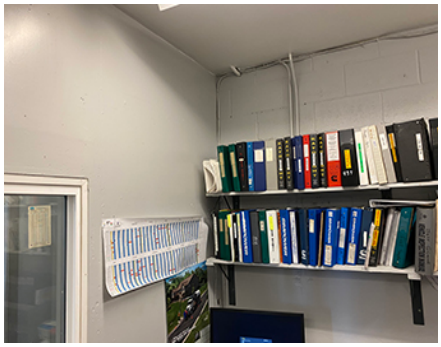
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Shelving on Brackets - Wood and Composite**	
		**Description** Wood shelving on metal brackets located in closets and storage areas of the Shop facilities, and composite/MDF shelving on brackets in offices and washroom. **Assessment** Shelving is in fair condition and shows signs of heavy use, but continues to function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 22 Years **Estimated Remaining Life** 8 Years	**Note:** Replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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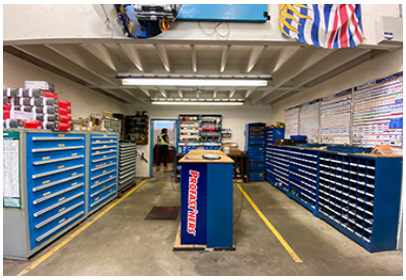
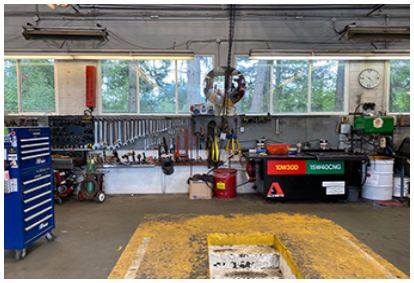
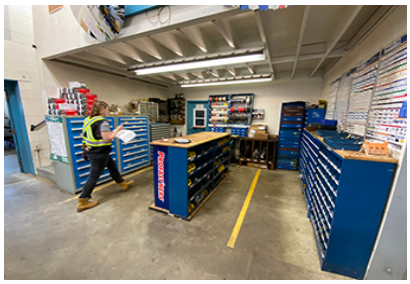
Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Metal Gear Storage, Equipment Racks, and Tool Storage**	
	  	**Description** Metal hose and equipment racks, and tool/parts storage, located in the shop and material storage areas of the building. **Assessment** Racks and hooks show signs of frequent use, however metal parts and tool storage units are in good condition and appear well maintained. It is likely that the manufacturer used a high-performance paint for this product. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement Cost: $1000/unit for metal tool/parts storage. Includes cost of Metal Cabinet/Desk. **Estimated Budget $ 14,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Metal Cabinet/Desk**	
		Description Metal counter/cabinet located in an office.
		Assessment Cabinet is in fair condition, with signs of wear and scratching to finishes. Manufacturer likely used a high-performance paint coating for this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement cost included in cost of metal cabinets. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Casework**	
		Description Casework, including kitchen cabinetry, wood cabinetry at copy area in trailer office, and bathroom countertops. Casework appears to be of varying vintages. **Assessment** Casework is generally in fair to poor condition. Kitchen casework is old and showing signs of wear, with damage at countertops; recommend repairs to counters in this area (Column 1). Casework in trailer office is in good condition and is priced separately (Column 3). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20, 20, 20 Years **Present Equivalent Age** 19, 12, 5 Years **Estimated Remaining Life** 1, 8, 15 Years	**Note:** Cost of immediate repairs <$5,000 (per Column 1). Replacement – Budget $1,640/ LM for medium-grade casework with laminate countertops. Total replacement older casework = $13,120 (per Column 2). Replacement of office casework = $6,560 (per Column 3). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Counters**	
		Description Wood-framed shelving with plastic laminate counter tops. **Assessment** Counters are in fair condition and appear to function as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement cost $820 /LM for counters. **Estimated Budget $ 5,740**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Workbenches**	
		Description Wood workbenches with metal countertops located in the mechanics' shop area. **Assessment** Workbenches are in fair condition given the type and frequency of use. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement cost $820 /LM for counters. **Estimated Budget $ 12,300**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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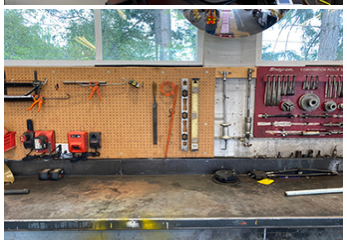
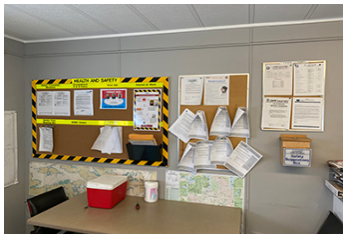
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Signage and Storage Boards**	
	 	**Description** White boards, bulletin boards, located in various areas throughout the Shop facilities. Pegboard storage is located in the mechanics' shop. **Assessment** Boards appear to be frequently used and are in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C10 Interior Construction - The Shop		
C1030 Fittings	**Interior Signage**	
		Description Various interior safety, labelling, and wayfinding signage located throughout the Shop facilities. Signage appears to be of varying vintages. **Assessment** Interior signage appears to be clean and well maintained, and overall is in good to fair condition. Older signs show signs of yellowing, but function as needed. With the exception of safety signage, it is unlikely that new signage will be required unless safety, use, and/or wayfinding needs change. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Cost allowance for replacement: <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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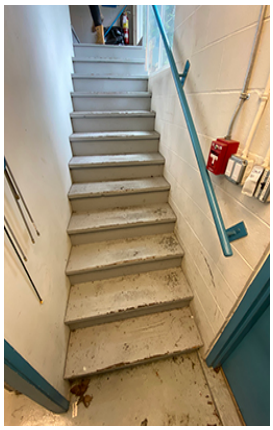
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - The Shop		
C2020 Interior Stair Finish	**Painted Wood Stair with Painted Metal Handrail**	
		**Description** Wood stairs with painted finish and painted metal handrails, leading to mezzanine levels. **Assessment** Paint finish on stairs is worn and is in poor condition. Finish on metal handrails are in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for further comment(s) on stair structures. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Costs for renewal of paint finishes included in painting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - The Shop		
C2020 Interior Stair Finish	**Stairs with Resilient Flooring and Metal Nosings**	
		Description Stairs with resilient flooring and metal nosing leading to an added trailer structure. **Assessment** Resilient finish on stairs appears clean and well maintained, and is in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement of resilient finish and metal nosings included in Resilient Flooring. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C20 Stairs - The Shop		
C2020 Interior Stair Finish	**Wood Stair with Wood Handrail (Stained)**	
		Description Very steep wood stair/ladder from lower level to mezzanine storage area. **Assessment** Wood stain finish on stairs is worn and is in poor condition. Refer to Structural Report for additional comment(s) on stair structure. Refinishing is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Costs for renewal of finish to stairs is included in Painting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

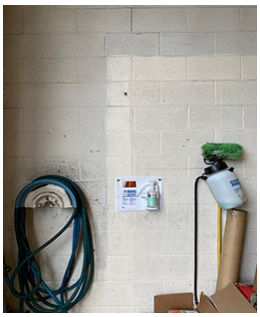
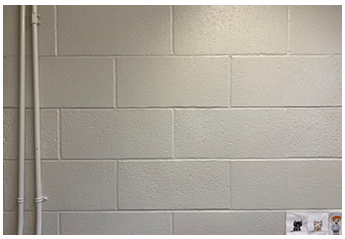
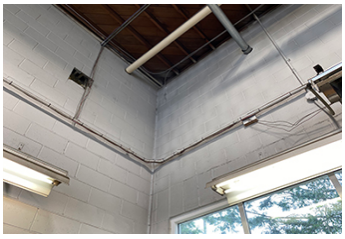
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Gypsum Wallboard Finishes (Painted)**	
		Description Gypsum wallboard walls with paint finish located throughout the Shop facilities. **Assessment** Gypsum wallboard is overall in fair condition, areas of damage are visible in areas of high-frequency use. Walls show signs of repair and patch-work repainting. GWB is not likely to be replaced in < 30 years. Paint finish is in fair to poor condition, recommend repainting of finishes. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15, 15 Years **Present Equivalent Age** 30, 14, 12 Years **Estimated Remaining Life** 45, 1, 3 Years	**Note:** Replacement of GWB is not expected in < 30 years (per Column 1). Immediate repairs to GWB <$5,000 (per Column 2). Budget for repainting included in painting of Concrete Masonry Walls (per Column 3). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Concrete Masonry Unit Walls (Painted)**	
	  	**Description** Painted concrete masonry block walls located throughout the Shop facilities. **Assessment** Paint finish is in fair to poor condition, and appears to have been spot-painted and infrequently renewed over time. Recommend renewal of paint finish. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost allowance = $15/sq.m. for walls and ceilings (+ 10-20% for tall spaces), $10/sq.m for painted floors. Includes Guards, Int. Doors, Wood Stairs, Walls (GWB, Plywood/Wood, Concrete, Painted Steel Columns, Wood Baseboards), Floors (Concrete, Linework, Painted Plywood, Stained Plywood), Ceilings (GWB, **Estimated Budget $ 45,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Concrete Walls (Painted)**	
		Description Painted cast-in-place concrete walls located throughout the Shop facilities. **Assessment** Paint finish is in fair to poor condition, and appears to have been spot-painted and infrequently renewed over time. Recommend renewal of paint finish. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost of repainting included in Concrete Masonry Walls. **Estimated Budget** **As Above**

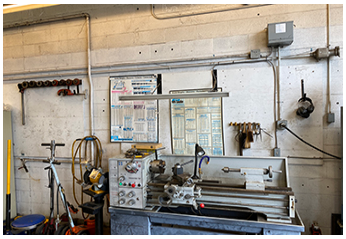
CONDITION ASSESSMENT SUMMARY

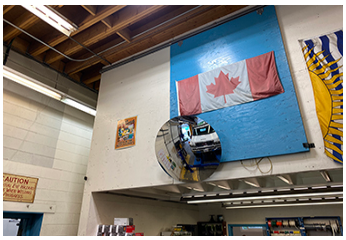
Public Works - Condition Assessment

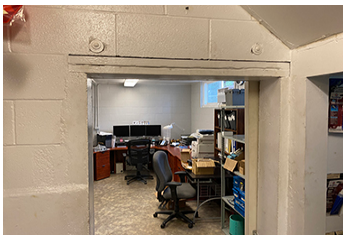
Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Wood Wall Finishes (Painted and Unpainted)**	







Description

Plywood walls with paint finish, installed in offices and on the outside face of upper mezzanine levels. Includes areas where plywood has been installed as bumper guards in areas of high-use and impact (painted and unpainted), and wood-formed lintels over door openings in masonry walls.

Assessment

Plywood is in fair condition, and is not expected to be replaced in < 30 years. Paint finish is in fair to poor condition, and appears to have been spot-painted and infrequently renewed over time. Recommend renewal of paint finish. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish.

Condition

4 Poor: Significant renewal/rehabilitation required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	75, 15 Years
Present Equivalent Age	30, 12 Years
Estimated Remaining Life	45, 3 Years

Note:

Replacement of plywood not anticipated in < 30 years (per Column 1). Cost of repainting included in Concrete Masonry Walls (per Column 2).

Estimated Budget **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Steel Columns (Painted)**	
		Description Steel columns located in the mechanics' bay areas, with applied paint finish. **Assessment** Paint finish is in fair condition. Recommend ongoing cleaning, maintenance, and renewal of paint coatings. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for additional comment(s) regarding the condition of the structure. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Cost of repainting included in Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

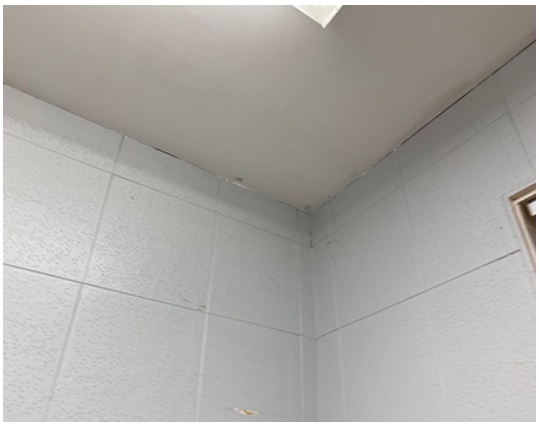
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Composite Wall Board**	
		Description Resilient composite wall finish located in the trailer additions to the Shop, and at the urinal in the men's washroom. **Assessment** Composite wall panelling appears clean and well maintained, and is in generally fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Allowance: $110/sq.m. **Estimated Budget $ 7,150**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3010 Interior Wall Finishes	**Acoustic Wall Tile (Adhered)**	
		**Description** Acoustic tile adhered to the walls in an office in the Shop. **Assessment** Acoustic tile is in fair condition, and shows signs of edge damage. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Replacement budget $55/sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Painted Linework on Exposed Concrete**	

Description

Exposed concrete floors in the mechanics' bays and shops, with painted linework. Includes yellow safety marking around shop pits.

Assessment

Painted linework and safety markings are in poor condition. Recommend renewal of finishes.

Condition

4 Poor: Significant renewal/rehabilitation required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15 Years
Present Equivalent Age	12 Years
Estimated Remaining Life	3 Years

Note:

Allowance of $8/sq.m for painted concrete.

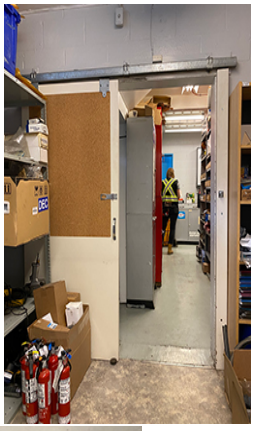
Estimated Budget **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

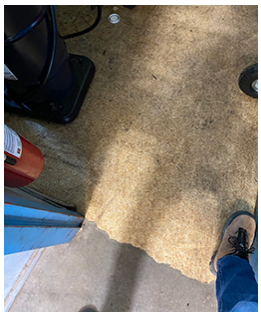
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Concrete Floors (Painted)**	
		**Description** Painted concrete floors located in office areas of the lower floor. **Assessment** Paint is worn and shows signs of high-traffic and heavy use, and is in generally fair to poor condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Allowance of $8/sq.m for painted concrete. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Resilient Flooring - Sheet Vinyl**	
		**Description** Resilient flooring located in offices, trailer additions, and washrooms throughout the Shop. **Assessment** Resilient flooring is in fair condition, with heavy use in high-traffic areas. Flooring in lower use areas looks clean and well-maintained. Recommend continued monitoring at flooring transitions and seams for delamination/tripping hazards. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement allowance = $85/sq.m. Includes costs of replacement of Rubber Baseboard Flooring. **Estimated Budget $ 10,200**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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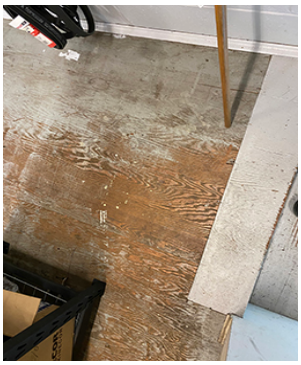
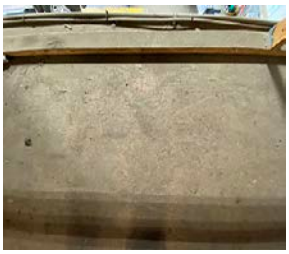
RJC Job No.: NAN.117803.0002

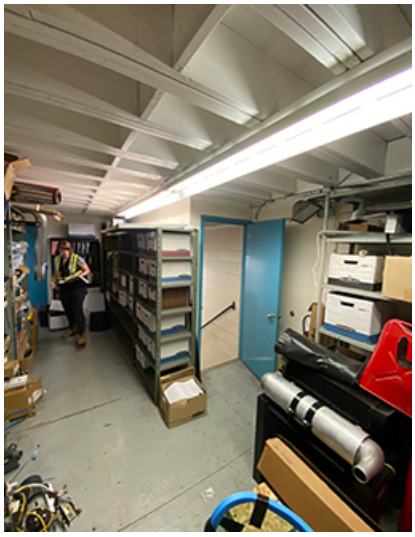
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Plywood Flooring (Stained)**	
	 	**Description** Stained plywood flooring in upstairs mezzanine level. **Assessment** Plywood is dusty and does not appear to be regularly cleaned. Finishes to plywood appear in good condition in some areas, and very worn in others. Mezzanine area appears to be used primarily for storage. It as assumed that renewal of finishes in this area is a low priority. Restaining is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of stain finish. Refer to Structural Report for further comment(s) about floor structure. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Renewal of stain finish included in cost of Painted Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Plywood Flooring (Painted)**	
		Description Plywood flooring in the upper mezzanine area, with applied paint finish.
		**Assessment** Paint is in fair to poor condition and shows signs of wear. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for further comment(s) about floor structure. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Renewal of paint finish included in cost of Painted Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Rubber Baseboards**	
		Description Rubber baseboards located throughout the Shop facilities. **Assessment** Rubber baseboards are in fair condition, and are delaminating in certain areas. Recommend repair of baseboards where delamination is occurring (Per Column 1). **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20, 20 Years **Present Equivalent Age** 19, 10 Years **Estimated Remaining Life** 1, 10 Years	**Note:** Cost for immediate repairs <$5,000 (per Column 1). $10/LM allowance for replacement, included in cost allowance for replacement of resilient flooring (per Column 2). **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3020 Floor Finishes	**Wood Baseboards**	
		Description Wood baseboards located primarily in trailer additions to the building. **Assessment** Wood baseboards are in fair condition and function as required. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 30 Years **Present Equivalent Age** 12, 12 Years **Estimated Remaining Life** 3, 18 Years	**Note:** Renewal of paint included in painting of Concrete Masonry Walls. Replacement of wood baseboards <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3030 Ceiling Finishes	**Acoustic Ceiling Tile (Adhered)**	
		Description Adhered acoustic tile on walls in an office in the Shop. **Assessment** Adhered ceiling tile shows edge damage but remain serviceable. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement budget $55/sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3030 Ceiling Finishes	**Gypsum Wallboard Ceiling Finishes (Painted)**	
		Description Gypsum wall board ceilings located throughout the Shop facilities. **Assessment** Gypsum wall board on ceilings appears to be in generally fair condition and is not expected to be replaced in < 30 years. Paint finish is in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 75, 15 Years **Present Equivalent Age** 30, 12 Years **Estimated Remaining Life** 45, 3 Years	**Note:** Replacement of GWB is not expected in < 30 years (per Column 1). Budget for repainting included in painting of Concrete Masonry Walls (per Column 2). □ □ □ **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

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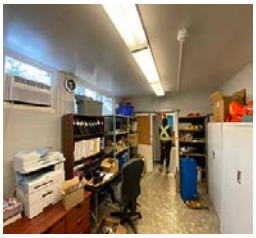
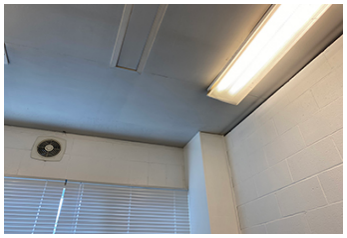
Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3030 Ceiling Finishes	**Plywood Ceilings and Wood Beams (Painted)**	
	 	**Description** Plywood and build-up wood beams at ceilings forming the underside of mezzanine level assembly. **Assessment** Paint finish to plywood ceilings and wood beams is in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. Refer to Structural Report for additional comment(s) regarding the structure. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 3 Years	**Note:** Renewal of paint included in painting of Concrete Masonry Walls. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3030 Ceiling Finishes	**Acoustic Composite Ceiling Tile**	
		Description Acoustic composite ceiling tile forming the finish plane at the Office Trailer, and Lunch Room Trailer additions to the building. **Assessment** Composite ceiling tile is clean and in generally good condition. Continue to monitor and replace panels as needed if damage occurs. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 15 Years	**Note:** Replacement allowance $55/sq.m. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
C30 Interior Finishes - The Shop		
C3030 Ceiling Finishes	**Wood Ceiling Trims and Moulding**	
		Description Wood ceiling moldings around the perimeter of some office spaces, and at the Office Trailer, and Lunch Room Trailer additions to the building. **Assessment** Paint finish on wood trims is in fair condition. Repainting is recommended primarily to improve aesthetic qualities of space; spaces will function as required without renewal of paint finish. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15, 30 Years **Present Equivalent Age** 12, 15 Years **Estimated Remaining Life** 3, 15 Years	**Note:** Costs of repainting is included in painting of Concrete Masonry Walls. Replacement of wood trims <$5,000. **Estimated Budget** **As Above**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements - The Shop		
C2040 Site Develop.	**Exterior Signage**	
	 	Description Adhered exterior signage located around the perimeter of the building. **Assessment** Signage is in fair condition and functions as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement <$5,000 **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

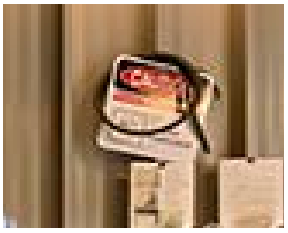
Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Brine Shed: Wood Shelf on Brackets**	
		Description Floating painted wood shelf on metal brackets installed in the Brine Shed. **Assessment** Floating shelf is in fair condition and functions as required. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 15 Years	**Note:** Cost for replacement <$5,000 **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Brine Shed: Interior Signage**	
		**Description** Caution sign in the Brine Shed. **Assessment** Sign is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 20 Years	**Note:** Cost allowance for replacement: <$5,000. **Estimated Budget** **< $5,000.**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Brine Shed: Prefinished Metal Panel Walls**	
		Description Prefinished metal panels, forming interior walls. **Assessment** Finish is in fair condition. Repainting of interior finish is not recommended - manufacturer likely used a high-performance paint on this assembly. Refer to Building Enclosure and/or Structural Reports for further comment(s). **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 35 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **N/A**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Brine Shed: Painted Concrete Floors**	
		Description Painted concrete floors in Brine Shed. **Assessment** Floors appear relatively clean and well maintained given the industrial use of the shed. Paint finish is in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 7 Years	**Note:** Cost for repainting floors <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Road Storage: Metal Storage Cabinet**	
		Description Prefinished metal cabinet located in the Road Storage shelter. **Assessment** Metal cabinet is in fair condition. Manufacturer likely used high-performance coating on this product. Cabinet is exposed to elements, continue to monitor for rust/wear to improve expected lifetime of cabinet. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Road Storage: Wood Shelving**	
		Description Wood shelving located in the Road Storage shelter. **Assessment** Wood shelving is in fair condition and functions as required. Shelving is not painted: recommend ongoing maintenance as wood is exposed to elements. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**Road Storage: Exterior Signage**	
		Description Exterior safety signage located at the perimeter of the Road Storage shelter. **Assessment** Exterior signage is in fair condition and functions as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**C-Can - Shop Storage: Painted Metal Panel Walls**	
		Description Painted interior surface of exterior walls.
		Assessment Finish is in fair condition. Refer to Building Enclosure and/or Structural Reports for further comment(s).
		Condition 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 7 Years	**Note:** Cost of repainting <$5,000. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**C-Can - Drainage: Metal Locker**	
		Description Prefinished metal locker located inside the Drainage C-Can. **Assessment** Locker is in fair condition. Manufacturer likely used high-performance paint coating for this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**C-Can - Drainage: Metal Cabinet**	
		Description Prefinished metal cabinet located inside the Drainage C-Can. **Assessment** Metal cabinet is in fair condition. Manufacturer likely used high-performance paint coating for this product. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Cost of replacement <$5,000. Refinishing likely not required during expected service life. **Estimated Budget** **<$5,000**

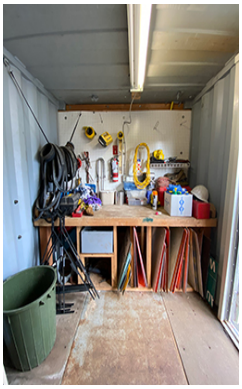
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**C-Can - Drainage: Shelving and Workbench**	



Description

Wood small tools storage and racks with pegboard backing throughout, and a wood workbench installed at one end of the Drainage C-Can.

Assessment

Storage shelving is in fair condition, shows signs of heavy use. Workbench is in fair condition. Pegboard has areas of damage.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40	Years
Present Equivalent Age	25	Years
Estimated Remaining Life	15	Years

Note:

Cost of replacement <$5,000.

Estimated Budget **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**C-Can - Drainage: Painted Metal Panel Walls**	

Description

Painted interior surface of exterior walls and ceiling.

Assessment

Finish is in good condition.

Refer to Building Enclosure and/or Structural Reports for further comment(s).

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15	Years
Present Equivalent Age	5	Years
Estimated Remaining Life	10	Years

Note:

Cost of repainting <$5,000.

Estimated Budget **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction - Auxiliary Structures		
F1010 Spec Structures	**C-Can - Drainage: Exterior Signage**	
		Description Exterior applied identification signage located on the exterior of the C-Can. **Assessment** Exterior signage is in fair condition and functions as required. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 12 Years	**Note:** Cost of replacement <$5,000. **Estimated Budget** **< $5,000**

RB Engineering Ltd. – Electrical Systems

Prepared By:

Craig Reitmeier, P.Eng.
Principal

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

RB ENGINEERING LTD
ELECTRICAL CONSULTING ENGINEERS

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5010 Electrical Distribution	**Main Service**	

Description

The main electrical services is located within the original Administration and Operations building. The service entrance includes a main breaker, BC Hydro meter, ground fault detection and distribution board. The service entrance was replaced in the renovation in 1996. This service is a 600 amp, 480 volt, 3-phase service.

Assessment

All equipment appears to be in good condition. There is cracking of the breaker space covers on the main distribution board that will require replacement if breaker configurations are changed. Any change to the site service will also require a change to 600 volt as BC Hydro no longer provides 480 volt services.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40	Years
Present Equivalent Age	24	Years
Estimated Remaining Life	16	Years

Note:

Service entrance could potentially be changed to a switchboard configuration in the future to combine all components ($35,000).

Estimated Budget $ 16,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5010 Electrical Distribution	**Panels**	

Description

The electrical panels located in the offices and newer sections of the building are from multiple manufactures and various vintages. All panels appear to have been installed between 1990 and 1998.

Assessment

The panels appear to be in good condition but are starting to near the end of their expected lifespan

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	30	Years
Present Equivalent Age	25	Years
Estimated Remaining Life	5	Years

Note:

Panel replacement cost is approximately $2,000 per panel including re-wiring.

Estimated Budget $ 20,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5010 Electrical Distribution	**Panels (Casting)**	
		Description Panels located in the casting building. These panels appear to have been installed during the 1992 addition that connected the casting building to the Administration and Operations building. **Assessment** The panels are in poor condition with minor corrosion, dirt and build-up on the panels. The require replacement in the near future. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 28 Years **Estimated Remaining Life** 2 Years	**Note:** Panel replacement cost is approximately $2,000 per panel including re-wiring. **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5010 Electrical Distribution	**Transformers**	
		Description There are transformers located in the main electrical room and mounted above panels in the casting shop garage. These transformers appear to have been installed during renovations in the 1990s. **Assessment** The transformers appear to be in good condition with only minor corrosion on the exterior of the unit in the garage. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 24 Years **Estimated Remaining Life** 6 Years	**Note:** Electrical room transformer is 75 kVA: $ 7500 to replace Casting garage transformer is 15 kVA: $1500 to replace **Estimated Budget $ 9,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5010 Electrical Distribution	**Disconnects**	
		Description Disconnect switches are located wherever mechanical equipment is installed and at distribution points within the building. Disconnects are installed during renovations and upgrades which results in a variety of vintages for the installed units. Most units appear to be from relatively recent upgrades. **Assessment** The disconnects appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 18 Years	**Note:** Disconnect switches range from $100 to $2,000 per unit. Observed switches appear to be mostly in the $500 range with a few $100 switches. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5020 Lighting and Branch Wiring	**Exterior Lighting**	

Description

Exterior lights are from multiple manufacturers with many having been recently replaced as part of the 2018 lighting upgrade. Fixtures include LED fixtures with a mixture of wallpacks and surface mounted units.`

Assessment

The lights appear to be in very good condition.

Condition

1 Very Good: Only planned maintenance required.

Priority

1 Health and Safety

Expected Service Life	20	Years
Present Equivalent Age	2	Years
Estimated Remaining Life	18	Years

Note:

Exterior lighting is taken based on the linear length of the lit portions of the building at a cost of $30/ln.m.

Estimated Budget **< $ 5,000**

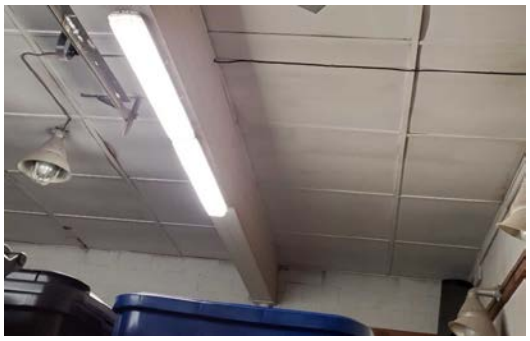
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5020 Lighting and Branch Wiring	**Lights (Casting Building)**	



Description

The casting portion of the Administration and Operations building consists of mainly gasketed fluorescent fixtures. These fixtures include a damage resistant polycarbonate lens around the tubes to prevent damage. All of the fixtures were replaced during the 2010 lighting upgrade.

Assessment

The fixtures appear to be in very good condition however fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. LED tubes extend the life of the fixture by increasing energy efficiency.

Condition

1 Very Good: Only planned maintenance required.

Priority

1 Health and Safety

Expected Service Life	20	Years
Present Equivalent Age	10	Years
Estimated Remaining Life	10	Years

Note:

Lighting is taken at $35/sq.m. (420 sq.m.)

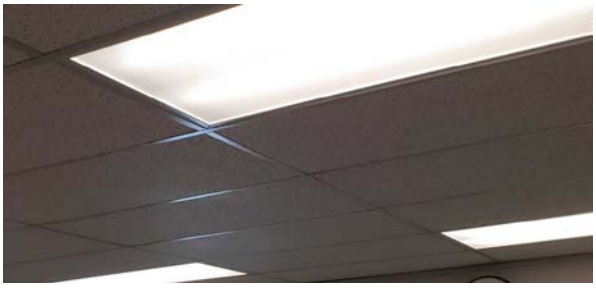
Estimated Budget $ 14,700

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5020 Lighting and Branch Wiring	**Lighting (Offices)**	
		**Description** The lighting in the administration offices portion of the building consists of mainly T-bar mounted and surface mounted fluorescent fixtures. These fixtures were replaced as part of the 2010 lighting upgrade. **Assessment** The fixtures appear to be in very good condition however fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. LED tubes extend the life of the fixture by increasing energy efficiency. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Lighting is taken as $35/sq.m. (883 sq.m.) **Estimated Budget $ 30,905**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5030 Communic-ations and Security	**Fire Alarm Systems**	
		Description The fire alarm system is a Simplex system with an annunciator located at the reception area of the administration building. The system includes only a few detectors and pull stations connected to the head-end device but also receives alarm information from the fence detection system. **Assessment** The fire alarm system appears to be in good operating condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 15 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 8 Years	**Note:** Fire alarm system replacement is taken as $10/sq.m. (1303 sq.m.) **Estimated Budget $ 13,030**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5030 Communic-ations and Security	**Fence Detection System**	
		Description The fence detection system is installed as an additional layer of site security to detect when intrusions occur within the compound. Based on information provided on site, the fence detection cable has been replaced multiple times in recent years due to being damaged/cut. **Assessment** The fence detection system appears to be in good working order. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 10 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 8 Years	**Note:** The cost of replacement for the fence detection is based on the length of wiring required for the perimeter fencing, as well as the four controllers required to provide detection. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5030 Communic-ations and security	**Site-wide Security/Alert**	

Description

The site-wide security and alert system is run through the reception area of the administration building. The system monitors the security devices located in various buildings and gates and is capable of annunciating emergency situations to the site via exterior and interior mounted speakers. The system appears to have been installed during the 1996 renovations with added components installed in other buildings over time.

Assessment

The system appears to be in fair condition but has exceeded its expected lifespan.

Condition

3 Fair: Significant maintenance required.

Priority

1 Health and Safety

Expected Service Life	15	Years
Present Equivalent Age	15	Years
Estimated Remaining Life	0	Years

Note:

Estimated Budget $ 15,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5030 Communic-ations and Security	**Access Control**	
		Description The access control system includes card readers, door contacts, request to exit devices, and door controllers all connected to a central computer system. There are some controlled areas in the administration building including the staff entrance(s) and the IT room. **Assessment** The access control system appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 15 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5030 Communic-ations and Security	**Camera System**	

Description

The Camera system includes interior and exterior cameras located in or on the Shop, Truck Barn, Site lighting poles and the Administration and Operations building. These cameras are connected back to the central NVR located in the IT room of the Administration and Operations building.

Assessment

The cameras appear to be in good condition.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

1 Health and Safety

Expected Service Life	10	Years
Present Equivalent Age	5	Years
Estimated Remaining Life	5	Years

Note:

Camera replacement includes wiring drop to each location.

Estimated Budget $ 11,900

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5040 Other Electrical Systems	**Emergency Lighting**	
		Description Emergency lighting is included in most areas and consists of self-contained units. **Assessment** Emergency lighting appears to be in good working condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 4 Years **Estimated Remaining Life** 16 Years	**Note:** Emergency lighting is taken as $5/sq.m. **Estimated Budget $ 6,515**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5040 Other Electrical Systems	**Exit Signs**	

Description

Exit signs within the administration building consist of flat signage with photo luminescent text to allow for egress. This does not meet current building code and will need to be replaced with illuminated exit signs when being replaced.

Assessment

N/A

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

1 Health and Safety

Expected Service Life	30	Years
Present Equivalent Age	30	Years
Estimated Remaining Life	0	Years

Note:

Exit signs are taken as $5/sq.m.

Estimated Budget $ 6,515

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

RB ENGINEERING LTD
ELECTRICAL CONSULTING ENGINEERS

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5040 Other Electrical Systems	**Backup Generator**	

Description

A 65 kW diesel generator supplies emergency backup power to the administration building's emergency distribution system. The generator was installed in 1992 and includes a sub-base fuel tank, sound attenuating enclosure, transfer switch, and remote annunciator.

Assessment

The generator appears to be in good condition but has exceeded its expected lifespan.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20	Years
Present Equivalent Age	20	Years
Estimated Remaining Life	0	Years

Note:

Estimated Budget $ 65,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Administration & Operations		
D5040 Other Electrical Systems	**Electric Heat**	

Description

Electric heat is provided in the casting shed and attached areas. Administration building heat is provided by forced air systems. The electric heat includes force flow heaters mounted in the casting shed garage area and baseboard heaters in the casting shed mezzanine offices.

Assessment

The electric heat appears to be in good condition.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20 Years
Present Equivalent Age	10 Years
Estimated Remaining Life	10 Years

Note:

Electric heat unit replacement cost is taken as $1,250 per force flow heater and $250 per baseboard fixture

Estimated Budget **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

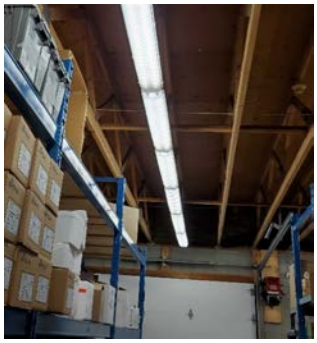
Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5010 Electrical Distribution	**Panels**	
		Description The electrical panels in purchasing and stores include some panels from recent construction and the main panel from the original construction in 1975. **Assessment** The panels appear to be in good condition but the original panel A is beyond its expected lifespan. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30, 30 Years **Present Equivalent Age** 30, 10 Years **Estimated Remaining Life** 0, 20 Years	**Note:** Panel A is obsolete and should be replaced. All other panels are well within lifespan. Phase 1: $2,000 Phase 2: $4,000 **Estimated Budget $ 6,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5020 Lighting and Branch Wiring	**Lighting**	
		**Description** Lighting includes gasketed fluorescent fixtures and surface wrap fluorescent fixtures that were installed as part of the 2010 lighting upgrade. **Assessment** The fixtures appear to be in very good condition however fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. LED tubes extend the life of the fixture by increasing energy efficiency. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Lighting is taken as $35/sq.m. (532 sq.m.) **Estimated Budget $ 18,620**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5040 Other Electrical Systems	**Emergency Lighting**	
		Description Emergency lighting consist of self-contained units, exit combo units, and battery pack / remote head systems. Emergency lighting is included in the storage space, office space and the additional storage areas. **Assessment** Emergency lighting appears to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Emergency lighting is taken as $5/sq.m. (532 sq.m.) **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5040 Other Electrical Systems	**Exit Signs**	
		Description Exit signs are illuminated red lettering style of exit signs. The current building code requires green pictogram signage for new construction and major renovations. **Assessment** Exit signage appears to be in good condition but does not match current building code. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 30 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 15 Years	**Note:** Exit signs are taken as $5/sq.m. (532 sq.m.) **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5040 Other Electrical Systems	**Transfer Switch**	
		Description The emergency power panel located in the storage area is connected to a manual transfer switch intended to allow the connection of an emergency generator for powering the building. This transfer switch is connected to a generator receptacle location on the southwest corner of the building and is locked in the Hydro power side. **Assessment** The transfer switch appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 20 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5040 Other Electrical Systems	**EV Charging Station**	
		Description A Leviton electric vehicle charging station is installed on the north face of the stores building. The charging station appears to have been installed within the last 3 years. **Assessment** The charging station appears to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 27 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Purchasing & Stores		
D5040 Other Electrical Systems	**Electric Heat**	
		Description Electric heat is provided in the storage area by force flow heaters mounted to the ceiling joists. In the office areas, heat is provided by baseboard heaters. **Assessment** Electric heat devices appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** Electric heat unit replacement cost is taken as $1,250 per force flow heater and $250 per baseboard fixture **Estimated Budget $ 7,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5010 Electrical Distribution	**Distribution Panel**	
		Description A central distribution panel provides a distribution point for all power coming into the Truck Barn. This panel is a Square D panelboard and includes a main breaker as well as distribution breakers. **Assessment** The panelboard appears to be in fair condition but is nearing the end of its expected lifespan. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** CDP replacement cost is approximately $4,000 including reconnection of existing wiring. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5010 Electrical Distribution	**Panels**	
		Description Panels located in the Truck Barn are from various different manufacturers and were installed during different renovations/upgrades. The newest panels were installed in 2014 while the older panels appear to have been installed in the 1990s. **Assessment** The panels appear to be in good condition though some are nearing the end of their expected lifespan. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30, 30 Years **Present Equivalent Age** 6, 25 Years **Estimated Remaining Life** 24, 5 Years	**Note:** Newer panels have long life ahead (3 panels) whereas older panels should be replaced in the near future (5 panels). Panel replacement is approximately $2,000 per panel, including rewiring. **Estimated Budget $ 16,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5010 Electrical Distribution	**Disconnects**	

Description

Disconnect switches are installed at the main distribution point of the truck shed, as well as near mechanical equipment. Multiple manufacturers are present and have been installed at various times.

Assessment

Disconnect switches appear to be in good condition but some are nearing the end of their expected lifespan.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	30, 30	Years
Present Equivalent Age	25, 15	Years
Estimated Remaining Life	5, 15	Years

Note:

Disconnect switches range from $100 to $2,000 per unit.
Older switches replacement LS: $6,500
Newer switches replacement LS: $5,500

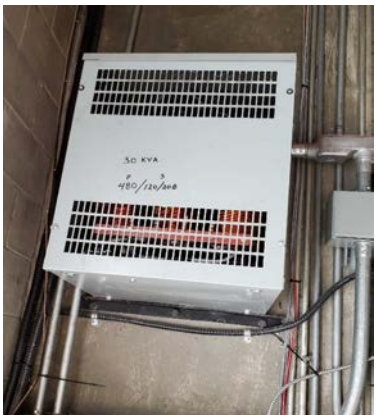
Estimated Budget $ 12,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5010 Electrical Distribution	**Transformers**	
		**Description** There are three 30 kVA transformers mounted on walls above panels in the Truck Barn. **Assessment** The transformers appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 20 Years	**Note:** Each 30 kVA transformer replacement cost is $3,000 **Estimated Budget $ 9,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5020 Lighting and Branch Wiring	**Lighting (Exterior)**	
		Description Exterior lighting on the Truck Barn includes LED wall packs and flood lights and were installed as part of the 2018 lighting upgrade. **Assessment** The fixtures appear to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 18 Years	**Note:** Exterior lighting is taken based on the linear length of the lit portions of the building at a cost of $30/ln.m. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5020 Lighting and Branch Wiring	**Lighting (Interior)**	
		Description The interior lighting consists of gasketed fluorescent fixtures and additional exposed T12 fixtures in the truck shop area. These fixtures were installed during the 2010 lighting upgrade. **Assessment** The fixtures appear to be in very good condition however fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. LED tubes extend the life of the fixture by increasing energy efficiency. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Lighting is taken as $35/sq.m. (761 sq.m.) **Estimated Budget $ 26,635**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5040 Other Electrical Systems	**Emergency Lighting**	
		Description Emergency lighting is provided in the Departmental Operations Center/Meeting room only and consists of a self-contained unit. In all other areas, a portion of the lighting is connected to the emergency power panel and provides emergency lighting based on generator power. **Assessment** The emergency fixture appears to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 12 Years	**Note:** Emergency Lighting is taken as $5/sq.m. served. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5040 Other Electrical Systems	**Electric Heat**	

Description

Electric heat includes force flow heaters in the storage area, radiant heat panels in the truck shop and baseboard heaters in the storage/parts areas. The devices have been installed at different times.

Assessment

All heat devices appear to be in poor condition, some due to age and nearing the end of their expected lifespan, others due to physical damage.

Condition

4 Poor: Significant renewal/rehabilitation required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20	Years
Present Equivalent Age	18	Years
Estimated Remaining Life	2	Years

Note:

Electric head devices should be replaced in the near future. Replacement cost for electric heat devices is approximately $1,250 per force flow heater, $750 per radient panel, and $250 per baseboard heater.

Estimated Budget $ 9,250

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - Truck Barn		
D5040 Other Electrical Systems	**EV Charging Stations**	
		Description One Eaton and one Leviton electric vehicle charging stations are installed on the southeast side of the Truck Barn. The charging stations appear to have been installed within the last 5 years.
		Assessment The charging stations appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** EV Charging station replacement cost is approximately $3,000 per unit. **Estimated Budget $ 6,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5010 Electrical Distribution	**Service Entrance**	
		Description The main service switch in the Shop building is fed from the main electrical room in the Administration and Operations building and includes a main breaker, splitter and wiring to the automatic transfer switch. The main switch appears to have been installed as part of the original construction in 1965.
		Assessment The service entrance appears to be in fair condition but has exceeded its expected lifespan. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 40 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

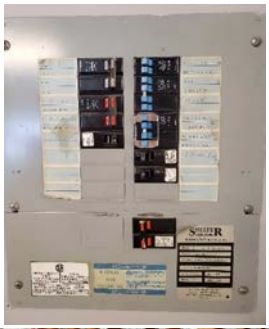
Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5010 Electrical Distribution	**Distribution Panels**	
		Description The central distribution panel (CDP) distributes power from the main service to the larger loads and various panels in the Shop. This CDP appears to have been installed at the time of the original construction. **Assessment** The CDP appears to be in fair condition but has exceeded its expected lifespan. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 0 Years	**Note:** CDP replacement cost is approximately $4,000 including rewiring. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5010 Electrical Distribution	**Panels**	
		**Description** The panels throughout the building are from different manufacturers and different installations. The panels all appear to be of a similar vintage, although a couple have exceeded their expected lifespan. **Assessment** The panels are generally in good condition but two appear to have exceeded their expected lifespan and should be replaced. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30, 30 Years **Present Equivalent Age** 15, 30 Years **Estimated Remaining Life** 15, 0 Years	**Note:** Newer panels (7 panels) are in the middle of their expected life whereas older panels should be replaced (2 panels). Panel replacement is approximately $2,000 per panel, including rewiring. **Estimated Budget $ 18,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5010 Electrical Distribution	**Transformers**	
		Description There are several transformers located throughout the shop on walls mounted above panels. These transformers have been installed at different times to match the needs of the panels and mostly server newer low voltage loads. **Assessment** The transformers appear to be in good condition with some minor corrosion. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 18 Years	**Note:** Transformer replacement cost is based on required sizing and is taken as $100/kVA rating. **Estimated Budget $ 12,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5010 Electrical Distribution	**Disconnects**	
		Description Disconnect switches are installed at the main service entrance, as well as near mechanical equipment. Multiple manufacturers are present and have been installed at various times. Some of the oldest disconnects appear to have been installed at the time of the original construction in 1965. **Assessment** Newer switches appear to be in very good condition but many of the switches are in poor condition and have exceeded their expected lifespan. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30, 30 Years **Present Equivalent Age** 30, 3 Years **Estimated Remaining Life** 0, 27 Years	**Note:** Disconnect switches range from $100 to $2,000 per unit. Older switches replacement LS: $5,000 Newer switches replacement LS: $1,000 **Estimated Budget $ 6,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

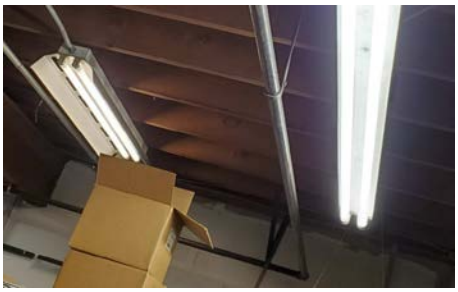
Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5010 Electrical Distribution	**Starters**	
		Description Starters connected to the various mechanical equipment within the Shop are located near the respective pieces of equipment and offer control for the devices. The starters have been installed at various times and are from multiple manufacturers. **Assessment** Starters appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 14 Years	**Note:** Starter replacement cost is approximately $1,500 per starter **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5020 Lighting and Branch Wiring	**Lights (Interior)**	
		**Description** Interior lighting in the office spaces and lunch room consists of fluorescent wrap fixtures. The shop floor is lit by a combination of LED highbay fixtures and fluorescent fixtures. The LED fixtures were installed in 2019 and all other fixtures appear to have been installed in 2010. It is unclear based on this audit whether the LED fixtures provide the required light levels without the assistance of the fluorescent fixtures. The value below assumes that both are required. **Assessment** The LED fixtures appear to be in very good condition however the fluorescent fixtures are in fair condition and becoming obsolete. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20, 20 Years **Present Equivalent Age** 1, 10 Years **Estimated Remaining Life** 19, 10 Years	**Note:** Fluorescent fixtures are becoming obsolete. These fixtures should be replaced first at an estimated cost of $35/sq.m. (1028 sq.m.). LED fixtures currently provide additional lighting in shop areas and shop area lighting adding an additional $15/sq.m. (475 sq.m.) **Estimated Budget $ 43,105**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5020 Lighting and Branch Wiring	**Lights (Exterior)**	
		Description Exterior lighting on the Shop is achieved by LED floodlights and wallpacks that were installed as part of the 2018 lighting upgrade. **Assessment** These fixtures appear to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 2 Years **Estimated Remaining Life** 18 Years	**Note:** Exterior lighting is taken based on the linear length of the lit portions of the building at a cost of $30/ln.m. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5020 Lighting and Branch Wiring	**Service Pit Lighting**	
		Description The service pit in the vehicle maintenance area are lit by specialized fixtures installed in the walls of the pit area. This lighting appears to be an incandescent fixture type with LED replacement lamp. The fixture appears to have been installed at the time of the original construction in 1976. **Assessment** The fixtures appear to be in fair condition but have exceeded their expected lifespan. Replacing the lamps with LED lamps improves efficiency but still allows for the potential failure of the actual fixture. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 0 Years	**Note:** Specialized fixtures in this instance are not easy to source and may result in higher costs of replacement. Additional rework of the surrounding concrete may also be required for proper removal. No concrete work is assumed in the estimated budget. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5030 Communications and Security	**Fire Alarm System**	
		Description The fire alarm system consists of pull stations, detectors and strobe/horns connected to a Simplex Fire Control 4010 head end. The fire alarm appears to have been installed recently. **Assessment** The fire alarm system is in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 15 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 12 Years	**Note:** Fire alarm is taken as $10/sq.m. (1028 sq.m.) **Estimated Budget $ 10,280**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5040 Other Electrical Systems	**Generator**	

Description

A 125 kW diesel generator provides emergency backup power to the Shop and Truck Barn. The generator system includes generator, subbase fuel tank, sound attenuating enclosure, transfer switch in the Shop and remote annunciator in the reception area of the Administration and Operations building. The generator was installed in 1999.

Assessment

The generator appears to be in good condition however the enclosure is exhibiting signs of heavy corrosion. The generator is at the end of its expected lifespan.

Condition

2 Good: Minor maintenance required plus planned maintenance.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20	Years
Present Equivalent Age	20	Years
Estimated Remaining Life	0	Years

Note:

Generator replacement cost is based on size. $1,000/kVA

Estimated Budget $ 125,000

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5040 Other Electrical Systems	**Emergency Lighting**	
		Description The emergency lighting is achieved largely by generator backup of the light system however there is a small amount of emergency lighting provided by self-contained units. The self-contained emergency lighting was installed in 1997. **Assessment** The self-contained emergency lighting appears to be in fair condition but has exceeded its expected lifespan. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 0 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5040 Other Electrical Systems	**Exit Signs**	
		Description There is minimal exit signage in the Shop building. The exit signage that is in place is white lettering on red background, non-illuminated signs. These signs do not conform to current building code. **Assessment** N/A **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 30 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 0 Years	**Note:** Exit signage does not appear to meet any code levels but it is unclear if it is required. Code assessment would be required to determine the scope necessary. **Estimated Budget $ 5,000**

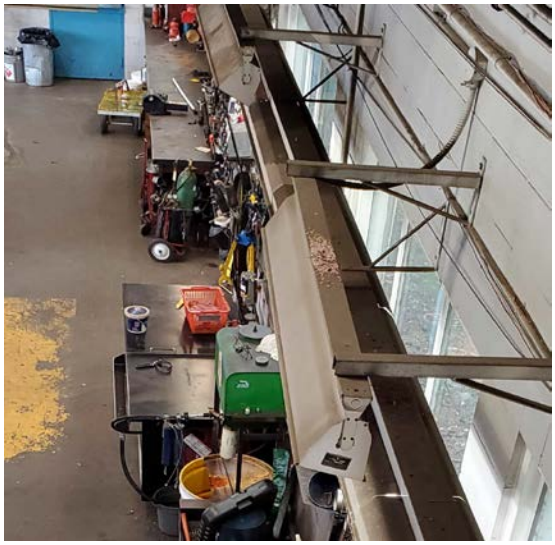
CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D50 Electrical - The Shop		
D5040 Other Electrical Systems	**Electric Heat**	



Description

Electric heat in the Shop building includes baseboard heaters in the offices and lunch room, and radiant heaters over the shop floor. These heaters appear to have been installed in the 1990s.

Assessment

The electric heat is in fair condition but has exceeded its expected lifespan.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20	Years
Present Equivalent Age	20	Years
Estimated Remaining Life	0	Years

Note:

Electric heat unit replacement cost is taken as $750 per radient heater and $250 per baseboard fixture

Estimated Budget **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Salt Shed: Lighting**	
		Description The Salt Shed includes interior HPS lighting mounted to the top of the structure and LED floodlights mounted to the front of the structure. The LED fixtures were installed recently whereas the high-bay HPS fixtures are from the original construction of the shed in 2001. **Assessment** The fixtures appear to be in very good condition but the HPS fixtures are nearing the end of their expected lifespan. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20, 20 Years **Present Equivalent Age** 3, 17 Years **Estimated Remaining Life** 17, 3 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

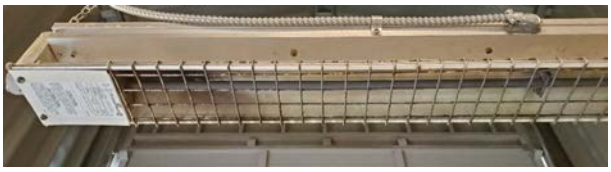
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Lighting**	
		Description The Brine shed lighting consists of open construction fluorescent fixtures. These fixtures appeared to be from the original construction in 2004 **Assessment** The fixtures appear to be in good condition however fluorescent fixtures are becoming obsolete and being phased out for more efficient LED fixtures. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 4 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

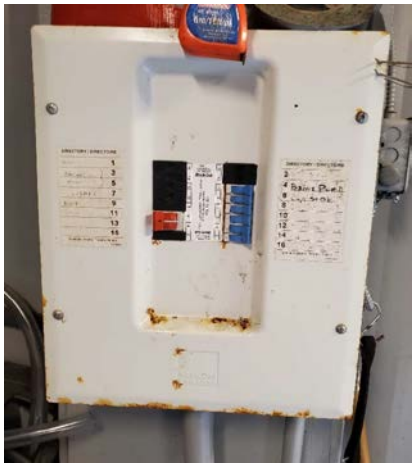
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Electric Heat**	
		**Description** Radiant heaters provide heat to the Brine shed. These units were installed at the time of the original construction. Caloritech model OKB472, rated for 2.3 KW heating. **Assessment** The heaters appear to be in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 4 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Brine Shed: Electrical Panels**	
		**Description** The electrical panel within the Brine Shed was installed at the time of the original construction. **Assessment** The panel is in poor condition with corrosion evident on the surface and sides. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 4 Years	**Note:** Due to the corrosive environment, the panel experiences a reduced life expectancy. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Sanitation Bin Storage: Lighting**	
		Description The Bin Storage shed includes HPS fixtures that were installed at the time of original construction in 2004. **Assessment** The fixtures appear to be in very good condition but the HPS fixtures are nearing the end of their expected lifespan. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 4 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

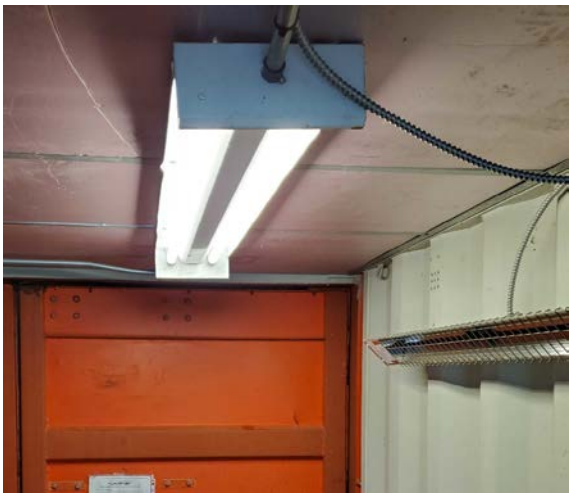
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Road Storage: Lighting**	
		Description The Road storage structure includes fluorescent lighting fixtures installed on the ceiling of the container. **Assessment** Fixtures appear to be in good condition. Fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 8 Years **Estimated Remaining Life** 12 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Shop Storage: Lighting**	
		**Description** The lighting in the Shop Storage C-Can consists of fluorescent wrap fixtures. **Assessment** Fixtures appear to be in poor condition with the lensing missing from one fixture. Fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 0 Years	**Note:** Fixture is damaged and missing lensing. Replacement is recommended. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Shop Storage: Electric Heat**	
		Description A radiant heater is installed in the Shop Storage C-Can to provide heat within the space. The heater is installed on the wall structure of the C-Can and aimed to provide heat directly towards the compressor. **Assessment** The heater appears to be in good condition **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

RB ENGINEERING LTD
ELECTRICAL CONSULTING ENGINEERS

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Shop Storage: Disconnects**	

Description

The Shop Storage C-Can includes a disconnect switch. This switch is fed from the Shop building and appears to have been installed within the past 5 years.

Assessment

The disconnect appears to be in very good condition.

Condition

1 Very Good: Only planned maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	30	Years
Present Equivalent Age	5	Years
Estimated Remaining Life	25	Years

Note:

Estimated Budget **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Shop Storage: Panels**	
		Description The panel located in the Shop Storage C-Can distributes power for the lights, heat and receptacles within the space. The panel is manufactured by Federal Pioneer, a company that has not produced new panels since 1995. **Assessment** The panel is in good condition but is nearing the end of its expected lifespan. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Sewer: Lighting**	
		Description The Sewer C-Can includes fluorescent light fixtures mounted to the ceiling structure. **Assessment** The fixtures appear to be in fair condition with the lensing missing and fluorescent tubes exposed. Fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - Drainage: Lighting**	
	No Photo Available	**Description** Drainage C-Can includes fluorescent fixtures attached to the ceiling structure. **Assessment** The fixtures appear to be in good condition. Fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - South End: Lighting**	
		Description The south end C-Can includes fluorescent wrap fixtures mounted to the surface of the C-Can ceiling. **Assessment** The fixtures appear to be in good condition. Fluorescent fixtures are being phased out for more efficient LED fixtures and are becoming obsolete. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can - South End: Electric Heat**	
		Description A force flow heater installed in the South End C-Can maintains the temperature within the container. The heater is mounted horizontally with mechanical protection in the form of metal bars. **Assessment** The heater appears to be in fair condition with some dirt build-up and minor damage. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**C-Can South End: Panels**	
		Description The panel located in the South End C-Can distributes power for the lights, heat and receptacles within the space. The panel is manufactured by Federal Pioneer, a company that has not produced new panels since 1995. **Assessment** The panel is in good condition but is nearing the end of its expected lifespan. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Fuel Pump Canopy: Lighting**	
		Description The fuel canopy lighting consists of recessed LED downlights installed in the soffit. These fixtures appear to have been replaced within the past 4 years. **Assessment** The fixtures appear to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 4 Years **Estimated Remaining Life** 16 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

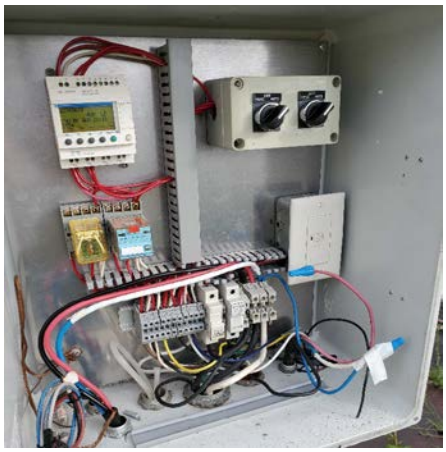
Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Fuel Pump Canopy: Distribution**	
		Description The Fuel Pump Canopy includes two large splice boxes for the alert system and general power distribution. These boxes are hazardous zone rated and include additional explosion proof connectors for protection. These are specialty units that require additional expertise to replace. **Assessment** The alert system box appears to be in fair condition with minor corrosion. The distribution box shows signs of corrosion at the bolt locations but is otherwise in good condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 12 Years **Estimated Remaining Life** 8 Years	**Note:** 40 year expected service life is reduced due to higher risk in event of failure. **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
F1010 Special Structures	**Vehicle Wash Station: Control Panel**	
		**Description** The Vehicle Wash Station includes a custom-built control panel designed to monitor vehicle detection sensors and activate pumps/valves as required to start the washing process. **Assessment** The panel appears to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget** **< $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G40 Site Electrical Utilities		
G4010 Electrical Distribution	**Service Equipment**	
		Description Located at the West end of the yard, a secondary site service is installed within the enclosure for an old generator. This service is installed between the two bin storage structures and provides power to the Brine Shed, Salt Shed, C-Can - Sewer, and Road Storage. **Assessment** The enclosure is showing major signs of corrosion and should be replaced. The equipment installed within the enclosure is nearing the end of its expected lifespan and a new enclosure can be supplied with the necessary service equipment. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 25,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G40 Site Electrical Utilities		
G4020 Site Lighting	**Site Lighting**	
		Description The site lighting includes a number of single and double cobra head fixtures spread throughout the site. The light fixtures were replaced in 2017 with LED fixtures. **Assessment** The fixtures appear to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 20 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 17 Years	**Note:** Replacement cost for fixtures and poles is $2,500 per single davit and $4,000 per double davit. The site includes 5 single davit poles and 10 double davit poles. Fixture only replacement cost is $750 per fixture ($15,000 total). **Estimated Budget $ 52,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G40 Site Electrical Utilities		
G4090 Other Site Electrical	**Speed Camera Display**	
		Description A speed camera is installed that detects the speed of traffic within the yard and displays the vehicular speed to notify people when they are exceeding the posted speed. This device is a custom built unit. **Assessment** The system appears to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 3 Years **Estimated Remaining Life** 12 Years	**Note:** **Estimated Budget** **< $5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Condition Assessment

Date of Site Visit: Friday, August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G40 Site Electrical Utilities		
G4090 Other Site Electrical	**Gate System**	
		Description An electronic gate is installed within the site to prevent unauthorized vehicular access to the yard. **Assessment** The gate appears to be in very good condition. **Condition** 1 Very Good: Only planned maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget $ 7,500**

ROCKY POINT
ENGINEERING LTD.

Rocky Point Engineering Ltd. – Mechanical Systems

Prepared By:

Association of Professional Engineers and Geoscientists of the Province of British Columbia
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Principal, Senior Project Manager

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

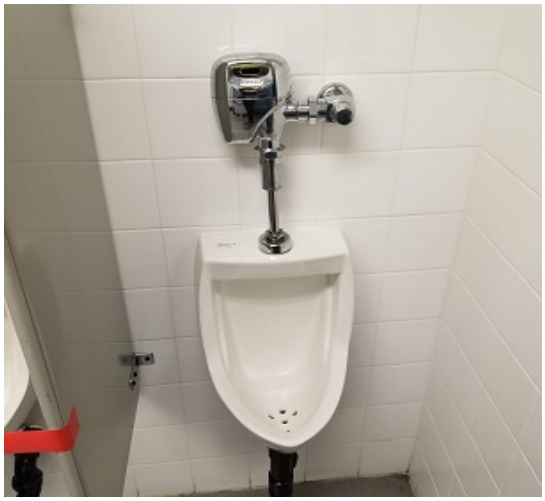
Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2010 Plumbing Fixtures	**Water Closets**	
		Description Facility included 8 flush tank toilets. Toilets were a mixture of elongated and round bowl with and without seats. Tank lids were not bolted. Toilets were vitreous china throughout.
		Assessment Toilets were functional and generally in fair condition
		Condition 3 Fair: Significant maintenance required.
		Priority 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Cost is based on $1000 per toilet including all associated work. **Estimated Budget $ 8,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2010 Plumbing Fixtures	**Urinals**	
		**Description** Facility included three vitreous china wash-out type wall mounted urinals completed with battery operated infrared no touch activated flush valves. Flush valves were exposed. **Assessment** Fixtures were functional and in good working condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2010 Plumbing Fixtures	**Lavatories**	
		Description Casting shed included one deck mounted vitreous china lavatory with a manual faucet, 4" centerset. The admin building change room included two vanity assemblies that include vitreous china lavatories with manual faucets, 4" centerset. The admin building medical room includes one deck mounted lavatory with a side mounted manually operated faucet, 4" centerset. **Assessment** Lavatories were residential grade but appeared in fair working condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Reduced service life for residential grade fixture in commercial environment. Cost is $1750 per lavatory including all work. **Estimated Budget $ 7,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2010 Plumbing Fixtures	**Sinks**	

Description

The north portion of the building included a change room group that included two foot operated stainless steel handwashing sinks.

Custodial closet includes a wall mounted janitor sink with a wall mounted mop sink faucet c/w hose attachment and vacuum breaker.

Assessment

Sinks appear in good working condition.

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40	Years
Present Equivalent Age	30	Years
Estimated Remaining Life	10	Years

Note:

$2000 per handwashing basin.
$1000 for janitor sink.

Estimated Budget $ 5,000

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2010 Plumbing Fixtures	**Showers**	
		Description Facility included three shower assemblies, two in the change rooms and one in the medical room. Change room showers were two piece alcove type with a simple shower head, shower controller and floor drain. Medical room shower was a corner unit with a glass door and simple trim with a chrome finish. It is expected that all showers include a pressure balanced control valve. **Assessment** Showers were in fair working condition. Change room showers should be replaced prior to medical room shower. Change room showers should be routinely checked to ensure seams are maintained watertight. Change room showers: ESL: 15 yrs., PEA: 10 yrs. ERL: 5 yrs. Fair. Medical Room Shower: ESL: 15 yrs., PEA: 5 yrs. ERL: 10 yrs. Good. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15,15 Years **Present Equivalent Age** 10,5 Years **Estimated Remaining Life** 5,10 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

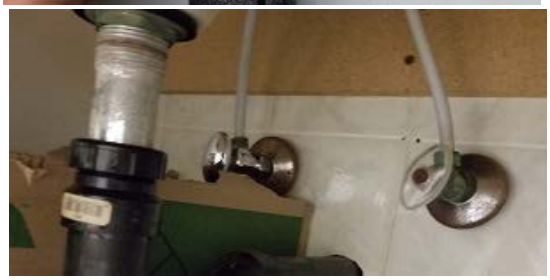
Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2020 DW Distribution	**Pipes and Fittings**	
		Description Domestic water piping was a mix of copper and PEX. Copper piping was soldered and connected with sharkbite or propress fittings PEX piping was noted in the crawlspace (below ATCO trailers) and for the Casting Shed water lines. **Assessment** Piping appeared in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40, 25 Years **Present Equivalent Age** 30, 15 Years **Estimated Remaining Life** 10, 10 Years	**Note:** Copper systems are expected to outlast PEX systems. PEX systems within the building are likely newer and thus the ERL being equivalent is a reasonable position. Quote does not include associated work for re and re of walls, etc for piping replacement; which would approx. double the cost.PEX 10k; **Estimated Budget $ 30,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

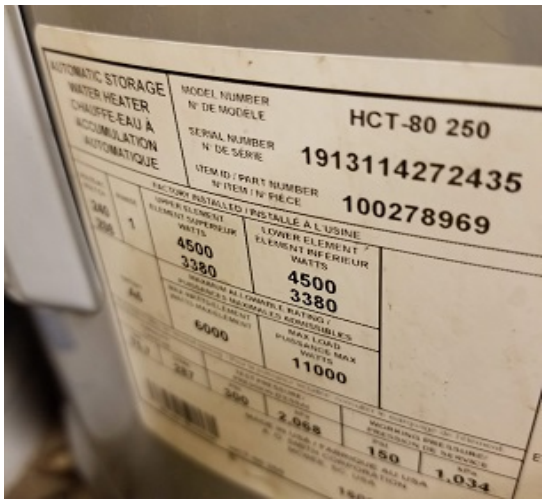
Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2020 DW Distribution	**Valves and Hydrants**	
		**Description** Domestic water systems included 1/4" turn brass ball valves as well as stem type shut-off valves. Fixtures included standard angle stop supply valves installed under fixtures. **Assessment** Stem type valves should be scheduled for replacement as they are prone to leaking at the end of their service life. Ball valves appeared in reasonably good condition where reviewed. Fixture stops should be replaced with fixtures unless otherwise required due to local failure. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20, 20, 20 Years **Present Equivalent Age** 15, 15, 15 Years **Estimated Remaining Life** 5, 5, 5 Years	**Note:** ESL for valves is for stem, ball and fixture stops, respectively. Stem type valves should be scheduled for replacement. Unknown % of costs to be attributed to stem type valves. Budget does not allow for work for re and re of walls, etc for valve replacements. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2020 DW Distribution	**Domestic Water Equipment**	
		**Description** Casting shed included a small flow through type domestic hot water tank installed above the washroom. Tank served only one fixture (lavatory) in washroom below and is expected to be small in size (<20USG, 1.5kW). Main building change room block include an AO Smith ProLine Master electric domestic hot water tank. The tank is an HCT-80 250. SL # 1913114272435. Item ID 100278969. 75.7 USG. 4500W upper and lower elements (9kW total). 240V/1ø. The main building water heater does not sit on a drain pan. **Assessment** Tank in the casting shed could not be reviewed during site inspection. Water heater in administration building was manufactured in 2019 and is in good working condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10 Years **Present Equivalent Age** 1 Years **Estimated Remaining Life** 9 Years	**Note:** Casting Shed: $3,000 Main Building: $7,000 **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2020 DW Distribution	**Specialties**	
		Description Casting shed included an outside hose connection for washdown purposes and general site purposes. Assembly included a reduced pressure backflow preventer within the storage room of the casting shed (previous paint room). System was served from a separate 50mm cold water main that served the south end of the casting building. **Assessment** System appeared in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Backflow Preventer: $5000 Piping and accessories: $3000 **Estimated Budget $ 8,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2030 Sanitary Waste	**Waste Pipe and Fittings**	
		Description Waste piping that was visible was noted to be PVC (DWV). **Assessment** Assessment could not be completed as piping was not accessible during inspection. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 24 Years **Estimated Remaining Life** 16 Years	**Note:** **Estimated Budget $ 20,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2030 Sanitary Waste	**Vent Pipe and Fittings**	
		Description Plumbing vents extend up through the torch-on roof membrane. Vents within the building could not be reviewed as they are generally within the wall systems and inaccessible. **Assessment** Vents through the roof were in fair condition. Expected plumbing vent in custodial/water heater room (change room area) were reviewed. Insufficient pipe could be reviewed to make an assessment. Vents within wall systems could not be assessed. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** PEA could not be assessed. Cost is for piping only and does not include for associated wall/roof removal and replacement scope. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2030 Sanitary Waste	**Floor Drains**	
		Description The building included three floor drains in the change rooms. Floor drains included strainers. **Assessment** Floor drains should be cleaned and maintained more frequently. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

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Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2040 Rainwater Drainage	**Pipe and Fittings**	
		Description For the original north administration building, storm water is captured via roof drains and drained through the building to below grade storm systems. An uninsulated copper RWL was noted in the janitor's closet (change room area) For the modular buildings attached at the south end of the building the roof drains to scuppers that are drained down the exterior of the building. **Assessment** Storm drainage systems appeared in fair condition. Standing water was noted on the roof which should be reviewed. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** Storm systems within the building should be provided with insulation if none is existing (none noted on-site). **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2040 Rainwater Drainage	**Roof Drains**	
		Description The original administration building included one roof drain that is central above the change room area. The roof drain is a spun drain that included a strainer. The drain was installed in a sunk area of roof. Modular building roofs did not include drains but are scuppered from sides to drains down the exterior of the buildings. The casting shed included one roof drain. **Assessment** Roof drains appeared to be in fair condition. Of larger concern on the roof is the lack of roof drains, only one was noted on each of the admin and casting shed roofs. Roofing design over original 1965 area should be reviewed in detail as the roof did not appear to be sloped to the sumped drain location(s) and much standing water was noted. Unsloped roof assessment aligns with previous condition assessment reporting. Roofs of modular structures were sloped to scupper systems which appeared in fair condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** Refer to building enclosure report for more information. Budget is based on cost of replacement to match existing, which is not recommended. Recommend upgrading roof drainage at the time of roof replacement. Potential structural concern should failure of drains cause roof water build-up. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Administration & Operations		
D2090 Other Plumbing Systems	**Air Compressor**	
		Description Casting shed includes an Omega PP6060V air compressor with a 60USG tank. The air compressor displaces 11.5CFM and is 3hp with a 230V/1ø electrical requirement.
		Assessment Compressor appeared in fair condition.
		Condition 3 Fair: Significant maintenance required.
		Priority 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 3 Years	**Note:** **Estimated Budget $ 20,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Administration & Operations		
D3010 Energy Supply	**Gas Supply**	
		Description The building included a 800 CFH gas meter (@ 1/2" differential) with a downstream pressure reducing valve set to 5PSIG that supplies gas to various downstream appliances, primarily furnaces. Gas piping was painted carbon steel piping that was installed across the roof to the two gas-fired rooftop units that serve the main admin (north) building. Piping was painted for corrosion protection. **Assessment** Gas piping reviewed appeared in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 4 Years	**Note:** Reduced lifespan of piping due to location on roof, exposed to elements. Meter is responsibility of Fortis and thus not covered in budget estimate. **Estimated Budget** **<$5000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

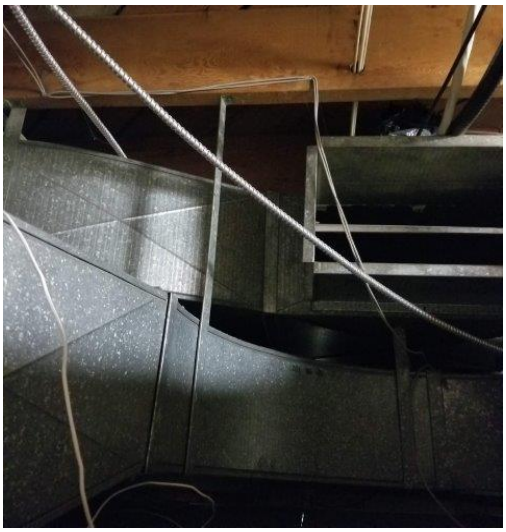
Item	Component	Description / Assessment / Priority
D30 HVAC - Administration & Operations		
D3020 Heat Generating Systems	**Furnaces**	
		Description The south block of offices attached to the casting shed included two downflow electric furnaces. AC coils were installed upstream of furnaces and were connected to outdoor condensing units mounted on the roof. Refrigerant piping was copper. The furnaces were Nordyne FEYA-015HAC-01. 240/1ø electrical. 15.5 kW output, 90A MOP. Serial numbers were FEB9208-02478 and (unknown). It is expected the units were built in 1992. **Assessment** Units are past the end of their useful service life and should be replaced. **Condition** 5 Very Poor: Physically unsound and/or beyond rehabilitation. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 0 Years	**Note:** Replacement cost includes for furnace only and does not include for AC unit, see subsequent section D3050. It is recommended to integrate AC into downflow heat pump with electric back-up for replacement. Replacement cost includes for associated controls. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Administration & Operations		
D3040 Distribution Systems	**Air Distribution, Heating and Cooling**	
		**Description** Heating and cooling was distributed by ductwork that was primarily run through the unheated crawlspace of the building. For the casting shed offices, the ductwork was installed across the roof. **Assessment** Ductwork is prone to corrosion due to environments in which it is installed. Ductwork is recommended to be replaced with associated air handling units systems. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** **Estimated Budget $ 110,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Administration & Operations		
D3040 Distribution Systems	**Exhaust Systems**	
		Description The casting shed includes a ceiling mounted washroom exhaust fan. The administration building includes five (5) exhaust fans: three roof mounted spun aluminum downblast fans (general exhaust systems - washrooms, change rooms, etc), one ceiling exhaust fan (change room), and one inline booster fan (data room). **Assessment** Roof mounted fans are at the end of their useful service life and should be replaced. Budget breakdown - $7500. 0 ERL. Change room general exhaust fan has approximately 5 years of remaining useful service life. Budget breakdown - $2500. 5 ERL. Data room booster fan has approximately 7 years of useful service life remaining. Budget breakdown - $2500. 7 ERL. Casting Shed Fan = $2,500 **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15,15,15 Years **Present Equivalent Age** 15,10,8 Years **Estimated Remaining Life** 0,5,7 Years	**Note:** Six (6) fans at $2,500 each. See assessments for detailed information/breakdowns. **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Administration & Operations		
D3050 Terminal & Pkg Units	**Package Units**	

Description

The north administration building includes three roof mounted packaged gas-fired rooftop units with integrated cooling. The casting building add-on offices include one roof mounted heat pump packaged unit. Equipment information is as follows when viewing adjacent photos from top to bottom:

1: Lennox CHA16-311-4P. HCFC refrigerant. S/N 5600E 05331. Serves server/data room. (2000)

2: Lennox GCS16-090-200-1Y. 120MBH. HCFC refrigerant. S/N 5698E 07954. Serves main administration offices. (1998)

3: Lennox GCS16-060-120-1Y. 120MBH. HCFC refrigerant. S/N 5699C 04434. Serves hallway and offices south of main admin (less modular areas)

4: York D1EB036A068. HCFC refrigerant. S/N NGJM096734. Serves casting shed offices (south end). (1996)

Assessment

1: End of useful life, should be replaced. Budget cost: $25,000

2: End of useful life, should be replaced. Budget cost: $25,000

3: End of useful life, should be replaced. Budget cost: $25,000

4: End of useful life, should be replaced. Budget cost: $25,000

Condition

5 Very Poor: Physically unsound and/or beyond rehabilitation.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15 Years
Present Equivalent Age	15 Years
Estimated Remaining Life	0 Years

Note:

Units are past the end of their useful service lives. Costs included associated controls.

Estimated Budget $ 100,000

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Administration & Operations		
D3050 Terminal & Pkg Units	**Other Terminal Units and Packaged Units**	

Description

The Nordyne furnace AC coils were served by two roof mounted condensing units. Nameplate data was unreadable. Cooling coils were mounted on top of downflow electric furnaces.
One (1) Fujitsu AOU24RLXFZ outdoor unit served three (3) Fujitsu wall mounted fan coil units serving three offices south of the lunch room. Units were Model ASU7RLF (0.5 ton) with non-wired wall remotes. (2013)
One (1) Trane heat pump served four (4) Trane wall mounted fan coil units serving four offices north of the lunch room. Units were 4MXW8509A10B0BA (9000BTU/hr); R-410a (2013).
One (1) Trane heat pump served four (4) Trane wall mounted fan coil units serving four offices in the modular addition on the east side of the lunch room. Units were 4MXW8509A10B0BA (9000BTU/hr); R-410a (2013).
The above noted modular addition included a roof mounted air conditioning unit that served the common space in the modular addition. Nameplate data unreadable.
A Fujitsu ductless split system serves the data room. Outdoor unit Model: AO036CLX (3 ton). Indoor unit model: ASU36CLX. (2010).
Refrigerant piping is installed across roof surfaces without support.

Assessment

Nordyne condensing units and associated cooling coils within the building should be replaced. Recommended to replace furnaces with electric heat pumps.
Budget cost: $10,000 (AC system replacement only)

Fujitsu system AOU24RLXFZ has three (3) year of useful service life remaining. Budget cost: $20,000

Trane systems have three (3) years of useful service life remaining. Budget cost: $25,000/system (2 in total).

Atco trailer AC unit is not recommended for replacement with like equipment; it should be replaced with a ductless split system. Budget cost: $7,500.

Fujitsu system for data room is at the end of it's useful service life and should be replaced in 1-3 years. Budget cost: $10,000

Condition

4 Poor: Significant renewal/rehabilitation required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15,15,15,15,15	Years
Present Equivalent Age	15,12,12,15,12	Years
Estimated Remaining Life	0,3,3,0,3	Years

Note:

See assessment for ERL details and budget breakdowns.
Costs included associated controls.

Estimated Budget $ 97,500

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2010 Plumbing Fixtures	**Water Closets**	
		Description The building included two (2) flush tank toilets. Toilets were vitreous china throughout. **Assessment** Toilets were functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement = $1,000 each **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2010 Plumbing Fixtures	**Lavatories**	
		Description The building included one (1) counter mounted and one (1) wall hung lavatory sink, each with manual faucets. All sinks were vitreous china. **Assessment** Lavatories were functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Budget below includes upgrade of faucets to hands-free type with replacement of sink. Replacement cost = $1,500 per lavatory, including faucets. **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

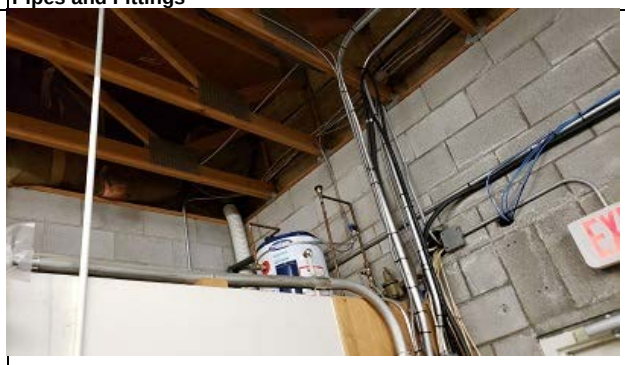
Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2010 Plumbing Fixtures	**Sinks**	
		Description The building includes one (1) two compartment kitchen sink with steel basin and manual faucet. **Assessment** The sink was functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement = $1,000 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

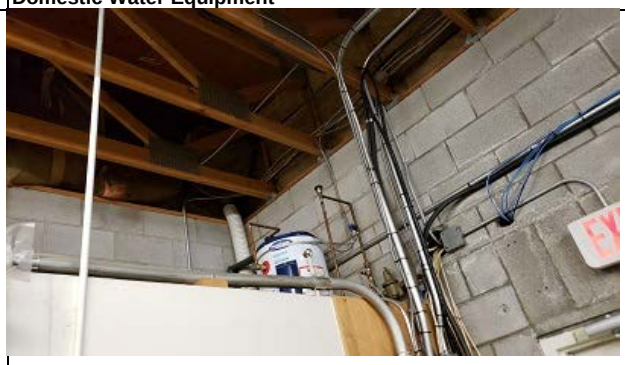
Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2020 DW Distribution	**Pipes and Fittings**	
		**Description** The building included domestic water piping which was mainly concealed. A portion was exposed above the washroom with a pressure regulating valve (PRV) installed. All piping in copper. **Assessment** Piping system was in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** Budget does not include removal and replacement of walls as required to access plumbing. **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2020 DW Distribution	**Domestic Water Equipment**	
		**Description** The building included one (1) 20 gallon John Wood space saver electric water heater. 1,500W heating capacity. **Assessment** Water Heater was functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement = $2,000 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2030 Sanitary Waste	**Waste Pipe and Fittings**	
	No Photograph	**Description** The building included general sanitary drainage which was below ground and not visible. Below grade piping is expected to be PVC (Drain Waste Vent type). **Assessment** The sanitary drainage piping is expected to be in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement would include concrete cutting (not included) and is recommended only to be completed based on blockages or specific concerns. Replacement based on age alone is not common for sanitary waste systems. **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2030 Sanitary Waste	**Vent Pipe and Fittings**	
	No Photograph	**Description** Plumbing vents extend up through the torch-on roof membrane. Vents within the building could not be reviewed as they are generally within the wall systems and inaccessible. **Assessment** Vents within wall systems could not be assessed. The are expected to be in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** Renewal cost is for piping only and does not include for associated wall/roof removal and replacement scope. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

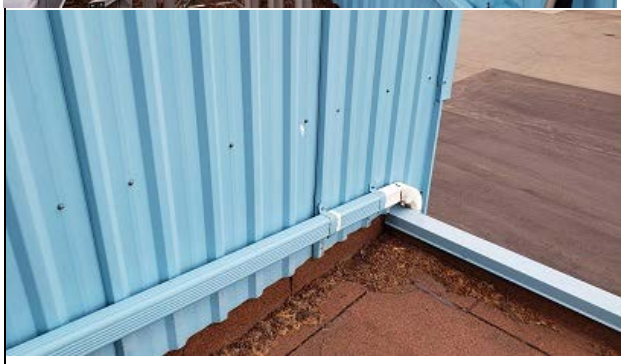
Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2030 Sanitary Waste	**Floor Drains**	
		Description The building included two (2) general floor drains in the warehouse area **Assessment** Fixtures were in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 23 Years **Estimated Remaining Life** 7 Years	**Note:** Replacement = $750 per drain **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Purchasing & Stores		
D2040 Rainwater Drainage	**Pipe and Fittings**	
		**Description** Storm drainage system included overflow drains connected to six (6) exterior rainwater leaders. Aluminum type rainwater leaders connecting to PVC drains. **Assessment** Rainwater leaders appeared in fair condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 23 Years **Estimated Remaining Life** 7 Years	**Note:** Replacement = $750 each **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

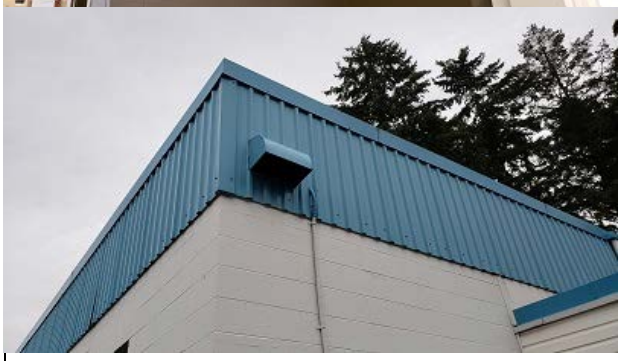
Item	Component	Description / Assessment / Priority
D30 HVAC - Purchasing & Stores		
D3040 Distribution Systems	**Air Distribution, Heating, and Cooling**	
		Description Carrier 3 ton heat/cool rooftop unit model 50TCQA04 installed in 2013 with exterior and interior ducted ventilation, serves purchasing office spaces below. Fujitsu 9 MBH split heat pump model AOU9RLW installed in 2013 with associated ductless indoor fan coil unit, serves stores office. Wall mounted packaged terminal air conditioning unit (PTAC) is assumed to not be functional, as the Fujitsu fan coil unit was in operation for this space. **Assessment** Units were in fair condition, with the wall mounted PTAC unit being non-functional and redundant. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 12 Years **Present Equivalent Age** 7 Years **Estimated Remaining Life** 5 Years	**Note:** Carrier RTU = $12,500, Fujitsu Split = $6,500 **Estimated Budget $ 19,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Purchasing & Stores		
D3040 Distribution Systems	**Exhaust Systems**	
		**Description** The building included ceiling mounted exhaust fans (2 in total) for the washrooms and ducted transfer air from the storage area. **Assessment** Equipment was in fair condition **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 5 Years	**Note:** Exhaust Fans at $500 each and transfer air at $1,500. **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

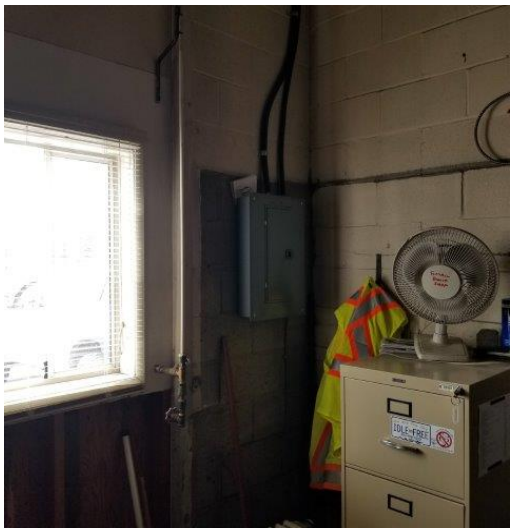
Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2010 Plumbing Fixtures	**Sinks**	
		Description The building had one stainless steel sink with manual faucet, 4" centerset. Sink is in the Small Engines Shop. **Assessment** Sink appeared in fair condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

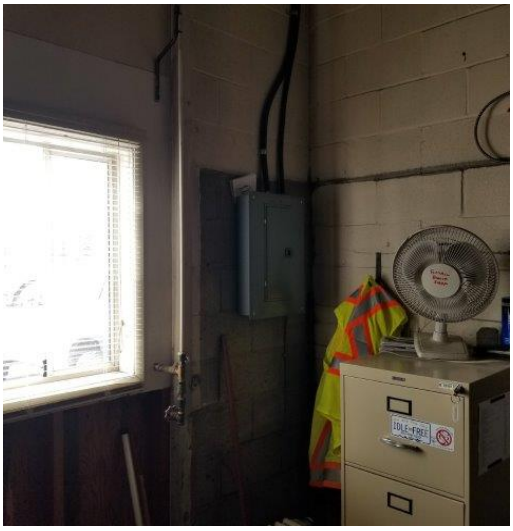
Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2020 DW Distribution	**Pipes and Fittings**	
		**Description** Domestic water piping that was visible was copper with soldered connections. **Assessment** Copper piping appeared in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

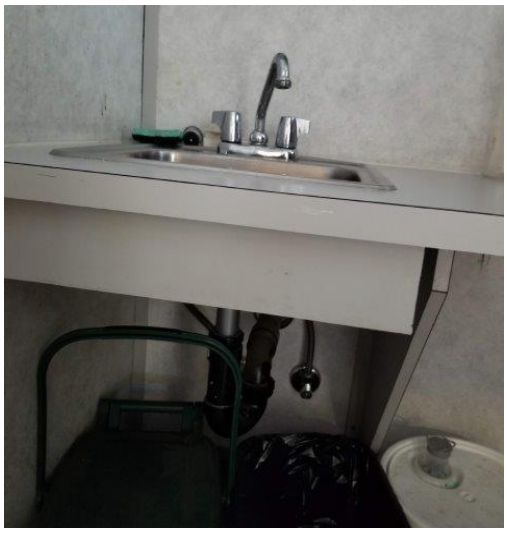
Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2020 DW Distribution	**Valves and Hydrants**	
		**Description** Valves are stem type gate valves with manual dial type adjustment handles. The building has approximately four hydrant hose connections arrayed around the exterior of the building. **Assessment** No issues were noted. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Stem type valves are prone to leakage; which is why lifespan is reduced. **Estimated Budget** **<$5000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2030 Sanitary Waste	**Waste Pipe and Fittings**	
		**Description** Waste pipe and fittings could not fully be assessed due to lack of records and ability to inspect on-site. **Assessment** No known issues were noted. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Budget does not include for removal and replacement of walls to suit plumbing renovations. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2030 Sanitary Waste	**Vent Pipe and Fittings**	
	No Photograph	**Description** Vent pipe and fittings could not fully be assessed due to lack of records and ability to inspect on-site. **Assessment** No issues were noted with system. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** Budget does not include for removal and replacement of walls and roof to suit plumbing renovations. **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2040 Rainwater Drainage	**Pipe and Fittings**	
	No Photograph	**Description** Building includes rain water leaders that drop within the building from four (4) roof drains on truck barn. The Departmental Operations Centre Mtg Room is a modular building with no roof drains. **Assessment** No issues were noted with storm system. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 20 Years	**Note:** **Estimated Budget $ 8,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2040 Rainwater Drainage	**Roof Drains**	
		Description The roof drains are the spun drain type that include a strainer. The drains are installed in a sunk area of roof. The Departmental Operations Centre Mtg Room has no roof drains (modular building). **Assessment** Roof drains were in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 20 Years **Estimated Remaining Life** 10 Years	**Note:** Priority should be increased to "Structural Integrity" if roof does not have adequate scuppering and roof is potentially at risk should drains become blocked. **Estimated Budget** **<$5000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D2090 Other Plumbing Systems	**Air Compressor**	
		Description The truck barn includes an Ingersoll Rand UP6-15C 150PSIG rotary screw air compressor. SL# CBV264483. The unit has a capacity of 15 scfm with a tank capacity of 120USG. The age of the unit could not be determined on-site. The air compressor serves both the truck barn and the main truck shop. **Assessment** Air compressor is in fair condition. Age has been estimated based on inspection as it could not be confirmed by the nameplate data. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10 Years **Present Equivalent Age** 6 Years **Estimated Remaining Life** 4 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3010 Energy Supply	**Gas Supply**	
		Description Natural gas supply for the truck barn entered the building from the west exposure, at high level. The service included a shutoff valve where the piping rose up from below grade, see photo. The natural gas supply included a truck filling station that is no longer used. Natural gas was supplied to two gas-fired furnaces and one gas-fired unit heater. **Assessment** Natural gas supply piping on exterior of building was quite corroded and should be replaced with new piping painted yellow in compliance with CSA B149.1-15. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 1 Health and Safety
	Expected Service Life 40 Years **Present Equivalent Age** 35 Years **Estimated Remaining Life** 5 Years	**Note:** Failure of gas piping could constitute a safety concern. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3020 Heat Generating Systems	**Furnace**	

Description

A horizontal Heil gas-fired furnace served the shop area. Nameplate data could not be observed due to the equipment location. See photo #1, adjacent. The unit did not have an associated condensing unit for cooling.

A Trane TUH2B080 S/N: 095020AU8G horizontal direct vent, 2-stage condensing gas-fired furnace with variable speed inducer was installed in the mezzanine space of the truck barn offices. The furnace was installed in 2008. The unit did not have an associated condensing unit for cooling. See photo #2, adjacent. The unit includes a condensate neutralizer (Navien NAVCN-12) c/w a condensate pump that was installed on the mezzanine floor near the unit. Furnace was direct vented with a concentric termination kit above the roof.

The departmental operations center meeting room modular addition to the truck barn building included a downflow Nordyne E3EB-010H electric heat unit. SN: E3E100300952. The unit was 4 ton with a 10kW electric heating coil. The unit had a 1/3hp blower. Manufactured date: 2010.

Assessment

Horizontal gas-fired furnace that serves the shop appears to be in excess of 10 years old and thus near the end of it's useful service life. Age should be confirmed. Budget for replacement cost of furnace and associated venting: $7,500.

Trane furnace that serves the truck barn offices should be scheduled for replacement witin three years (15 yr lifespan). Budget cost: $10,000

The Nordyne furnace that serves the Departmental Operations Centre Meeting Room is ten years old. Useful service life is approximately 15 years so it should be replaced in five years. Budget cost: $5,000 (allows for no replacement of associated cooling system, which is covered in subsequent section although this is recommended to integrate cooling into unit).

Condition

4 Poor: Significant renewal/rehabilitation required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	15,15,15	Years
Present Equivalent Age	15,12,10	Years
Estimated Remaining Life	0, 3, 5	Years

Note:

See assessment for ERL and budget breakdowns.
As noted, recommend replace Nordyne furnace with heat pump system.
Costs included associated controls.

Estimated Budget $ 22,500

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3040 Distribution Systems	**Air Distribution, Heating and Cooling**	

Description

Each furnace system (2) included exposed ductwork through the truck barn spaces to providing heating to occupied spaces. Ductwork was galvanized steel rectangular and square ductwork. Furnaces included flexible connections to isolate ductwork from venting systems. Balancing dampers were noted. Ductwork was supported from the structure with steel strapping. No insulated ductwork was noted.

Diffusers and grilles were installed at terminations in most cases, some terminations are open-ended ducts.

The Departmental Operational Centre Meeting Room included ductwork in the floor structure of the modular building that was unable to be reviewed during the inspection as it is within the insulated envelope of the space. It is expected that this ductwork is insulated (AC system).

Building included three (3) ceiling propeller fans for destratification.

Assessment

Ductwork systems are in reasonable condition, between fair and good.

Adequate isolation should be maintained for exposed furnace duct system in shop area from physical contact which could impact integrate of venting system.

Destratification fans were operable and appear in reasonable condition. Estimated remaining life: 5 years. Budget: $7,500 ($2500 per fan).

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	40,15	Years
Present Equivalent Age	30,10	Years
Estimated Remaining Life	10,5	Years

Note:

Budget breakdown:
Phase 1: Destratification fans (3): $7,500
Phase 2: Ductwork system: $52,500

Estimated Budget $ 60,000

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3040 Distribution Systems	**Exhaust Systems**	

Description

Exhaust systems include:

One (1) roof mounted Delhi utility type belt driven side inlet exhaust fan. Tag: A34. Model and serial number were not available on unit due to weathering. Unit includes a weatherhood. Connected ductwork is round galvanized steel and includes isolation prior to the fan. Fan manufacturing date is unknown.

Two (2) Greenheck spun aluminum downblast belt driven centrifugal fans. Model GB-180-LMDX-QD. Serial numbers are 13260276-1305 and 13097859-1212. Fans were fabricated in 2012.

Assessment

Delhi fan: fan is showing signs of weathering on exterior cowl and should be scheduled for replacement. Fan could be replaced with up or downblast fan at roof penetration to avoid ductwork across the roof.

Budget breakdowns:
Fan only: $4,000

Greenheck fans (2): fans are in good condition. ESL is 20 years and fans are only 8 years old. Budget breakdowns:
Fan only: $4,000/fan = $8,000

Ductwork is generally in good condition.
Duct systems (including terminations, dampers, etc):
$10,000/system = $30,000

Condition

3 Fair: Significant maintenance required.

Priority

4 Building Functionality; cost effective and/or marketability upgrades.

Expected Service Life	20, 20, 40 Years
Present Equivalent Age	20, 8, 15 Years
Estimated Remaining Life	0, 12, 25 Years

Note:

Phase 1: Delhi fan should be replaced.
Phase 2: Greenheck fans have 12 years ERL.
Phase 3: Ductwork replacement.
Costs included associated controls.

Estimated Budget $ 42,000

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3050 Terminal & Pkg Units	**Unit Heaters**	
		Description Building included one (1) gas-fired power vented 75,000BTU/hr (22kW) Reznor horizontal unit heater (82-85% eff) suspended at high level in the Small Engines Shop. Model UDAP75; S/N: BJL79Y2N75970X. Unit was vented through the roof per attached photo. Nameplate data could not be assessed during review. Gas regulator was vented through the roof, see adjacent photo. **Assessment** Unit appeared in good condition. Venting installation was unconventional and should be inspected periodically/maintained to ensure integrity of vent and roofing is maintained. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 15 Years	**Note:** **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

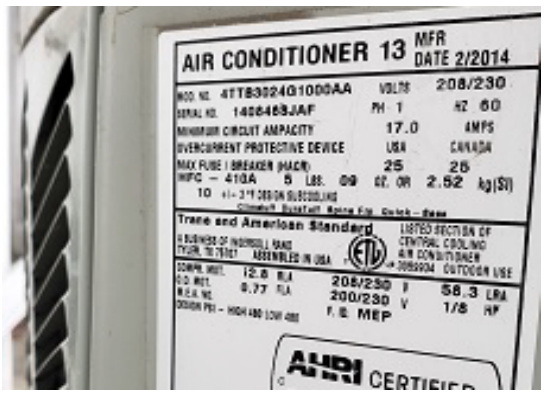
Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3050 Terminal & Pkg Units	**Packaged Units**	
		Description The building included three (3) wall mounted packaged air conditioning units (PTAC). From top to bottom in adjacent photos, units are manufactured by Electrohome, LG, and Garrison. **Assessment** Units were at the end of their useful service lives and should be replaced. **Condition** 5 Very Poor: Physically unsound and/or beyond rehabilitation. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 0 Years	**Note:** Budget breakdown: $2500 per unit. **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - Truck Barn		
D3050 Terminal & Pkg Units	**Other Terminal Units and Packaged Units**	
		**Description** The furnace that serves the Departmental Operations Centre Meeting room includes a 2 ton A-frame cooling coil installed upstream of the furnace. The AC coil model number is 4TXAB025BC3HUBA, SN: 13333WDW5G. The connected outdoor unit is a Trane 4TTB3024G1000AA 2 ton air conditioner manufactured in 02/2014. SN: 140846SJAF. **Assessment** Condensate drain was plugged and should be maintained. AC system was in fair condition; ERL: 9 years. No other issues were noted. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10,15 Years **Present Equivalent Age** 10, 6 Years **Estimated Remaining Life** 0, 9 Years	**Note:** Repair condensate system immediately: $1500 (<$5000) System replacement (remaining): $6000. Recommended to integrate cooling into system by replacing furnace with an electric heat pump with back-up electric heating. See furnaces section. **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

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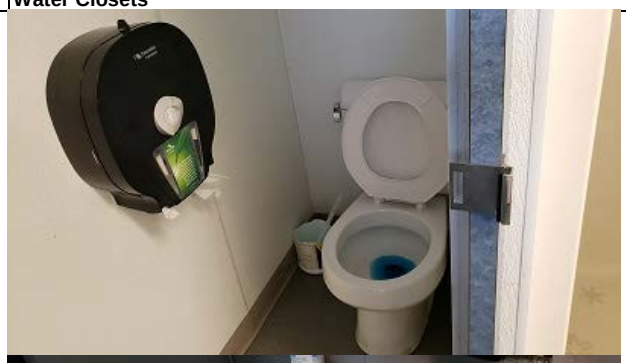
Item	Component	Description / Assessment / Priority
D20 Plumbing - Truck Barn		
D3060 Controls & Instrumen-tation	**HVAC Controls**	
		Description Gas detection system in shop was Kidde and included sensors for carbon monoxide, propane and natural gas. Alarms were local as the building had no DDC system. **Assessment** No issues were noted with system. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 10 Years **Present Equivalent Age** 5 Years **Estimated Remaining Life** 5 Years	**Note:** Sensors should be routinely tested to ensure safety performance is maintained. Routine testing may determine that replacement prior to ERL deadline is required. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2010 Plumbing Fixtures	**Water Closets**	
		**Description** The building included two (2) flush tank toilets. Toilets were vitreous china throughout. **Assessment** Toilets were functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement = 2 @ $1000 = $2,000 **Estimated Budget** **<$5000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

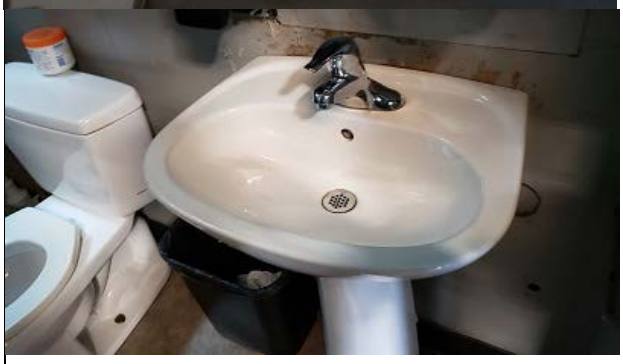
Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2010 Plumbing Fixtures	**Urinals**	
		Description The building included one (1) manual flush valve urinal, vitreous china type. **Assessment** Urinal was functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement = $1,500 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2010 Plumbing Fixtures	**Lavatories**	
		**Description** The building included two (2) counter mounted and one (1) wall hung lavatory sink, each with manual faucets. All sinks were vitreous china. **Assessment** Lavatories were functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Budget below includes upgrade of faucets to hands-free type with replacement of sink. Replacement cost = $1,500 per lavatory, including faucets. **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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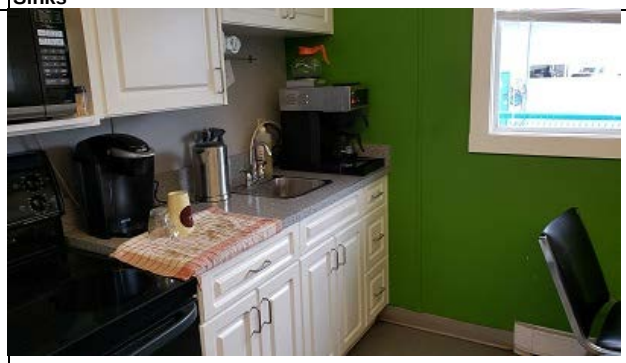
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2010 Plumbing Fixtures	**Sinks**	
		**Description** The building includes one (1) single bowl kitchen sink, with steel basin and manual faucet. **Assessment** Sink was functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement = $1,000 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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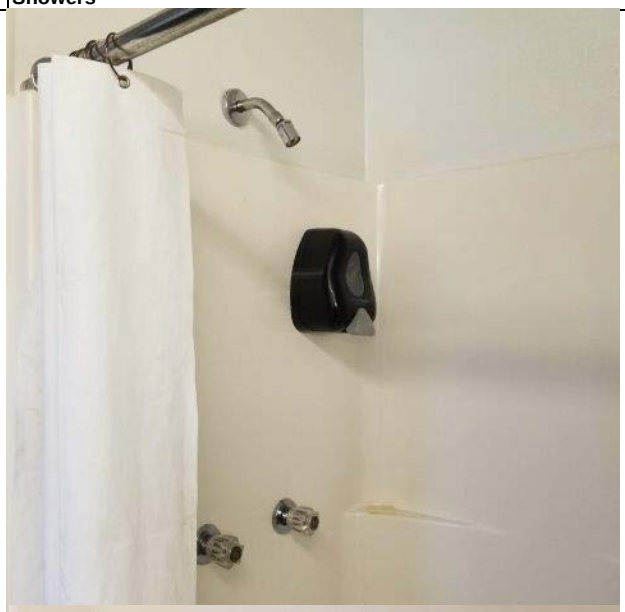
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2010 Plumbing Fixtures	**Showers**	
		**Description** The building included one (1) acrylic shower with manual operation.
		Assessment Shower was functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement = $2,000 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2010 Plumbing Fixtures	**Emergency Fixtures**	
		Description The building included one (1) emergency eyewash fixture, guardian model with connection to adjacent sink plumbing in the men's washroom. **Assessment** Emergency eyewash was functional and in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 1 Health and Safety
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement = $1,500 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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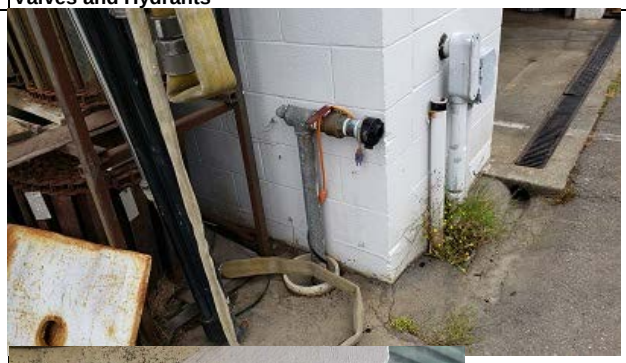
Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2020 DW Distribution	**Valves and Hydrants**	
		**Description** The building include two (2) standard wall mounted hose bibbs and one (1) 40mm exterior hose connection **Assessment** Fixtures were in poor condition **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** Hose Bibbs at $750 each. Exterior 40mm hose connection at $3,500 **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2020 DW Distribution	**Insulation and Identification**	
		Description Interior storm water piping includes mineral wool insulation. **Assessment** Insulation was in poor condition **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2030 Sanitary Waste	**Waste Pipe and Fittings**	
	No Photograph	**Description** The building included general sanitary drainage which was below ground and not visible. Below grade piping is expected to be PVC (drain waste vent type). **Assessment** The sanitary drainage piping is expected to be in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement would include concrete cutting (not included) and is recommended only to be completed based on blockages or specific concerns. Replacement based on age alone is not common for sanitary waste systems. **Estimated Budget $ 45,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2030 Sanitary Waste	**Vent Pipe and Fittings**	
	No Photograph	**Description** Plumbing vents extend up through the torch-on roof membrane. Vents within the building could not be reviewed as they are generally within the wall systems and inaccessible. **Assessment** Vents within wall systems could not be assessed. The are expected to be in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** Renewal cost is for piping only and does not include for associated wall/roof removal and replacement scope. **Estimated Budget** **<$5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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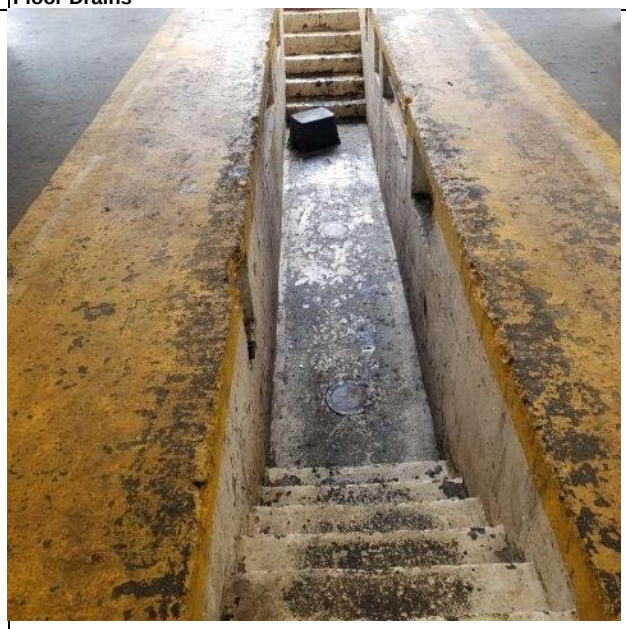
RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2030 Sanitary Waste	**Floor Drains**	
		**Description** Pits included capped floor drains that were not in use **Assessment** Drains were expected to be in poor condition **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 50 Years **Estimated Remaining Life** 0 Years	**Note:** It is not expected that these drains would be repurposed. **Estimated Budget** **N/A**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2040 Rainwater Drainage	**Pipes and Fittings**	
		Description Storm drainage system included overflow drains connected to exterior rainwater leaders, as well as roof drains piped through the building. Piping within the building was cast iron. **Assessment** Piping appeared in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 17,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2040 Rainwater Drainage	**Roof Drains**	
		Description The building included six (6) roof drains connected to interior storm drainage piping. **Assessment** Roof drains were in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 30 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement = $1,500 each **Estimated Budget $ 7,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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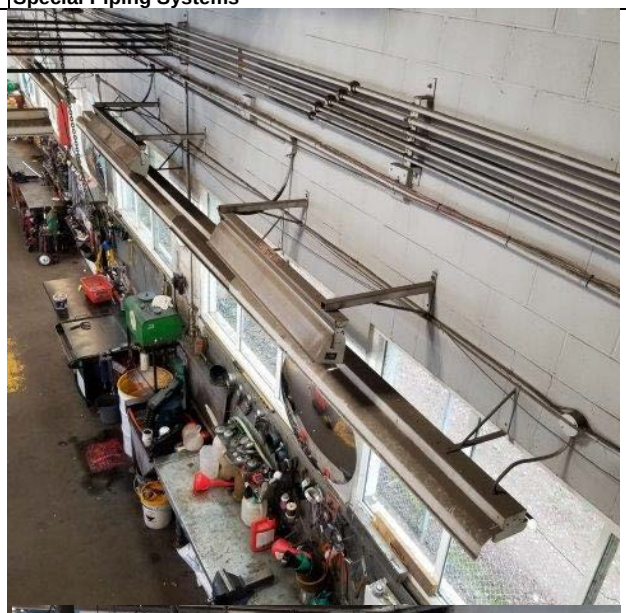
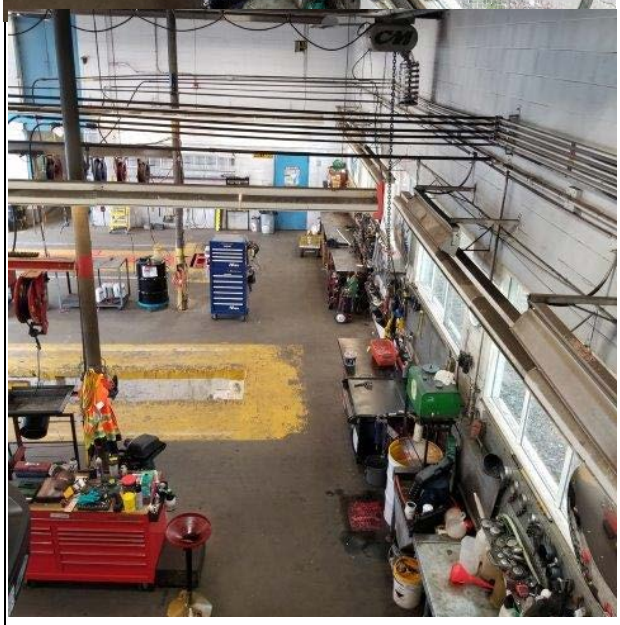
Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2090 Other Plumbing Systems	**Special Piping Systems**	
	 	**Description** A set of six (6) pipes provide low pressure vehicle fluid distribution with truck and hydraulic oil, transmission fluid and hydraulic fluid. These were distributed to three (3) individual work stations **Assessment** Piping systems were in poor condition **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 20,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2090 Other Plumbing Systems	**Interceptors**	
		Description Exterior trench drains (6 in total) were included at the overhead doors connected to a common catch basin at the building exterior. These trench drains were ductile iron type and would connect to the storm drainage system. **Assessment** Fixtures were in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement = $2,000 for each trench drain, $3,000 for the catch basin. **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

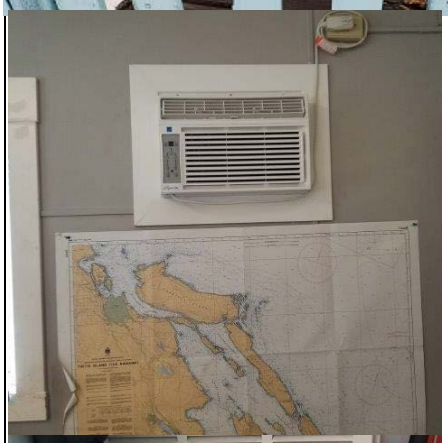
Item	Component	Description / Assessment / Priority
D20 Plumbing - The Shop		
D2090 Other Plumbing Systems	**Compressed Air**	
		Description The main compressor for this building was located in the truck barn, which serves both buildings. This Drystream unit was a localized compressed air dryer for the Shop only **Assessment** Unit appeared in fair condition **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - The Shop		
D3040 Distribution Systems	**Air Distribution, Heating, and Cooling**	
		**Description** Building included a rooftop condensing unit (model unknown) connected to interior furnace (Intertherm) with duct distribution through the floor. Wall mounted 6 MBH packaged terminal air conditioning unit Garrision model 043 serves the office space. Wall mounted 6 MBH packaged terminal air conditioning unit Comfort-Aire Model RACS-6P serves the staff room. **Assessment** Equipment was in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 15 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 0 Years	**Note:** Furnace and Condensing unit = $8,500, Wall mounted PTAC units at $2,500 each **Estimated Budget $ 13,500**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - The Shop		
D3040 Distribution Systems	**Exhaust Systems**	
		Description The building included four (4) upblast exhaust fans (Penn and Delhi models) for shop exhaust, one (1) downblast exhaust fan (Greenheck CBE 18 3) for general exhaust and one (1) inline exhaust fan (Cook model) for vehicle exhaust. **Assessment** Exhaust systems were in poor condition **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 0 Years	**Note:** Upblast Fans at $15,000 each, Downblast Fan at $10,000, Inline Fan at $10,000 **Estimated Budget $ 80,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

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RJC Job No.: NAN.117803.0002

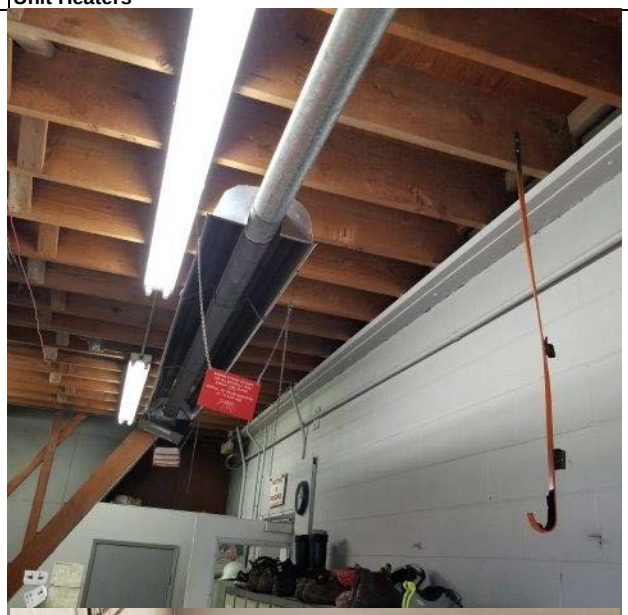
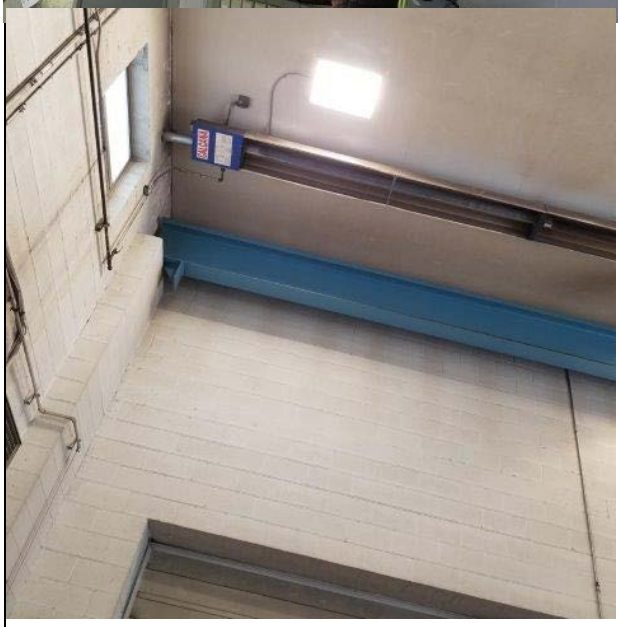
Item	Component	Description / Assessment / Priority
D30 HVAC - The Shop		
D3040 Distribution Systems	**Other Distribution Systems**	
		Description The building included a welding station with Nederman exhaust arm and inline fan (Model N24). Exhaust system included intake air with motorized damper (Belimo model).
		Assessment Equipment was in poor condition **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 0 Years	**Note:** Welding exhaust at $15,000, Intake air assembly at $5,000 **Estimated Budget $ 20,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
D30 HVAC - The Shop		
D3050 Terminal & Pkg Units	**Unit Heaters**	
		**Description** The building included six (6) gas-fired radiant heaters, Roberts Gordon Vantage II model CTH2-40 - 40 MBH heating.
		**Assessment** Equipment was in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 25 Years **Present Equivalent Age** 25 Years **Estimated Remaining Life** 0 Years	**Note:** Gas-fired radiant heaters at 9,000 each. **Estimated Budget $ 54,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

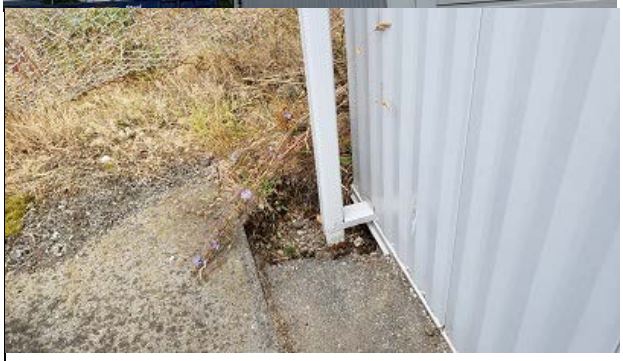
Item	Component	Description / Assessment / Priority
F10 Special Construction		
D3050 Terminal & Pkg Units	**Construction Supervisor's Office: Packaged Units**	
		Description The structure included a Danby window mounted air conditioning unit. The structure was not accessible at the time of the inspection to review the nameplate data from inside. **Assessment** Unit appeared to be past its expected service life and should be scheduled for replacement. **Condition** 5 Very Poor: Physically unsound and/or beyond rehabilitation. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 10 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 0 Years	**Note:** Replacement budget includes controls. **Estimated Budget** **<$5000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
D2040 Rainwater Drainage	**Brine Shed: Pipes and Fittings**	
		**Description** The building included a gutter and exterior rainwater leader, aluminum type with drain at grade. **Assessment** Piping appeared in good condition **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 24 Years	**Note:** $3,000 **Estimated Budget $ <5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

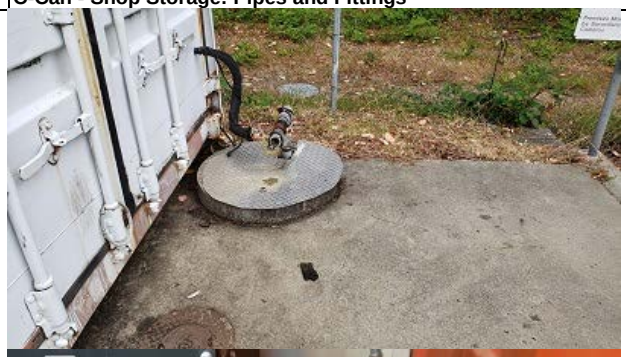
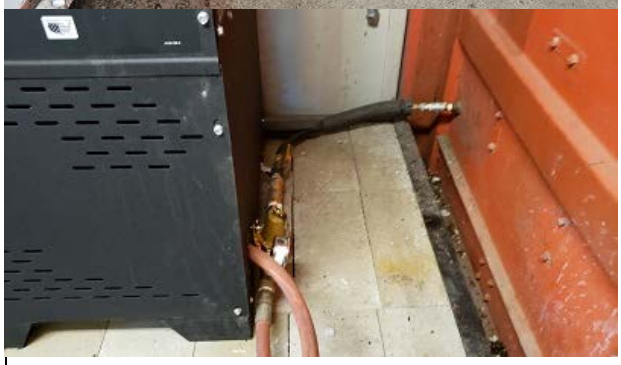
Item	Component	Description / Assessment / Priority
F10 Special Construction		
D2090 Other Plumbing Systems	**Brine Shed: Special Piping Systems**	
		Description Brine water piping and pump for connection to exterior storage tanks adjacent the Brine Shed. **Assessment** Piping and pumps appeared in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 16 Years **Estimated Remaining Life** 4 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
D2020 DW Distribution	**C-Can - Shop Storage: Pipes and Fittings**	
	 	**Description** Pressure washer water piping with sump and sump pump system from pressure washer water heater in the C-Can used for Shop Storage. **Assessment** Piping appeared in poor condition. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 35 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement = Piping at $2,500, Sump at $4,000, Sump Pump at $7,500. **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
D2020 DW Distribution	**C-Can - Shop Storage: Domestic Water Equipment**	
		Description Pressure washer water heater, Karcher model 6096, located inside the C-Can used for Shop Storage. **Assessment** Unit appeared in fair condition **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Replacement would include new flue venting. **Estimated Budget $ 15,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: August 7, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
F10 Special Construction		
D2090 Other Plumbing Systems	**Vehicle Wash Station: Special Piping Systems**	
		Description The vehicle wash station is comprised of custom assembled steel pipes and fittings and operates automatically based on vehicle detection at the entry to the system. **Assessment** System is in good condition. **Condition** 2 Good: Minor maintenance required plus planned maintenance. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 10 Years **Estimated Remaining Life** 10 Years	**Note:** Age is unknown and estimated. **Estimated Budget $ 30,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G20 Site Improvements		
G2050 Land-scaping	**Irrigation Systems**	
	No Photographs	**Description** The yard includes irrigation for the lawn area adjacent to purchasing and the planters/shrubs at the main entry to the yard. **Assessment** Heads and controllers typically require replacement prior to piping systems. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 20 Years **Present Equivalent Age** 15 Years **Estimated Remaining Life** 5 Years	**Note:** **Estimated Budget $ 10,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G30 Site Civil/Mechanical Utilities		
G3020 Sanitary Waste	**Sanitary and Vent Equipment**	
		Description Pressure washer catch basin drain, adjacent to the "C-Can with Shop Storage", which would connect to the site storm drainage system. **Assessment** Drain appeared in poor condition. Associated piping connections would be expected in poor condition as well. **Condition** 4 Poor: Significant renewal/rehabilitation required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 50 Years **Present Equivalent Age** 45 Years **Estimated Remaining Life** 5 Years	**Note:** Replacement includes replacement of catch basin with new grate. Site civil piping connections are not included in cost. **Estimated Budget $ 5,000**

CONDITION ASSESSMENT SUMMARY

Public Works - Site Condition Assessment

Date of Site Visit: Friday, August 7th, 2020

RJC Job No.: NAN.117803.0002

Item	Component	Description / Assessment / Priority
G30 Site Civil/Mechanical Utilities		
G3060 Gas Distribution Piping	**Gas Supply**	
		Description The site included a gas piping supply and pressure regulator outside of the C-Can used for Shop Storage, for connection to the pressure washer water heater. **Assessment** Piping appeared in fair condition. **Condition** 3 Fair: Significant maintenance required. **Priority** 4 Building Functionality; cost effective and/or marketability upgrades.
	Expected Service Life 40 Years **Present Equivalent Age** 30 Years **Estimated Remaining Life** 10 Years	**Note:** $2,000 **Estimated Budget $ <5,000**