

OPINION OF PROBABLE COST TABLE
 The Exploration Place Museum
 333 Beccot Place
 Prince George, BC

Element No.	Component Description	Asset	Project Name	Estimated Useful Life or Replacement Period (Years)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Condition Rating	Consequence of Failure	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total	Total																
												0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19																		
												Deferred	Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled															
A. SUBSTRUCTURE																																																	
A20 BASEMENT CONSTRUCTION																																																	
A2020	A2020 Basement Walls	A2020 Basement Walls, 1981 Construction	Study by a structural engineer to check the water infiltration	100	63	1.00	EA	\$8,000.00	Engineering Study	Very Good	Partial Asset Shutdown/Closure	\$8,000																			\$8,000	\$0																	
												A. SUBSTRUCTURE SUB-TOTALS																\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
B. GENERAL																																																	
B10 SUPERSTRUCTURE																																																	
B1031	B1031 Steel Frame Structure	B10 SuperStructure_2001 Construction	Repair of the wood frame canopy	100	82	1.00	EA	\$15,000.00	Major Repair	Very Good	Partial Asset Shutdown/Closure		\$15,000																		\$15,000	\$0																	
B20	EXTERIOR ENCLOSURE																																																
B2011	Exterior Walls - Curtain Wall System	B2010 Exterior Walls_2001 Construction, Glass Window Wall	Lifecycle replacement of the window wall system	32	15	2,700.00	SF	\$78.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																					\$0	\$210,600																
B2011	Exterior Walls - Curtain Wall System	B2010 Exterior Walls_2001 Construction, Glass Window Wall	Replace window perimeter sealant	12	1	1.00	EA	\$5,000.00	Major Repair	Poor	Partial Asset Shutdown/Closure		\$5,000																			\$5,000	\$5,000																
B2011	Exterior Walls - Glass block wall	B2010 Exterior Walls_2001 Construction, Vestibule Glass Block Wall	Lifecycle replacement of the glass block wall	25	12	100.00	SF	\$121.20	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure												\$12,120									\$0	\$12,120																
B2011	Exterior Walls - Wood Siding	B2010 Exterior Walls_2001 Construction, Wood Siding	Repair (replace deteriorated wood battens and plywood)	20	7	1.00	EA	\$10,000.00	Major Repair	Good	Partial Asset Shutdown/Closure	\$10,000																				\$10,000	\$0																
B2011	Exterior Walls - Wood Siding	B2010 Exterior Walls_2001 Construction, Wood Siding	Replace the wood siding wall system	20	7	2,070.00	SF	\$22.80	Lifecycle Replacement	Good	Partial Asset Shutdown/Closure								\$47,196													\$0	\$47,196																
B2011	Exterior Walls - Concrete Block Wall System	B2010 Exterior Walls_2001 Construction, Concrete Masonry Veneer Cavity Wall System	Intrusive investigation of the concrete masonry veneer exterior wall	75	58	1.00	EA	\$10,000.00	Engineering Study	Very Good	Partial Asset Shutdown/Closure	\$10,000																				\$10,000	\$0																
B2021	B2021 Windows	B2020 Exterior Windows_2001 Construction, Exterior Windows	Lifecycle replacement of the windows	32	15	360.00	SF	\$78.00	Lifecycle Replacement	Very Good	Program Interruption																					\$0	\$28,800																
B2031	Exterior Doors - Wood/Aluminum Framed Glass Double Door	B2030 Exterior Doors_2001 Construction, Glass Double-doors	Lifecycle replacement of the glass double-doors	20	5	2.00	EA	\$14,400.00	Lifecycle Replacement	Fair	Program Interruption							\$28,800														\$0	\$28,800																
B2032	B2032 Solid Exterior Doors	B2030 Exterior Doors_2001 Construction, Hollow Metal Door	Lifecycle replacement of the hollow metal doors	20	6	6.00	EA	\$3,600.00	Lifecycle Replacement	Good	Program Interruption								\$21,600													\$0	\$21,600																
B2034	B2034 Overhead Doors	B2030 - Exterior Doors & Hardware_2001 Construction, Rollup Overhead Door	Lifecycle replacement of the rollup overhead door	15	3	1.00	EA	\$16,800.00	Lifecycle Replacement	Fair	Program Interruption					\$16,800																\$16,800	\$0	\$33,600															
B30	ROOFING																																																
B3011	Roof Coverings - Modified Bitumen	R3010 Roof Coverings, Modified Bitumen Roof Cover	Replace modified bitumen roof cover	22	5	13,500.00	SF	\$22.80	Lifecycle Replacement	Fair	Partial Asset Shutdown/Closure								\$307,800													\$0	\$307,800																
B3011	Roof Coverings - Preformed standing seam metal roof	R3010 Roof Coverings_2001 Construction, Standing Metal Roof Panels, Atrium	Replace standing seam metal roof cover	35	18	3,900.00	SF	\$30.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																					\$117,000	\$0	\$117,000															
												B. GENERAL SUB-TOTALS																\$20,000	\$20,000	\$0	\$16,800	\$0	\$396,600	\$21,600	\$47,196	\$0	\$0	\$0	\$0	\$12,120	\$5,000	\$0	\$28,800	\$0	\$0	\$133,800	\$0	\$40,000	\$811,796
C. INTERIOR																																																	
C10 INTERIOR CONSTRUCTION																																																	
C1031	C1031 Fabricated Toilet Partitions	C1030 Washroom Partitions_2001 Construction, Pressed Metal Partitions	Lifecycle replacement of the the washroom partitions	15	7	8.00	EA	\$960.00	Lifecycle Replacement	Good	Nuisance																						\$0	\$7,680															
C20	STAIRS																																																
C2021	C2021 Stair, Tread, and Landing Finishes	C2020 Stair Finishes	Lifecycle replacement of the stair covers	20	5	6.00	EA	\$6,000.00	Lifecycle Replacement	Fair	Partial Asset Shutdown/Closure								\$36,000														\$0	\$36,000															
C30	INTERIOR FINISHES																																																
C3012	C3012 Wall Finishes to Interior Walls	C3010 Wall Finishes, Stained Wood Boarding	Lifecycle replacement	30	13	400.00	SF	\$36.00	Lifecycle Replacement	Very Good	None																					\$0	\$14,400																
C3012	Paint Wall Covering	C3010 Wall Finishes, Paint Wall Covering	Replace the paint wall covering at the facility	10	2	20,000.00	SF of Building	\$5.40	Lifecycle Replacement	Poor	None								\$108,000														\$0	\$216,000															
C3012	Ceramic Wall Tiles	C3010 Wall Finishes, Ceramic Wall Tiles Men's & Women's Washroom	Lifecycle replacement	20	7	500.00	SF	\$27.60	Lifecycle Replacement	Good	None																					\$0	\$13,900																
C3024	Quarry Floor Tiles	C3020 Floor Finishes, Quarry Floor Tiles, Staff Washrooms	Lifecycle replacement of the quarry stone tiles	30	13	200.00	SF	\$16.80	Lifecycle Replacement	Very Good	Nuisance																						\$0	\$3,360															
C3024	Painted/Sealed Concrete Floor	C3020 Floor Finishes, Polish or Paint Floor Covering	Replace the paint or polished concrete floor	15	4	2,500.00	SF	\$4.20	Lifecycle Replacement	Fair	Nuisance																						\$0	\$10,500															
C3024	Sheet Vinyl Floor	C3020 Floor Finishes, Sheet Vinyl, Janitor's & Gallery	Replace the sheet vinyl floor covering	20	3	4,000.00	SF	\$14.40	Lifecycle Replacement	Fair	Nuisance									\$57,600													\$0	\$57,600															
C3024	Hardwood Flooring	C3020 Floor Finish, Strip Hardwood Floor Covering	Lifecycle replacement of the strip hardwood floor covering	20	9	600.00	SF	\$18.00	Lifecycle Replacement	Good	Nuisance										\$10,800												\$0	\$10,800															
C3025	Carpet/Carpet Tiles	C3020 Floor Finishes, Carpet, Children's Museum & Second Floor Offices	Replace the floor carpets	10	2	1,500.00	SF	\$31.20	Lifecycle Replacement	Poor	Nuisance																						\$0	\$93,600															
C3025	Carpet/Carpet Tiles	C3020 Floor Finishes, Carpet Tiles	Replace carpet tiles in the gallery	10	7	600.00	SF	\$31.20	Lifecycle Replacement	Good	Nuisance																						\$18,720	\$0	\$37,440														
C3031	Suspended Acoustic Panel Ceiling	C3030 Ceiling Finishes, Suspended Acoustic Ceiling Tiles, Second Floor Offices	Replace the suspended acoustic ceiling panels	25	4	600.00	SF	\$12.00	Lifecycle Replacement	Fair	None																						\$0	\$7,200															
												C. INTERIOR SUB-TOTALS																\$0	\$0	\$212,400	\$0	\$17,700	\$36,000	\$0	\$40,200	\$0	\$10,800	\$0	\$0	\$156,000	\$17,700	\$0	\$0	\$0	\$18,720	\$0	\$10,500	\$0	\$518,980
D. MECHANICAL																																																	
D10 CONVEYING SYSTEMS																																																	
D1010	D1010 Elevators and Lifts	D1010 Elevators and Lifts - Handicap Elevator	Replace the handicap elevator	30	14	1.00	EA	\$150,660.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																						\$0	\$150,660															
D1010	D1010 Elevators and Lifts	D1010 Elevators and Lifts - Lift	Replace the elevator lift	30	2	1.00	EA	\$150,660.00	Lifecycle Replacement	Poor	Partial Asset Shutdown/Closure									\$150,660														\$0	\$150,660														
D20	PLUMBING																																																
D2011	D2011 Water Closets	D2011 Water Closets	Replace the water closets	35	19	14.00	EA	\$1,800.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																							\$25,200	\$0	\$25,200													
D2012	D2012 Urinals	D2012 Urinals	Replace the urinals	35	19	4.00	EA	\$1,800.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																							\$7,200	\$0	\$7,200													
D2014	D2013 Lavatories	D2013 Lavatories	Replace the lavatories	35	19	14.00	EA	\$1,800.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																							\$25,200	\$0	\$25,200													
D2011	D2014 Sinks	D2014 Sinks	Replace the sinks	35	19	5.00	EA	\$2,400.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																							\$12,000	\$0	\$12,000													
D2022	Domestic Water Heater	D2020 Domestic Hot Water Heater	Replace the domestic water heater	15	2	1.00	EA	\$7,200.00	Lifecycle Replacement	Poor	Full Asset Shutdown/Closure																						\$7,200	\$0	\$14,400														
D2023	D2023.1 Plumbing Pumps	D2023.1 Plumbing Pumps	Replace the domestic water pump	20	2	1.00	EA	\$2,400.00	Lifecycle Replacement	Poor	Full Asset Shutdown/Closure																							\$0	\$2,400														

