OPINION OF PROBABLE COST TABLE

Robson Valley Community Centre
441 Columbia Street
McBride, BC

Element No.	Component Description	Asset	Project Name	Estimated Useful Life or Replacement Cycle (Yrs)	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	2038	Total	Total
								$				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
												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																																		
											A. SUBSTRUCTURE SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																																		
B20	EXTERIOR ENCLOSURE																																	
B2011	Exterior Walls - Wood Siding	B2010_Exterior Walls_Wood Clapboards	B2010_Exterior Walls_Wood Clapboards	20	10	8,500.00	SF of Building	$22.80	Lifecycle Replacement	Good	Partial Asset Shutdown/Closure											$193,800											$0	$193,800
B2011	Exterior Walls - Wood Siding	B2010_Exterior Walls_Wood Clapboards	Periodic painting of the wood clapboards!	15	2	1.00	EA	$15,000.00	Major Repair	Poor	Partial Asset Shutdown/Closure		$15,000														$15,000						$15,000	$15,000
B2021	B2021 Windows	B2020_Exterior Windows - Wood framed fixed insulated glass window units	Replace window perimeter sealant	12	2	1.00	EA	$5,000.00	Lifecycle Replacement	Poor	Program Interruption			$5,000											$5,000								$0	$10,000
B2031	B2030 Exterior Doors	B2030_Exterior Doors & Hardware_Service/ Exit (Hollow Metal Single -Door)	B2030_Exterior Doors & Hardware_Service/ Exit (Hollow Metal Single -Door)	20	10	12.00	EA	$3,300.00	Lifecycle Replacement	Good	Program Interruption											$39,600											$0	$39,600
B2031	Exterior Doors - Wood/Aluminum Framed Glass Double Door	B2030_Exterior Doors & Hardware_Double-Doors	B2030_Exterior Doors & Hardware_Double-Doors	20	10	2.00	EA	$14,400.00	Lifecycle Replacement	Good	Program Interruption											$28,800											$0	$28,800
B30	ROOFING																																	
B3011	Roof Coverings - Preformed/ standing seam metal roof	B3010_Roof Coverings_Prefinished Metal Roof Panels	B3010_Roof Coverings_Prefinished Metal Roof Panels	30	20	8,500.00	SF	$30.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																					$255,000	$0	$255,000
											B. SHELL SUB-TOTALS	$0	$15,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$262,200	$0	$0	$0	$5,000	$0	$15,000	$0	$0	$0	$255,000	$15,000	$542,200
C. INTERIOR																																		
C10	INTERIOR CONSTRUCTION																																	
C1031	C1031 Fabricated Toilet Partitions	C1030_Fabricated Toilet Partitions_Pressed Metal Partitions	C1030_Fabricated Toilet Partitions_Pressed Metal Partitions	15	5	9.00	EA	$1,800.00	Lifecycle Replacement	Fair	Nuisance						$16,200														$16,200	$0	$32,400
C1037	Replace Classroom Millwork	C1030_Millwork_Lavatory Counters & Kitchen Millwork	C1030_Millwork_Lavatory Counters & Kitchen Millwork	30	20	4.00	EA	$10,200.00	Lifecycle Replacement	Very Good	Nuisance																				$40,800	$0	$40,800
C20	STAIRS																																	
C2021	C2021 Stair, Tread, and Landing Finishes	C2020_Stairs Cover_Stage and Second Floor Stairs	C2020_Stairs Cover_Stage and Second Floor Stairs	20	10	2.00	EA	$7,200.00	Lifecycle Replacement	Good	Partial Asset Shutdown/Closure											$14,400											$0	$14,400
C30	INTERIOR FINISHES																																	
C3012	Paint Wall Covering	C3010_Paint Wall Covering	C3010_Paint Wall Covering	10	5	3,000.00	SF	$4.50	Lifecycle Replacement	Fair	None						$13,500										$13,500						$0	$27,000
C3012	Wood Paneled Wall Finish	C3010_Wood Paneled Wall Finish_Main Hall	C3010_Wood Paneled Wall Finish_Main Hall	20	10	700.00	SF	$28.80	Lifecycle Replacement	Good	None											$20,160											$0	$20,160
C3012	Ceramic Wall Tiles	C3010_Ceramic Wall Tiles	C3010_Ceramic Wall Tiles	20	10	600.00	SF	$27.60	Lifecycle Replacement	Good	None											$16,560											$0	$16,560
C3020	C3020 Floor Finishes	C3020_Recessed Floor Mat	C3020_Recessed Floor Mat	15	4	1.00	EA	$6,000.00	Lifecycle Replacement	Fair	Nuisance					$6,000														$6,000			$0	$12,000
C3024	Ceramic Floor Tiles	C3020_Ceramic Floor Tiles_Accessible, Men's and Women's Washrooms	C3020_Ceramic Floor Tiles_Accessible, Men's and Women's Washrooms	25	15	1,000.00	SF	$14.40	Lifecycle Replacement	Very Good	Nuisance																$14,400						$0	$14,400
C3024	Hardwood Flooring	C3020_Hardwood Flooring_Main Hall and Stage	C3020_Hardwood Flooring_Main Hall and Stage	20	10	4,000.00	SF	$18.00	Lifecycle Replacement	Good	Nuisance											$72,000											$0	$72,000
C3024	Sheet Vinyl Floor	C3020_Sheet Vinyl Floor_Second Floor	C3020_Sheet Vinyl Floor_Second Floor	20	10	800.00	SF	$14.40	Lifecycle Replacement	Good	Nuisance											$11,520											$0	$11,520
C3024	Painted/Sealed Concrete Floor	C3020_Exposed Concrete Floor	C3020_Exposed Concrete Floor	15	3	800.00	SF	$4.20	Lifecycle Replacement	Fair	Nuisance				$3,360														$3,360				$0	$6,720
C3031	Gypsum Board Ceilings	C3030_Gypsum Board Ceilings	C3030_Gypsum Board Ceilings	30	20	8,500.00	SF	$10.20	Lifecycle Replacement	Very Good	None																				$86,700	$0	$86,700
											C. INTERIOR SUB-TOTALS	$0	$0	$0	$3,360	$6,000	$29,700	$0	$0	$0	$0	$134,640	$0	$0	$0	$0	$27,900	$0	$0	$3,360	$6,000	$143,700	$0	$354,660
D. SERVICE																																		
D20	PLUMBING																																	
D2018	D2018 Drinking Fountains and Coolers	D2018_Drinking Water Fountains and Coolers	D2018_Drinking Water Fountains and Coolers	15	6	1.00	EA	$1,200.00	Lifecycle Replacement	Good	Partial Asset Shutdown/Closure							$1,200															$0	$1,200
D2022	Domestic Water Heater	D2020_Domestic Hot Water Heater - Washrooms	D2020_Domestic Hot Water Heater - Washrooms	15	5	1.00	EA	$7,200.00	Lifecycle Replacement	Fair	Full Asset Shutdown/Closure						$7,200														$7,200	$0	$14,400
D2022	Domestic Water Heater	D2020_Domestic Water Distribution - DHW Heater Kitchen	D2020_Domestic Water Distribution - DHW Heater Kitchen	15	5	2.00	EA	$4,800.00	Lifecycle Replacement	Fair	Full Asset Shutdown/Closure						$9,600														$9,600	$0	$19,200
D30	HVAC																																	
D3021	D3021 Boilers	D3021_Heating Water Boilers	D3021_Heating Water Boilers	25	15	2.00	EA	$54,000.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																$108,000						$0	$108,000
D3022	D3022.1 Makeup AHU	D3022.1_Makeup AHU_Kitchen	D3022.1_Makeup AHU_Kitchen	30	20	1.00	Unit	$60,000.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																				$60,000	$0	$60,000
D3023	D3023.7 HVAC Pump	D3023.7 HVAC Pump Glycol	D3023.7 HVAC Pump Glycol	30	20	2.00	EA	$3,600.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																				$7,200	$0	$7,200
D3023	D3023.7 HVAC Pump	D3023.7 HVAC Pump Radiant Loop	D3023.7 HVAC Pump Radiant Loop	20	10	2.00	EA	$3,600.00	Lifecycle Replacement	Good	Full Asset Shutdown/Closure											$7,200											$0	$7,200
D3023	D3023.7 HVAC Pump	D3023.7 HVAC Pump	D3023.7 HVAC Pump	30	20	4.00	EA	$3,000.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																				$12,000	$0	$12,000
D3030	D3030 Heat Rejection Systems Refrigeration	D3030 Heat Rejection Systems Refrigeration - Cooling Generating Systems - DX Split	D3030 Heat Rejection Systems Refrigeration - Cooling Generating Systems - DX Split	25	15	5.00	Ton	$2,640.00	Lifecycle Replacement	Very Good	Program Interruption																$13,200						$0	$13,200

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								$				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
												Deferred	Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled
D3031	D3031.1 Chillers	D3030 Heat Rejection Systems Refrigeration - Cooling Generating Systems - DX Split	D3030 Heat Rejection Systems Refrigeration - Cooling Generating Systems - DX Split	25	15	1.00	EA	$60,000.00	Lifecycle Replacement	Very Good	Program Interruption																$60,000						$0	$60,000
D3042	Exhaust Fans - Centrifugal	D3042 Exhaust Fans - Ceiling	D3042 Exhaust Fans - Ceiling	25	15	3.00	EA	$720.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																$2,160						$0	$2,160
D3042	Exhaust Fans - Axial	D3042_Exhaust Fans	D3042_Exhaust Fans	25	15	2.00	EA	$3,600.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																$7,200						$0	$7,200
D3042	Exhaust Fans - Axial	D3042_Exhaust Fans - Kitchen	D3042_Exhaust Fans - Kitchen	25	15	1.00	EA	$3,600.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																$3,600						$0	$3,600
D3051	Terminal Units - Unit Ventilators	D3051 Terminal Units - Unit Ventilators	D3051 Terminal Units - Unit Ventilators	25	15	1.00	EA	$18,000.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																$18,000						$0	$18,000
D3052	D3052.3 Heater	D3052.3_Heater	D3052.3_Heater	30	20	2.00	EA	$3,600.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																					$7,200	$0	$7,200
D3068	D3068 Building Automation Systems	D3068 Building Automation Systems	D3068 Building Automation Systems	15	5	8,500.00	SF of Building	$3.00	Lifecycle Replacement	Fair	Nuisance						$25,500															$25,500	$0	$51,000
D40	FIRE PROTECTION SYSTEMS																																	
D4031	D4031 Fire Extinguishers	D4031 Fire Extinguishers	D4031 Fire Extinguishers	10	6	9.00	EA	$240.00	Lifecycle Replacement	Good	Full Asset Shutdown/Closure							$2,160											$2,160					$0	$4,320
D4095	D4095 Hood & Duct Fire Protection	D4095_Hood & Duct Fire Protection	D4095_Hood & Duct Fire Protection	15	6	1.00	EA	$3,600.00	Lifecycle Replacement	Good	Full Asset Shutdown/Closure							$3,600																$0	$3,600
D50	ELECTRICAL SYSTEMS																																	
D5020	D5020 Lighting and Branch Wiring	D5020 Interior Lighting	D5020 Interior Lighting	30	20	8,500.00	SF of Building	$21.60	Lifecycle Replacement	Very Good	Program Interruption																					$183,600	$0	$183,600
D5022	D5022 Lighting Equipment	D5022_Exterior Lighting_Wall Mounted Fixtures	Replace exterior lights	20	9	10.00	EA	$600.00	Lifecycle Replacement	Good	Program Interruption										$6,000												$0	$6,000
D5022	D5022.2 Exit Lighting	D5022.2 Exit Lights	D5022.2 Exit Lights	30	20	7.00	EA	$648.00	Lifecycle Replacement	Very Good	Program Interruption																					$4,536	$0	$4,536
D5031	D5031 Public Address & Music Systems	D5031 Public Address & Music Systems	D5031 Public Address & Music Systems	20	10	1.00	EA	$7,200.00	Lifecycle Replacement	Good	Nuisance											$7,200											$0	$7,200
D5037	D5037 Fire Alarm Systems	D5030_Communications and Security Systems- Fire Alarm Systems	D5030_Communications and Security Systems- Fire Alarm Systems	25	15	1.00		$54,000.00	Lifecycle Replacement	Very Good	Nuisance																$54,000						$0	$54,000
D5038	D5038 Security and Detection Systems	D5030_Communications and Security Systems -Security Systems	D5030_Communications and Security Systems -Security Systems	20	10	1.00	EA	$3,600.00	Lifecycle Replacement	Good	Nuisance											$3,600											$0	$3,600
D5090	D5090 Other Electrical Systems	D5090_ Other Electrical Systems - Emergency Lighting- Battery Back-ups	D5090_ Other Electrical Systems - Emergency Lighting- Battery Back-ups	15	5	4.00	EA	$660.00	Lifecycle Replacement	Fair	Nuisance						$2,640															$2,640	$0	$5,280
D5092	Emergency Generator (Diesel)	D5090 Other Electrical Systems - Emergency Power	D5090 Other Electrical Systems - Emergency Power	30	20	1.00	EA	$60,000.00	Lifecycle Replacement	Very Good	Nuisance																$60,000						$0	$60,000
									D. SERVICE SUB-TOTALS			$0	$0	$0	$0	$0	$44,940	$6,960	$0	$0	$6,000	$18,000	$0	$0	$0	$0	$266,160	$2,160	$0	$0	$0	$379,476	$0	$723,696
E. EQUIPMENT & FURNISHING																																		
									E. EQUIPMENT & FURNISHING SUB-TOTALS			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																																		
									F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																																		
G20	SITE IMPROVEMENTS																																	
G2022	Unpaved Parking Lot	G2020 Parking Lots - Gravel Paved_Parking Lots	G2020 Parking Lots - Gravel Paved_Parking Lots	10	3	15,000.00	SF	$3.00	Lifecycle Replacement	Fair	Program Interruption				$45,000										$45,000								$0	$90,000
G2031	G2031 Paving & Surfacing	G2030_Pedestrian Paving_Concrete Walkways	G2030_Pedestrian Paving_Concrete Walkways	25	15	2,000.00	SF	$13.20	Lifecycle Replacement	Very Good	Program Interruption																$26,400						$0	$26,400
G2044	G2044 Signage	G2040_Site Development_Wall Mounted Facility Sign	G2040_Site Development_Wall Mounted Facility Sign	15	5	1.00	EA	$3,600.00	Lifecycle Replacement	Fair	Nuisance						$3,600															$3,600	$0	$7,200
									G. BUILDING SITEWORK SUB-TOTALS			$0	$0	$0	$45,000	$0	$3,600	$0	$0	$0	$0	$0	$0	$0	$0	$45,000	$0	$26,400	$0	$0	$0	$0	$3,600	$0	$123,600
Z. GENERAL																																		
									Z. GENERAL SUB-TOTALS			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
									Expenditure Totals per Year			$0	$15,000	$5,000	$48,360	$6,000	$78,240	$6,960	$0	$0	$6,000	$414,840	$0	$0	$45,000	$5,000	$320,460	$17,160	$0	$3,360	$6,000	$781,776	$1,744,156	
									Total Cost (Inflated @ 4% per Yr.)			$0	$15,600	$5,408	$54,398	$7,019	$95,191	$8,807	$0	$0	$8,540	$614,065	$0	$0	$74,928	$8,658	$558,112	$32,140	$0	$6,807	$12,641	$1,712,967	Total *	$1,759,156

* - Present Value Dollars

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