

OPINION OF PROBABLE COST TABLE

Robson Valley Recreation Centre
 481 Columbia Street
 McBride, BC

Element No.	Component Description	Asset Name	Project Name	Estimated Useful Life or Replacement (Yr/ft)	Remaining Useful Life (%)	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	Scheduled																		
												0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Deferred	Scheduled																		
												0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Deferred	Scheduled																		
A. EXTERIOR																																																			
A. EXTERIOR SUB-TOTALS																																																			
B. SHILL																																																			
B. EXTERIOR ENCLOSURE																																																			
B2011	Exterior Walls - Concrete Block Wall System	B2010 Exterior Walls - Concrete Masonry Wall System	Paint the exterior wall	75	40	1.00	EA	\$75,000.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure				\$75,000																								\$75,000	\$0	\$150,000										
B2021	B2021 Windows	B2020 Exterior Windows, Fixed and Casement Windows	Replace window perimeter sealant	32	21	1.00	EA	\$8,000.00	Lifecycle Replacement	Very Good	Program Interruption				\$8,000																											\$8,000	\$0	\$8,000							
B2031	Exterior Doors - Wood/Aluminum Framed Glass Double Door	B2030 Exterior Doors & Hardware - Entrance Door/Sliding Glass Double Door	Replace glass aluminum framed front entrance doors	20	6	6.00	EA	\$14,400.00	Lifecycle Replacement	Good	Program Interruption										\$86,400																				\$0	\$86,400	\$86,400								
B2032	B2032 Solid Exterior Doors	B2030 Exterior Doors & Hardware, Service/Exit Hollow Metal Doors	Exterior door hardware	20	6	13.00	EA	\$800.00	Lifecycle Replacement	Good	Program Interruption	\$10,400																											\$10,400	\$0	\$10,400										
B2032	B2032 Solid Exterior Doors	B2030 Exterior Doors & Hardware, Service/Exit Hollow Metal Doors	Replace service/exit hollow metal doors and door hardware	20	6	13.00	EA	\$6,000.00	Lifecycle Replacement	Good	Program Interruption										\$78,000																				\$0	\$78,000									
B30 ROOFING																																																			
B3011	Roof Coverings - Preformed/standing seam metal roof	B3010 Roof Coverings, Ice Risk Metal Roof	Replace metal roof assembly system	35	4	34,000.00	SF	\$36.00	Lifecycle Replacement	Fair	Partial Asset Shutdown/Closure					\$1,224,000																									\$0	\$1,224,000									
B3011	Roof Coverings - 34 Ply conventional membrane	B3010 Roof Coverings, Builtup Roof on the canopy	Replace the entrance canopies built-up roof assembly system	22	1	800.00	SF	\$22.80	Lifecycle Replacement	Poor	Partial Asset Shutdown/Closure					\$18,240																								\$18,240	\$0										
B. SHILL SUB-TOTALS												\$10,400	\$18,240	\$83,000	\$0	\$1,224,000	\$0	\$164,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
C. INTERIOR																																																			
C. INTERIOR 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 INTERIOR CONSTRUCTION																																																			
C1021	C1021 Interior Doors	C1030 Interior Doors, Hollow Metal	Replace hollow metal doors	40	8	15.00	EA	\$3,600.00	Lifecycle Replacement	Good	Nuisance										\$54,000																				\$0	\$54,000									
C1031	C1031 Fabricated Toilet Partitions	C1030 Fabricated Toilet Partitions, Men's & Women's Washrooms	Replace pressed metal washroom partitions	15	3	10.00	EA	\$1,200.00	Lifecycle Replacement	Fair	Nuisance				\$12,000																								\$12,000	\$0	\$24,000										
C1037	Lockers	C1030 Lockers, Curling Club, Men's and Women's Gym Changerooms	Replace lockers in the curling club changeroom and men's and women's gym changerooms	35	6	40.00	Per Locker	\$360.00	Lifecycle Replacement	Good	Nuisance										\$14,400																				\$0	\$14,400									
C1037	C1037 General Fittings & Misc. Metals	C1030 Millwork and change-room benches	Replace millwork in the Curling Club Lounge and changerooms	20	4	4.00	EA	\$12,000.00	Lifecycle Replacement	Fair	Nuisance					\$48,000																									\$0	\$48,000									
C20 STAIRS																																																			
C2021	C2021 Stair, Tread, and Landing Finishes	C2020 Stair Tread and Riser Covers	Replace the stair covers (sheet vinyl and rubber)	15	6	2.00	EA	\$10,800.00	Lifecycle Replacement	Good	Partial Asset Shutdown/Closure										\$21,600																				\$0	\$21,600									
C30 INTERIOR FINISHES																																																			
C3010	C3010 Wall Finishes	C3010 Wall Finishes, Wood Stains, Curling & Ice Ink	Lifecycle replacement of wood stains in the Curling & Ice Hockey Rinks	30	8	14,500.00	SF	\$18.00	Lifecycle Replacement	Good	None										\$261,000																				\$0	\$261,000									
C3012	Paint Wall Covering	C3010 Wall Finishes, Paint Wall Covering	Replace the paint wall covering	10	4	1,000.00	SF	\$5.40	Lifecycle Replacement	Fair	None				\$5,400																									\$0	\$10,800										
C3024	Rubber Floor	C3020 Floor Covering, Rubber Tiles, Washrooms and Changerooms	Replace the rubber tile floor covering in the washroom and changerooms	20	1	2,000.00	SF	\$33.60	Lifecycle Replacement	Poor	Nuisance				\$67,200																								\$67,200	\$0											
C3024	Porcelain Floor Tiles	C3020 Porcelain Floor Tiles, Change-room Shower Stalls	Lifecycle replacement of the porcelain floor tiles	25	14	800.00	SF	\$12.00	Lifecycle Replacement	Very Good	Nuisance																												\$0	\$9,600											
C3024	Sheet Vinyl Floor	C3020 Sheet Vinyl Floor Covering, Corridors	C3020 Sheet Vinyl Floor Covering, Corridors	20	2	700.00	SF	\$14.40	Lifecycle Replacement	Poor	Nuisance				\$10,080																									\$0	\$10,080										
C3024	Hardwood Flooring	C3020 Hardwood Floor, Converter Court	Lifecycle replacement of the hardwood floor cover in the converter court	20	9	600.00	SF	\$18.00	Lifecycle Replacement	Good	Nuisance										\$10,800																			\$0	\$10,800										
C3024	Rubber Floor	C3020 Floor Covering, Rubber Tiles, Second Floor Gymnasium	Replace the rubber tile floor covering in the second floor gym.	20	9	500.00	SF	\$33.60	Lifecycle Replacement	Good	Nuisance										\$16,800																			\$0	\$16,800										
C3024	Painted/Sealed Concrete Floor	C3020 Floor Finishes, Epoxy Paint, Mechanical Room Floor	Replace the epoxy coating on the mechanical room floor	15	3	500.00	SF	\$4.20	Lifecycle Replacement	Fair	Nuisance				\$2,100																								\$2,100	\$0	\$4,200										
C3025	C3025 Carpeting	C3020 Carpet, Curling Club Lounge	Replace carpet in the curling club lounge	10	3	1,000.00	SF	\$13.20	Lifecycle Replacement	Fair	Nuisance					\$13,200																								\$0	\$26,400										
C3031	Suspended Acoustic Panel Ceiling	C3030 Suspended Acoustic Ceiling, Corridors, Lobby, Gym	Replace the suspended acoustic tile ceiling	25	3	2,000.00	SF	\$12.00	Lifecycle Replacement	Fair	None				\$24,000																									\$0	\$24,000										
C. INTERIOR SUB-TOTALS												\$0	\$67,200	\$10,080	\$51,300	\$53,400	\$0	\$36,000	\$0	\$315,000	\$27,600	\$0	\$0	\$0	\$11,200	\$15,000	\$0	\$0	\$0	\$0	\$0	\$14,100	\$0	\$67,200	\$535,680																
D. SERVICE																																																			
D10 CONVEYING SYSTEMS																																																			
D1010	D1010 Elevators and Lifts	D1010 Elevators and Lifts - Wheelchair Lift	Replace the wheelchair lift	30	12	1.00	EA	\$36,000.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																													\$0	\$36,000										
D20 PLUMBING																																																			
D2011	D2011 Water Closets	D2011 Water Closets	Replace the water closets	35	18	18.00	EA	\$2,400.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																														\$43,200	\$0	\$43,200								
D2012	D2012 Urinals	D2012 Urinals	Replace the urinals	35	2	5.00	EA	\$2,400.00	Lifecycle Replacement	Poor	Partial Asset Shutdown/Closure				\$12,000																										\$0	\$12,000									
D2013	D2013 Lavatories	D2013 Lavatories	D2013 Lavatories	35	2	16.00	EA	\$2,40																																											

OPINION OF PROBABLE COST TABLE

Robson Valley Recreation Centre
481 Columbia Street
McBride, BC

Element No.	Component Description	Asset Name	Project Name	Estimated Useful Life or Replacement Period (Yr)	Remaining Useful Life (%)	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	Scheduled																			
D3025	D3025 Fuel Fired Heaters	D3020 Heat Generation Systems - Radiant Heaters	Replace the radiant heaters	30	12	8.00	EA	\$6,000.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																																									
D3042	Exhaust Fans - Axial	D3042 Exhaust Fans	Replace the exhaust fans	30	12	2.00	EA	\$3,600.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																																									
D3042	Exhaust Fans - Centrifugal	D3042 Exhaust Fans - Ceiling	Replace the washroom exhaust fans	30	12	6.00	EA	\$1,200.00	Lifecycle Replacement	Very Good	Full Asset Shutdown/Closure																																									
D3051	D3051 Terminal Self-Contained Units	D3051 Terminal Self-Contained Units	Replace the supply fan	30	4	1.00	EA	\$3,600.00	Lifecycle Replacement	Fair	Partial Asset Shutdown/Closure					\$3,600																																				
D3052.1	Packaged Terminal AC AHU	D3052.1 Packaged Terminal AC AHU	Replace the gymnasium air conditioner	25	14	3.00	EA	\$5,400.00	Lifecycle Replacement	Very Good	Partial Asset Shutdown/Closure																																									
D3052.4	D3052.4 Baseboard Heater	D3052.4 Electric Baseboard Heater	Replace the electric heaters	30	4	8.00	EA	\$1,800.00	Lifecycle Replacement	Fair	Partial Asset Shutdown/Closure					\$14,400																																				
D40 FIRE PROTECTION SYSTEMS																																																				
D4031	D4031 Fire Extinguishers	D4031 Fire Extinguishers	Replace the fire extinguishers	10	2	11.00	EA	\$240.00	Lifecycle Replacement	Poor	Full Asset Shutdown/Closure			\$2,640																																						
D50 ELECTRICAL SYSTEMS																																																				
D5010	D5010 Electrical Service and Distribution	D5010 Electrical Service and Distribution - Panels - 120/208V	Replace the electrical panels 120/208V	40	7	5.00	EA	\$3,600.00	Lifecycle Replacement	Good	Full Asset Shutdown/Closure																																									
D5010	D5010 Electrical Service and Distribution	D5010 Electrical Service and Distribution - Main Switchboard	Replace the electrical service main disconnect	40	3	1.00	EA	\$96,000.00	Lifecycle Replacement	Fair	Full Asset Shutdown/Closure				\$96,000																																					
D5010	D5010 Electrical Service and Distribution	D5010 Electrical Service and Distribution - Panels - 347/600V	Replace the electrical panels 347/600V	40	7	3.00	EA	\$3,600.00	Lifecycle Replacement	Good	Full Asset Shutdown/Closure																																									
D5013	Secondary Transformer (600V to 220/120)	D5013 Secondary Transformer (600V to 220/120)	Replace the transformers	40	7	2.00	EA	\$12,000.00	Lifecycle Replacement	Good	Full Asset Shutdown/Closure																																									
D5020	D5020 Lighting and Branch Wiring	D5020 Lighting and Branch Wiring - Electrical Distribution Systems	Replace the electrical wiring	40	7	34,000.00	SF of Building	\$18.00	Lifecycle Replacement	Good	Program Interruption																																									
D5037	D5037 Fire Alarm Systems	D5030 Communications and Security Systems - Fire Alarm Systems	Replace the fire alarm system	25	18	34,000.00	SF of Building	\$5.40	Lifecycle Replacement	Very Good	Nuisance																																									
D5038	D5038 Security and Detection Systems	D5030 Communications and Security Systems - Intrusion Alarm System	replace the intrusion alarm system	20	13	1.00	EA	\$36,000.00	Lifecycle Replacement	Very Good	Nuisance																																									
D5090	D5090 Other Electrical Systems	D5090 Other Electrical Systems - Emergency Lighting - Battery Back-Up	replace the emergency lighting system	15	5	15.00	EA	\$660.00	Lifecycle Replacement	Fair	Nuisance						\$9,900																																			
II. EQUIPMENT & FURNISHINGS SUB-TOTALS												\$7,200	\$0	\$51,040	\$108,000	\$18,000	\$17,100	\$0	\$702,600	\$7,200	\$0	\$0	\$0	\$0	\$101,040	\$36,000	\$23,400	\$7,200	\$20,400	\$0	\$241,200	\$0	\$7,200	\$1,335,160																		
E20 FURNISHINGS																																																				
E2015	E2015 Fixed Multiple Seating	E2010 Fixed Multiple Seating, Bleachers, Curling & Hockey Rinks	Replace the bleachers in the curling and hockey rinks.	20	4	300.00	Per Seat	\$144.00	Lifecycle Replacement	Fair	#N/A					\$43,200																																				
III. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS												\$0	\$0	\$0	\$0	\$43,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,200				
F10 SPECIAL CONSTRUCTION																																																				
F1042	F1042 Ice Rinks	F1042 Ice Rink Building_Dehumidifier	Replace the rink dehumidifier	25	7	1.00	EA	\$42,000.00	Lifecycle Replacement	Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1040 Ice Rinks_Dasher Boards	Lifecycle replacement of the dasher boards	30	5	17,000.00	SF	\$20.16	Lifecycle Replacement	Fair	Program Interruption						\$342,720																																			
F1042	F1042 Ice Rinks	F1040 Ice Rinks_Reflective Ceiling	Replace Low-E reflective ceiling	25	19	17,000.00	SF	\$3.00	Lifecycle Replacement	Very Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Ice Rink Building_Condenser	Relace the ice plant condenser	30	12	1.00	EA	\$72,000.00	Lifecycle Replacement	Very Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Ice Rink Building_Heat Recovery	Replace the ice plant heat recovery system	30	18	1.00	EA	\$90,000.00	Lifecycle Replacement	Very Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Ice Rink Building_Chiller	Replace the ice plant chiller	30	12	1.00	EA	\$154,000.00	Lifecycle Replacement	Very Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Ice Rink Building_Ice Controls	Replace the ice plant control system	30	12	1.00	EA	\$30,000.00	Lifecycle Replacement	Very Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Curling Rink_Dehumidifier	Replace the curling rink dehumidifier	25	7	1.00	EA	\$35,000.00	Lifecycle Replacement	Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1040 Ice Rinks_Curling & Hockey Concrete Pads	Reconstruct the concrete ice pads.	30	5	22,000.00	SF	\$21.60	Lifecycle Replacement	Fair	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Ice_Rink_Building_Pumps	Replace the ice plant pumps	30	18	3.00	EA	\$9,000.00	Lifecycle Replacement	Very Good	Program Interruption																																									
F1042	F1042 Ice Rinks	F1042 Ice Rink Building_Compressors	Replace the ice plant compressors	30	12	2.00	EA	\$66,000.00	Lifecycle Replacement	Very Good	Program Interruption																																									
IV. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$617,820	\$0	\$77,000	\$0	\$0	\$0	\$0	\$0	\$388,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,000	\$61,000	\$0	\$1,490,020



OPINION OF PROBABLE COST TABLE

Robson Valley Recreation Centre
481 Columbia Street
McBride, BC

Element No.	Component Description	Asset Name	Project Name	Estimated Useful Life or Replacement Period (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	Total	Total												
												0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Deferred	Scheduled												
II. BUILDING NETWORK																																													
G20 SITE IMPROVEMENTS																																													
G2022	Asphalt Paved Parking Lot	G2020 Parking Lots - Parking Lots	Reconstruct the asphalt paved surfaces	20	2	11,800.00	SF	\$13.20	Lifecycle Replacement	Poor	Program Interruption			\$155,760																			\$0	\$155,760											
G2022	Unpaved Parking Lot	G2020 Parking Lots, Parking Lots, East Side	Reconstruct the gravel paved parking surface	10	4	34,000.00	SF	\$3.00	Lifecycle Replacement	Fair	Program Interruption				\$102,000											\$102,000							\$0	\$204,000											
G2031	G2031 Paving & Surfacing	G2030_Pedestrian Paving, Concrete Paved Surfaces	Reconstruct the concrete paved surface	25	5	800.00	SF	\$14.40	Lifecycle Replacement	Fair	Program Interruption					\$11,520																	\$0	\$11,520											
G2041	G2041 Fences & Gates	G2040_Fences and Gates	G2040_Fences and Gates	20	4	3.00	EA	\$4,800.00	Lifecycle Replacement	Fair	Nuisance					\$14,400																	\$0	\$14,400											
G40 SITE ELECTRICAL UTILITIES																																													
G4026	G4026 Site Lighting - Wall-Mounted	G4026 Site Lighting Wall Mounted	Replace the exterior wall lighting	30	12	17.00	EA	\$600.00	Lifecycle Replacement	Very Good	Nuisance																						\$0	\$10,200											
II. BUILDING NETWORK SUB-TOTALS												\$0	\$0	\$155,760	\$0	\$116,400	\$11,520	\$0	\$0	\$0	\$0	\$0	\$0	\$10,200	\$0	\$102,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,880		
III. INFRASTRUCTURE																																													
III. INFRASTRUCTURE SUB-TOTALS																																													
III. INFRASTRUCTURE 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals per Year												\$17,600	\$85,440	\$301,880	\$159,300	\$1,455,000	\$846,540	\$200,400	\$779,600	\$322,200	\$27,600	\$0	\$0	\$499,240	\$49,200	\$140,400	\$17,600	\$20,400	\$75,000	\$372,300	\$51,000	\$103,040	\$5,317,600												
Total Cost (inflated @ 4% per Yr.)												\$17,600	\$88,858	\$328,513	\$179,191	\$1,702,144	\$1,029,945	\$253,570	\$1,025,900	\$440,953	\$39,283	\$0	\$0	\$799,299	\$81,922	\$243,127	\$31,697	\$38,209	\$146,093	\$754,211	\$107,449	\$210,000	\$5,420,700												

* - Present Value Dollars

