



JS | HELD

Facility Condition Assessment Report

Town of Amherstburg

Town Hall  
&  
Fire Station 1

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## Executive Summary

In June 2021, the Town of Amherstburg authorized J. S. HELD to conduct a condition assessment of their facilities, including the Town Hall & Fire Station one building of approximately 19746 sq. ft. in size.

The building is located at 271 Sandwich Street South in the town of Amherstburg. Asphalt-paved parking lots are located adjacent to the building, providing ample parking spaces.

The building was constructed in 1950 with a renovation in 1993.

## General Physical Condition

The building appears to be in an overall poor condition compared with other commercial properties. The building generally appears to have been constructed in compliance with current building codes and standard building practices at the time of construction.

The assessment did reveal significant issues:

1. The building is non AODA compliant for, it is not possible to convert this building to make accessible due to the general construction of the building. This building was designed as a multilevel building with provision for accessibility in mind.
2. All the town hall building systems are aged and need to be replaced.
3. Fire station one needs more room to be a fully functioning fire station
4. Location of the town hall and fire station are to be considered.
5. The cost to convert the town hall to AODA compliant is \$291,117.78
6. The combined buildings need significant renovations at a cost \$1,687,500.00
- 7.

The building is valued at approximately \$3,259,310.00

The cost per S.F. is \$793.02

Capital Funds required from 2022 – 2040 are \$1,974,626.16

The inflation value of 6.8% per annum was set at the assessment time. All replacement costs have been based on **2022 dollars**.

***However, the replacement costs do not include additional costs incurred due to the Covid pandemic. Stats Can is reporting as is R S MEANS the material cost alone could see an upward movement of 71% increase adding to this is the current shortage of skilled labour which is in the 93% cost increase range.***

### **Areas of Concern & Recommendations 2022 - 2032**

Repair and maintenance requirements (under replacement reserves) over the term of the analysis (i.e., 10 years) of \$1,044,242.00 were noted, relating to site improvements and interior finishes.

The timeline for this report spans from 2021 to 2040 and projects the annual investment in maintenance, repair, and lifecycle replacement of the building systems as required over the next 20 years to ensure the building lifecycle is maximized and remains a safe and operational condition for the building occupants. The annual expenditure forecast for each year is not constant due to different actions identified and differing lifecycles for different systems. Therefore, it provides an annual average, maximum annual investment, and total forecast investment value over the study period, as listed in the Table/s below, where the dollar amounts are expressed in 2022 costs, including inflation

The report identifies and makes lifecycle repair/replacement recommendations for visually identified deficiencies on-site noted in June 2021. Based on the visual review, each significant system was assessed for the condition within the property condition assessment methodology while factoring in system history, current maintenance practices, and time since the last major replacement/repair.

The assessed condition of the system is then compared against industry-accepted "expected useful life" values for each system type. An inventory of needs was then developed based on age, condition, and the system's failure's relative impact on the building. A designated substance survey (DSS) was not available and was not reviewed.

## Disclaimer & Limitation of Liability

J. S. HELD prepared this report for the Town of Amherstburg, sole use for the specific purpose and use by the client. The completion of this report is based on the information available during the site visit. During the report preparation, no additional information was provided and is subject to all limitations, assumptions, and qualifications. Since the date on which the report was prepared, any occurrences are the client's responsibility, and J. S. HELD accepts no responsibility to update the report to reflect these changes.

The building/site systems assessment was performed using methods and procedures consistent with standard FCA practices outlined in ASTM Standard E 2018-15 for assessments of this type. As per this ASTM Standard, the assessment was only based on a visual assessment. No sampling or other examinations were carried out during the site visit, which captured the overall condition of the site at that specific point in time only.

This report represents J. S. HELD's professional opinion. Any estimates or opinions regarding the probable costs, schedules, or technical estimates provided represent J. S. HELD's professional judgment and experience and include any information available during the report preparation. In addition, J. S. HELD accepts no responsibilities for changes in the market or economic conditions, price fluctuations in labour and material costs, and makes no representations, guarantees, or warranties for the estimates in this report. Any third party use of this report is at the sole responsibility and risk of the third party.

Should additional information become available concerning the condition of the building and/or site elements, J. S. HELD requests that this information be brought to our attention so that we may reassess the conclusions presented in this report.

We trust that the report addresses your requirements if you require clarification or information regarding this report, please not hesitate to contact the undersigned.

Sincerely,

<b>Nicholas Charlton, PQS, AssocRICS, GSC</b>
Director of Facility Condition Assessments
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## 1. General Information

### 1.1 Project Scope

In June 2021, the Town of Amherstburg, authorized J. S. HELD to conduct a condition assessment of their facilities. This included a non-intrusive detailed physical survey of current systems and deficiencies to estimate building system renewal costs based on the RS MEANS building cost modelling procedure. Data was recorded and then entered into the J. S. HELD spreadsheet system.

In this assessment, the objective was to have J. S. HELD update information on the building asset list, provided the Facility Condition Assessment (FCA) was to update and accomplish the following goals:

- a. The FCA report prioritizes building systems based on need, observed deficiencies, and remaining useful life and classifies each system based on the recommended timeframe for replacing these systems.
- b. Was to calculate Facility Condition Index (FCI) scores for buildings on the building asset list provided, including the FCI for the individual systems.
- c. Provided the overall outstanding capital need and recommended the annual investment to address deferred maintenance costs.
- d. The FCA data will be used to develop a multi-year capital improvement plan beginning in 2022.
- e. Update your data on the critical building systems, life expectancy, and capital investment needs.

Our reports have been based on ASTM E2018-15, A Standard Guide for Property Condition Assessment – Baseline Property Condition Assessment, methods and techniques, and the best practices available are used to evaluate and assess the physical condition of municipal buildings and support facilities.

The J. S. HELD assessments are performed by specially trained personnel with distinctive methods and approaches to the work. J. S. HELD personnel conducted the physical condition assessment of the buildings and prepared the overall findings in this report. In addition, J. S. HELD incorporated your facility's staff's knowledge and expertise to assist with access and provide local information needed to complete these assessments in developing the individual assessment reports and findings in this document.

The deficiencies identified in the FCA report could potentially impact current operations and future growth or expansion capabilities. The result of the FCA survey was to provide system deficiencies for buildings with estimated costs. It also provides analysis and reporting tools that support your capital planning and decision-making process by making accurate facility information readily accessible. The reporting process enables you to generate multi-year capital spending plans to implement the proposed upgrades and replacements. A 20-year capital spending plan is presented in this report as an example, in which the Town of Amherstburg, can use to consider the allocation of funds.

## 1.2 Client Provided Documents & Standards Used

### Client Provided Documents

None

### Standards Used in the Facility Condition Assessment Process

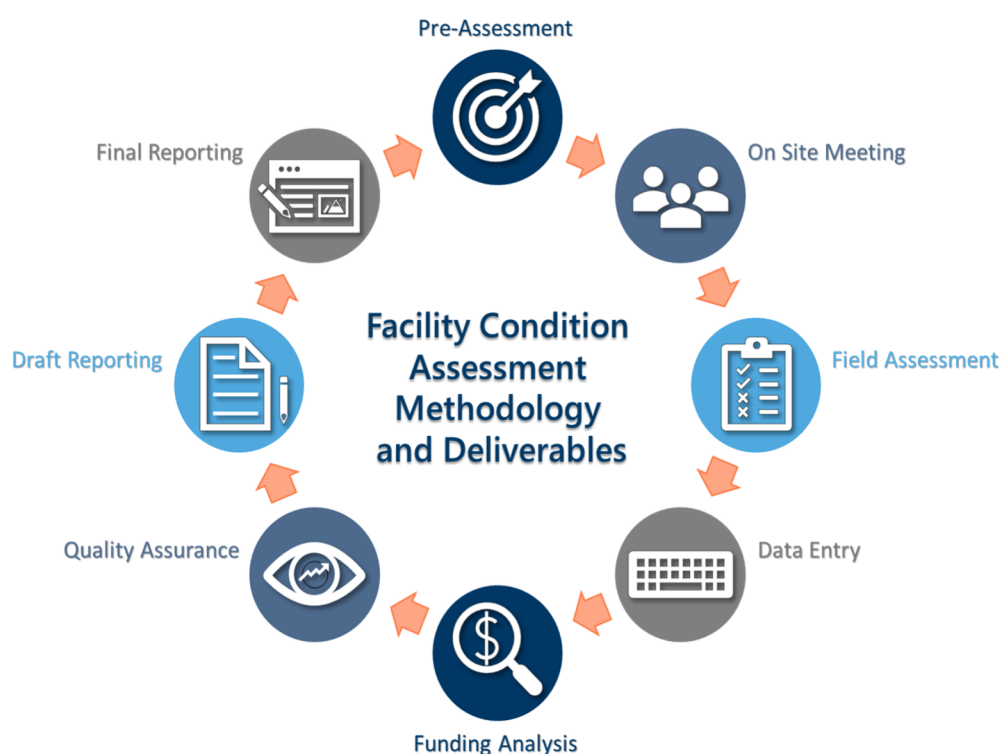
- ASTM Property Condition Assessment (PCA)
- Standard ASTM E2018-15
- ASTM Building Elements and Related Sitework
- ASTM E1557-05
- RS Means
- Marshall and Swift
- BOMA - Preventive Maintenance Guidebook
- IPWEA NAMS Guidelines for Risk Assessment

## 2. Methodology & Deliverables

J.S. Held provides consistent and reliable data coupled with easy-to-follow advice that allows our clients to manage their facility capital planning program effectively and efficiently.

Figure 1 shows our process for conducting facility assessments for deliverables that enable our clients to manage their asset portfolios more effectively.

**Figure 1: J.S. Held's Facility Condition Assessment Methodology and Deliverables Process**



### 2.1 Site Assessment/Inspection

The assessment teams reviewed facility information provided, including drawings, fire safety plans and engineering studies, and information provided by your facilities staff to document non-visible and ongoing system problems.

J. S. HELD conducted all field surveys included in the work requested in the RFP. The assessors visited the designated facilities to collect data compiled in the field and then loaded it into the J. S. HELD spreadsheet system.

The assessors then created cost models using R.S. Means published methodologies and collected cost information from this information. Assessors have confirmed cost information for specific systems by using cost data from information provided by similar J. S. HELD projects recently completed. J. S. HELD worked closely with the Town of Amherstburg, who planned to escort the assessors on their site assessments.



The assessment team verified the data with site visits and recorded additional information found during the inspection. Site visits were based on visual observations and on-site conversations with facility representatives and staff; this allowed the assessors to understand the building conditions and site systems and verify site data. J. S. HELD then developed a written description of each facility, including an overview of the construction, building systems and general condition.

All the information needed was obtained through field assessment, equipment inspection, review of available documentation, and interviews with your facilities staff combined with reference materials such as BOMA "Building Systems Useful Life" and ASHRAE Applications Handbook" a reference for the service life of systems and equipment. Experience may indicate a longer service life for a particular system in many instances. Still, these are the best available recognized standards for the anticipated service life of capital assets.

Once the spreadsheets were populated, cost models for each facility were created to forecast future capital funding required to address system renewal. The J. S. HELD Certified Cost Estimator compared the costs models for different types of buildings against a selection of actual costs from recently completed regional projects. Applying exact replacement cost and anticipated service life to each system enables the model to forecast the respective cost and year for renewal. A location and soft cost factor were included in the calculation, along with a standard inflation rate of 6.76% for work in future years. This information resource is a strategic tool that allows facility personnel to identify and capture your capital budget plans' deferred maintenance and capital renewal items.

The assessors use their combined experience and knowledge to apply costs to the poor conditions observed in the field. The line-item costs provided by the assessors match the conditions associated with the individual deficiencies. These estimates attempt to describe all costs reasonably associated with performing the prescribed work. These estimates may exceed the respective system's replacement value, forcing the condition index to exceed 100%. It is crucial to keep in mind that the intent is to provide approximate estimated costs for budgeting purposes only.

J. S. HELD does not control the cost of labour or materials or any contractors' methods of determining bids or prices. As a result, J. S. HELD does not warrant that our budgets match the contractor or vendor's proposals.

## 2.2 Cost Estimation Process

System/component assessments and current cost estimates are based on our investigation, observation, analyses, and experience.

Estimating costs using construction cost services have been calculated, including RS Means and Marshall & Swift Valuation System, and modified to reflect construction time, location, and quality. We also verified estimates by quotations from contractors, fabricators, and suppliers. Moreover, we have used our programs and cost compilations and databases.

All costs are estimates and are subject to confirmation when competitive bids are obtained from contractors specializing in the repair or replacement work required. Actual costs may vary depending on the time of tendering, the scope of work and the economic climate. Major repair and replacement of components require detailed design, preparation of tender documents, and tendering and quality assurance during construction.

Reducing standards of renewal/repairs or deferring items would also result in collateral deterioration and/or damage, which may inflate remedial costs considerably. The following factors have been considered in calculating the Major Repair and Replacement Costs Estimates:

**Quality of construction**—replacement cost estimates assume of using quality materials, as specified, or built, or in the case of older developments, as required under current building code regulations

Pricing should be at contractors' price rates, using union labour and current construction techniques, including contractors' overhead and profit. The repairs and/or replacements of many components are invariably higher than original building costs when contractors have considerable latitude in planning their work and can utilize economies of scale to keep costs within construction budgets. In contrast, repair work must frequently be performed expediently with proper safety precautions and within certain constraints. Cost estimates consider such additional costs as unique construction, safety installations, limited access, noise abatements, and the convenience of the occupants.

**Demolition and Disposal Costs**—the estimates herein include demolition and disposal costs, including dumping fees. These costs have been rising in recent years. Notably, the dumping of certain materials has become problematic and very costly. Specific codes and environmental regulations will become more stringent in future years, all of which will further increase disposal costs.

The FCA cost estimates provided in this report should be considered a Class "3" estimate (i.e., 10% - 40% of expected actual costs, see table below) and provide a preliminary estimate of the expected costs to repair the deficiencies identified by assessors. These cost values are determined by identifying the requirements of each system or system of the building and then estimating the replacement costs and/or a reasonable lump sum allowance for the recommended work.

Unless otherwise stated, the action cost estimates include removing the existing system and replacing it with a new version of the system that would provide equivalent service (i.e., a "like-for-like" replacement).

RS Means, the Industry leader specializing in and providing baseline cost estimates for building systems, determines these costs. Their costing databases are compiled from building activities across North America to establish baseline cost estimates for the replacement or installation of systems and systems adjusted for the geographic location of the subject building. RS Means costs also can include an allowance for a contractor's overhead and profit; J. S. HELD also makes use of information from other current and past projects completed by our firm that includes work similar in scope to the actions recommended in the BCA reports

The information is then compiled, reviewed, and maintained in an internal database of action costs for actions or building elements relevant to this study's building (s). This database is reviewed and updated to ensure that our cost estimates match current market values.

Cost estimates are prepared in the assessment year and include location factors and soft costs to cover applicable consulting fees but do not include any sales or applicable taxes.

The cost estimates assume work is performed at one time and, as such, do not include general project management costs or costs for a contractor to mobilize for a project that might result from a combination of multiple actions into one more extensive project.

Cost Estimate Class	Features & Uses	Suggested Contingency for Associated Class
<b>Class A</b>	Detailed estimate based on final drawings and specifications Used to evaluate tenders	±10-15%
<b>Class B</b>	Prepared after completing site investigations and studies and defining the central systems. Based on a project brief and preliminary design. Used for project approvals and budgetary control	±15-25%
<b>Class C</b>	Prepared with limited site information and based on probable conditions. Captures major cost elements Used to refine project definition and for preliminary approvals	±25-40%
<b>Class D</b>	Preliminary estimate based on little or no site information Represents the approximate magnitude of the cost based on general requirements. Used for preliminary discussion and long-term capital planning	±50%

## 2.3 Lifecycle Analysis

Each system/component is analyzed in life cycle conditions and expected remaining useful life.

The lifespan analysis considers the following factors:

- |                                  |                           |
|----------------------------------|---------------------------|
| 1 Type of Component              | 7 Functional Obsolescence |
| 2 Utilization                    | 8 Environmental Factors   |
| 3 Material                       | 9 Regular Maintenance     |
| 4 Quality                        | 10 Preventive Maintenance |
| 5 Quality                        | 11 Observed Condition     |
| 6 Exposure to Weather Conditions |                           |

The Lifecycle Analysis is based on the observed condition of each system/component, which includes:

- |   |                                     |
|---|-------------------------------------|
| 1 The actual age of the component       | 4 Repair and replacement experience |
| 2 Maintenance of the component          | 5 Probability of hidden condition   |
| 3 Observed concerns about the component |                                     |

The Lifecycle analysis culminates in component life span estimates, as follows:

- Expected Life Span**—each system/component is analyzed in terms of component type, quality of construction, statistical records, and typical life experience.
- Observed Condition Analysis**—this is the critical analysis of a system/component and consists of determining the effective age of the system/component within its expected

life cycle based on the observed condition of the system/component. This is a subjective estimate rather than an objective assessment.

3. **Repair or Replacement Analysis** refers to an estimate of the number of years before the first instance of significant repair or complete replacement. When the first instance is a total replacement, the number of years is simply the expected lifespan minus the visual assessment condition. The number presented indicates the estimated remaining life before a major repair should be carried out

Lifecycle analysis is a subjective, or empirical, assessment of the life cycle status of a reserve component. The lifespan of a reserve component is subject to change due to numerous factors. The expected date of repair or replacement is an approximation. The larger goal is to understand that these components need reserve amounts and the presented magnitude of the amounts to be maintained in optimum condition, maximizing their lifespan

## 2.4 Priority Rating & Evaluation Criteria

Each requirement must be assigned a priority that indicates its severity and the ideal time frame for correction. Priorities must be associated with a requirement and show a time frame for completion.

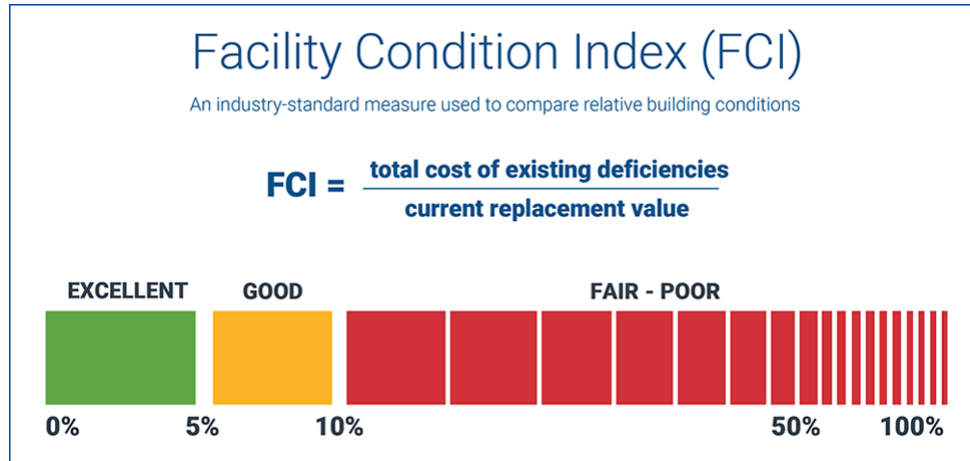
Standard priorities can be tailored to meet our client's requirements.

<b>5 - NEW</b>	<b>90 – 100%</b>	New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	<b>Evaluation Considerations</b>
<b>4 - GOOD</b>	<b>60 – 90%</b>	Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	<b>Age of Component</b>
<b>3 - FAIR</b>	<b>20 – 60%</b>	Average wear for building age; not new but no issues to report, replace within 6 - 10 Yrs.	<b>Expected Service Life</b>
<b>2 - POOR</b>	<b>10 – 20%</b>	End of expected lifecycle. Replace within 2 - 5 Yrs.	<b>Maintenance Records</b>
<b>1 - CRITICAL</b>	<b>0 -10%</b>	Immediate action - Replacement in the next 1 - 2 Yrs.	<b>Visual Inspection</b>

## 2.5 Facility Condition Index – Information

The FCI is an industry-standard key performance indicator (KPI) that can objectively quantify the current condition (i.e., physical health) or compare an individual building to other buildings in your portfolio.

The FCI does not identify priority actions or risk levels associated with the building, nor a detailed list of all the required Actions. It is based on the financial needs of the building only and can help building owners and managers make benchmark comparisons on the relative condition of buildings, but it should be used with care. Using these projected renewal and replacement costs, a future FCI can be predicted and demonstrate the changing conditions of the building in its lifetime.



Renewal and repair costs are determined by the identified Repair or Replacement Action items. The building replacement cost represents the construction cost of the same size building, with the same function, following current Standards and Codes, exclusive of land or real estate market costs.

## 2.6 Classification of Building Elements - Uniformat

The assessment includes a visual inspection of the building and all the building's architectural, mechanical, and electrical systems and building-related site systems listed in the following tables:

**Table 1: ASTM UNIFORMAT II Classification for Building Elements**

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
<b>A SUBSTRUCTURE</b>	A10 Foundations	A1010 Standard Foundations A1020 Special Foundations A1030 Slab on Grade
	A20 Basement Construction	A2010 Basement Excavation A2020 Basement Walls
<b>B SHELL</b>	B10 Super Structure	B1010 Floor Construction B1020 Roof Construction
	B20 Exterior Enclosure	B2010 Exterior Walls B2020 Exterior Windows B2030 Exterior Doors
	B30 Roofing	B3010 Roof Coverings B3020 Roof Openings
<b>C INTERIORS</b>	C10 Interior Construction	C1010 Partitions C1020 Interior Doors C1030 Fittings
	C20 Stairs	C2010 Stair Construction C2020 Stair Finishes
	C30 Interior Finishes	C3010 Wall Finishes C3020 Floor Finishes C3030 Ceiling Finishes

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
<b>D SERVICES</b>	D10 Conveying	D1010 Elevators and Lifts D1020 Escalators and Moving Walks D1090 Other Conveying Systems D2010 Plumbing Fixtures D2020 Domestic Water Distribution
	D20 Plumbing	D2030 Sanitary Waste D2040 Rainwater Drainage D2090 Other Plumbing Systems
	D30 HVAC	D3010 Energy Supply D3020 Heat Generating Systems D3030 Cooling Generating Systems D3040 Distribution Systems D3050 Terminal and Package Units D3060 Controls and Instrumentation D3070 Systems Testing and Balancing D3090 Other HVAC Systems and Equipment
	D40 Fire Protection	D4010 Sprinklers D4020 Standpipes D4030 Fire Protection Specialties D4090 Other Fire Protection Systems
	D50 Electrical	D5010 Electrical Service and Distribution D5020 Lighting and Branch Wiring D5030 Communications and Security D5090 Other Electrical Systems
<b>E EQUIPMENT AND FURNISHINGS</b>	E10 Equipment	E1010 Commercial Equipment E1020 Institutional Equipment E1030 Vehicular Equipment E1090 Other Equipment
	E20 Furnishings	E2010 Fixed Furnishings E2020 Movable Furnishings
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>	F10 Special Construction	F1010 Special Structures F1020 Integrated Construction F1030 Special Construction Systems F1040 Special Facilities F1050 Special Controls and Instrumentation
	F20 Selective Building Demolition	F2010 Building Elements Demolition F2020 Hazardous Systems Abatement

**Table 2: ASTM UNIFORMAT II Classification for Building-Related Sitework**

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
<b>G BUILDING SITEWORK</b>	G10 Site Preparation	G1010 Site Clearing G1020 Site Demolition and Relocations G1030 Site Earthwork G1040 Hazardous Waste Remediation
	G20 Site Improvements	G2010 Roadways G2020 Parking Lots G2030 Pedestrian Paving G2040 Site Development G2050 Landscaping

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
	G30 Site Mechanical Utilities	G3010 Water Supply G3020 Sanitary Storm Heating G3030 Sewer Heating G3040 Distribution Cooling G3050 Distribution Fuel G3060 Distribution G3090 Other Site Mechanical Utilities
	G40 Site Electrical Utilities	G4010 Electrical DistributionSite G4020 Lighting G4030 Site Communications and Security G4090 Other Site Electrical Utilities
	G90 Other Site Construction	G9010 Service and Pedestrian Tunnels G9090 Other Site Systems and Equipment

This classification was designed to meet the following additional requirements:

- It applies to any building type, although it is designed for commercial buildings
- Allows for specific details required for describing specialized buildings
- Separates the classification of building elements from the classification of building-related site work
- Relates to other elemental classifications such as the original UNIFORMAT and those of the Canadian Institute of Quantity Surveyors (CIQS) and the Royal Institute of Chartered Surveyors (RICS-UK)

UNIFORMAT II is not intended to classify elements of major civil works. Buildings, however, are usually accompanied by roads, utilities, parking areas, and other nonbuilding features.

The UNIFORMAT II classification of building-related site work is provided for exclusive use in support of the construction of buildings, so users do not have to resort to multiple elemental categories for what is primarily a building project.

## ATTACHMENT A Facility Condition Assessment Cost Analysis Report



Facility Condition Assessment Worksheet

Report / Estimate Name:

Town Hall & Fire Station 1

Address:

271 Sandwich Street South

Province:

ONTARIO

JSH #:

21051200

Date:

16-06-2021

Building Type:

Multi-Use

Labour Type

Open

Build Year:

1950

Location:

ONTARIO

Basement:

Partial

Addition Year:

# of Floors:

2

Cost Per SF

\$348.21

Renovation Year:

1993

Storey Height (L.F.):

14

Total Building Cost:

\$6,875,840.67

Soft Cost:

10%

Perimeter (L.F.):

488

Facility Condition Index (FCI)

Poor Condition

Location Factor:

25%

Footprint Area (S.F.):

13164

Facility Condition Index %

53%

Inspection Date:

Asset Size (S.F.):

19746

Replace Cost Per SF

\$185.52

Month:

6

Asset Exterior Size (S.F.):

13653

Cost Data Year:

2021

Year:

2021

Asset Cost Details

Repl. Cost

Loc. Factor %

Soft Cost %

Total Cost

\$3,627,573

\$906,893

\$362,757

\$4,897,223

Major Repairs Cost

\$1,687,500.00

Accessibility Upgrades

\$291,117.78

THIS DOCUMENT IS TO BE CONSIDERED A DRAFT ONLY ONCE  
THIS BOX IS CHANGED TO FINAL REPORT and DATE IT IS  
CONSIDERED TO BE COMPLETED

Uniformat - Description - Requirement Information				Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Number and Name	System Description Detail	Requirement Category	Requirement Action/Year	AVG UL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Cost \$	Manufacture	Model Type	Serial #	Replacement Cost \$	Location Factor \$	Soft Cost \$	Total Cost	Priority Rating	Overall Rating %
A10 Foundation																				
A10 Foundation Wall & Footings - Full Basement 8FT	Full basement wall and foundation with a 8-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains.	Beyond Useful Life	Useful life has been extended no more than 10 yrs.	75	1950	71	14	2035	250	LFT	\$303.03				\$75,757.50	\$18,939.38	\$7,575.75	\$102,272.63	Fair Condition	65
A1010 Standard Wall Foundations	Wall and foundation to include strip footing, foundation walls and damp proofing. Also included are the underdrains.	Beyond Useful Life	Useful life has been extended no more than 10 yrs.	75	1950	71	14	2035	238	LFT	\$303.03				\$72,121.14	\$18,030.29	\$7,212.11	\$97,363.54	Fair Condition	65
A1030 Slab on Grade	The building substructure includes a light industrial type structural slab on grade	Beyond Useful Life	Useful life has been extended no more than 10 yrs.	75	1950	71	14	2035	13164	SQ FT	\$10.07				\$132,561.48	\$33,140.37	\$13,256.15	\$178,958.00	Fair Condition	65
A1034 Trenches, Pits & Bases	Fire station has a Trench drain system and waste disposal	Beyond Useful Life	Useful life has been extended no more than 5 yrs.	75	1950	71	14	2035	90	LFT	\$152.47				\$13,722.30	\$3,430.58	\$1,372.23	\$18,525.11	Fair Condition	65
B10 Superstructure																				
B10 Multi-Floor Superstructure	Building is designed as a single level fire hall with a multiple level Town hall attached costing has been equaled out to reflect this style of construction. The town hall side is not considered to be fully accessible	Beyond Useful Life	Useful life has been extended no more than 10 yrs.	75	1950	71	14	2035	19746	SQ FT	\$15.70				\$310,012.20	\$77,503.05	\$31,001.22	\$418,516.47	Fair Condition	65
B10 Multi-Floor Superstructure	A structural scan and assessment of the Fire Hall is recommended, there are obvious signs of structural issues cracks, moisture penetration	Engineering Study	Allowance has been provided for repairs/upgrades/Engineering Studies	1	2021		1	2022	1	Ea.	\$28,000.00				\$28,000.00	\$7,000.00	\$2,800.00	\$37,800.00	Immediate Repair/Study	5
B20 Exterior Enclosure																				
B2010 Exterior Walls	There is a need to repair the wall section between Roof A & B as possible	Reliability	Allowance has been provided for repairs/upgrades	2	2021		2	2023	1	Ea.	\$40,000.00				\$40,000.00	\$10,000.00	\$4,000.00	\$54,000.00	Critical Condition	10
B2010 Exterior Walls	The exterior wall construction is of brick cavity walls with CMU or stud backup.	Beyond Useful Life	Life of Building	85	1950	71	24	2045	6828	SQ FT	\$43.83				\$299,271.24	\$74,817.81	\$29,927.12	\$404,016.17	Fair Condition	70
B2010 Exterior Walls	Concrete stucco wall system is in very poor condition	Beyond Useful Life	Replace system in the next 2 years	45	1993	28	2	2023	2731.2	SQ FT	\$15.62				\$42,661.34	\$10,665.34	\$4,266.13	\$57,592.81	Poor Condition	10
B2010 Exterior Walls	The exterior walls are of high quality, high cost stone veneer such as granite with backup wall	Appearance	Replace system in the next 11 - 20 yrs.	90	1950	71	19	2040	682.8	SQ FT	\$89.42				\$61,055.98	\$15,263.99	\$6,105.60	\$82,425.57	Fair Condition	70
B2011 Exterior Wall Signage	The exterior wall signage is aged and beyond its useful life	Beyond Useful Life	Replace system in the next 2 years	35	1993	71	2	2023	1	Ea.	\$9,210.00				\$9,210.00	\$2,302.50	\$921.00	\$12,433.50	Poor Condition	10
B2020 Exterior Windows	The building includes aluminum framed exterior units operable and non operable with insulating glass	Beyond Useful Life	Replace system in the next 2 years	30	1993	28	2	2023	3414	SQ FT	\$88.99				\$303,811.86	\$75,952.97	\$30,381.19	\$410,146.01	Critical Condition	5
B2030 Exterior Doors	Door Assembly - 6 x 7 Storefront -The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers	Beyond Useful Life	Useful life has been extended no more than 5 yrs.	40	1993	28	16	2037	2	Ea.	\$6,722.17				\$13,444.34	\$3,361.09	\$1,344.43	\$18,149.86	Fair Condition	45
B2030 Exterior Doors	Door Assembly - 3 x 7 Storefront -The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware including closer.	Beyond Useful Life	Useful life has been extended no more than 5 yrs.	40	1993	28	16	2037	2	Ea.	\$4,031.75				\$8,063.50	\$2,015.88	\$806.35	\$10,885.73	Fair Condition	45
B2030 Exterior Doors	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame.	Beyond Useful Life	Useful life has been extended no more than 5 yrs.	40	1992	29	15	2036	3	Ea.	\$2,381.61				\$7,144.83	\$1,786.21	\$714.48	\$9,645.52	Fair Condition	45

Facility Condition Assessment Worksheet

B2030 Exterior Doors	Exterior openings include overhead sectional doors with electric operation.	Beyond Useful Life	Replace system in the next 2 years	30	1993	28	2	2023	6	Ea.	\$5,811.58				\$34,869.48	\$8,717.37	\$3,486.95	\$47,073.80	Critical Condition	5
B2039 Other Doors & Entrances	Door hardware add-ons, automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, incl. motion sensor, 12V control box, motor, handicap actuator buttons and wiring.]	Outside Capital Planning Life Cycle	Replacement of the system is outside the capital planning cycle	35	2010	11	24	2045	2	Ea.	\$10,057.77				\$20,115.54	\$5,028.89	\$2,011.55	\$27,155.98	Good Condition	80
B30 Roofing																				
B3010 Roof Coverings	Roof A - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems	Beyond Useful Life	Replace system in the next 2 years	25	1998	23	2	2023	3890	SQ FT	\$14.50				\$56,405.00	\$14,101.25	\$5,640.50	\$76,146.75	Critical Condition	5
B3010 Roof Coverings	Roof B - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems	Beyond Useful Life	Replace system in the next 2 years	25	1998	23	2	2023	5747	SQ FT	\$14.50				\$83,331.50	\$20,832.88	\$8,333.15	\$112,497.53	Critical Condition	5
B3010 Roof Coverings	Roof C - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems	Outside Capital Planning Life Cycle	Replacement of the system is outside the capital planning cycle	25	2018	3	22	2043	3470	SQ FT	\$14.50				\$50,315.00	\$12,578.75	\$5,031.50	\$67,925.25	Fair Condition	60
B3010 Roof Coverings	Roof D - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems	Beyond Useful Life	Replace system in the next 2 years	25	1998	23	2	2023	57	SQ FT	\$14.50				\$826.50	\$206.63	\$82.65	\$1,115.78	Critical Condition	5
B3020 Roof Openings	The building has a roof hatch allowing for the inspection of the roof system	Reliability	Replace system in the next 11 - 20 yrs.	40	1992	29	11	2032	1	Ea.	\$1,695.32				\$1,695.32	\$423.83	\$169.53	\$2,288.68	Fair Condition	65
C10 Interior Construction																				
C1011 Fixed Partitions	Interior walls of 8-in. hollow CMU, light or regular weight, with GWB facing 2 sides. Also includes split and scored or ground faced and scored 8-in. block.	Beyond Useful Life	Useful life has been extended no more than 10 yrs.	80	1950	71	20	2041	1735	SQ FT	\$25.73				\$44,641.55	\$11,160.39	\$4,464.16	\$60,266.09	Good Condition	80
C1011 Fixed Partitions	The office partitions in the town hall section resemble demountable type	Reliability	Replace system in the next 11 - 20 yrs.	50	1993	28	22	2043	2313	SQ FT	\$12.50				\$28,916.67	\$7,229.17	\$2,891.67	\$39,037.50	Fair Condition	70
C1030 Fittings	The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.	Beyond Rated Life	Replace system in the next 2 years	25	1992	29	1	2022	1645.5	SQ FT	\$2.86				\$4,706.13	\$1,176.53	\$470.61	\$6,353.28	Critical Condition	5
C10 Interior Construction	Complete 'gang' restroom, stalls average, including accessories, wall, floor, and ceiling finishes, lighting, exhaust and outlets. See other systems for plumbing fixtures. Fire alarm devices are not included. Restrooms of this type are located on the ground floor.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1992	29	21	2042	1	Ea.	\$96,187.68				\$96,187.68	\$24,046.92	\$9,618.77	\$129,853.36	Good Condition	95
C1021 Interior Doors	Interior doors include rated 3 x 7 steel door and steel frame with hinges, lockset (lever), panic hardware and closer. Includes painted door and painted frame.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1993	28	22	2043	12	Ea.	\$3,679.02				\$44,148.24	\$11,037.06	\$4,414.82	\$59,600.12	Good Condition	95
C1010 Partition	Building interior includes economy grade windows and/or storefront partitions.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1992	29	21	2042	100	SQ FT	\$70.16				\$7,016.00	\$1,754.00	\$701.60	\$9,471.60	Good Condition	95
C1035 Identifying Devices	Room, door and graphic symbol signs. Adhesive backs and Braille.	Code Compliance	Replace system in the next 6 years	35	1992	29	6	2027	19746	SQ FT	\$0.33				\$6,516.18	\$1,629.05	\$651.62	\$8,796.84	Fair Condition	50
C20 Stairs																				
C2011 Regular Stairs	In the town Hall building there are short flights of concrete filled stairs	Beyond Useful Life	Useful life has been extended no more than 10 yrs.	80	1950	71	20	2041	4	Ea.	\$3,891.05				\$15,564.20	\$3,891.05	\$1,556.42	\$21,011.67	Good Condition	80
C30 Interior Finishes																				
C3010 Wall Finishes	Interior wall finishes include standard paint finish.	Appearance	Replace system in the next 2 years	10	2010	11	1	2022	9217	SQ FT	\$1.40				\$12,903.80	\$3,225.95	\$1,290.38	\$17,420.13	Poor Condition	20
C3010 Wall Finishes	Interior wall surfaces include epoxy paint finish in high traffic areas	Appearance	Replace system in the next 2 years	12	2010	11	1	2022	3890	SQ FT	\$3.78				\$14,704.20	\$3,676.05	\$1,470.42	\$19,850.67	Poor Condition	20
C3020 Floor Finishes	Terra Cotta flooring in the Fire Station	Beyond Rated Life	Replace system in the next 11 - 20 yrs.	75	1950	71	4	2025	3890	SQ FT	\$21.31				\$82,895.90	\$20,723.98	\$8,289.59	\$111,909.47	Poor Condition	15
C3020 Floor Finishes	The floor finish in the corridors includes a cast-in-place terrazzo finish with related base.	Beyond Rated Life	Useful life has been extended no more than 5 yrs.	75	1950	71	9	2030	1110	SQ FT	\$49.63				\$55,089.30	\$13,772.33	\$5,508.93	\$74,370.56	Fair Condition	65

Facility Condition Assessment Worksheet

C3020 Floor Finishes	Floor finishes include areas of floating laminate flooring in a wood strip pattern and related base. NOTE: Observed Years Remaining has been adjusted to reflect the condition of the system at the time of the assessment. The system is performing well.	Reliability	Useful life has been extended no more than 10 yrs.	12	2010	11	9	2030	1205	SQ FT	\$10.94				\$13,182.70	\$3,295.68	\$1,318.27	\$17,796.65	Fair Condition	65
C3020 Floor Finishes	Floor finishes throughout the building include a standard vinyl composition floor tile (VCT) with associated vinyl or rubber base.	Beyond Useful Life	Replace system in the next 3 years	25	1993	28	3	2024	1000	SQ FT	\$7.02				\$7,020.00	\$1,755.00	\$702.00	\$9,477.00	Poor Condition	10
C3030 Ceiling Finishes	Acoustic Tile Ceiling - Exposed T-bar - The offices, corridors and miscellaneous rooms include suspended acoustic tile ceiling assemblies with exposed T-bar suspension system.	Beyond Useful Life	Replace system in the next 3 years	25	1993	28	3	2024	5747	SQ FT	\$17.53				\$100,744.91	\$25,186.23	\$10,074.49	\$136,005.63	Poor Condition	30
C3030 Ceiling Finishes	Painted Ceiling finish in the truck bay	Beyond Useful Life	Replace system in the next 2 years	20	1993	28	2	2023	3890	SQ FT	\$12.70				\$49,403.00	\$12,350.75	\$4,940.30	\$66,694.05	Poor Condition	30
D20 Plumbing																				
D2010 Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink - The plumbing fixtures include kitchenette cabinet, counter and sink units.	Reliability	Useful life has been extended no more than 5 yrs.	35	1992	29	6	2027	19746	SQ FT	\$0.71				\$14,019.66	\$3,504.92	\$1,401.97	\$18,926.54	Poor Condition	25
D2010 Plumbing Fixtures	Restroom Fixtures - Standard Density - Average g Quality. The restroom fixtures include vitreous china urinals and water closets, vitreous china or molded lavatories and showers. The fixture selections are for a building with a standard density of high quality fixtures.	Beyond Useful Life	Replace system in the next 11 - 20 yrs.	40	1992	29	11	2032	19746	SQ FT	\$3.06				\$60,422.76	\$15,105.69	\$6,042.28	\$81,570.73	Fair Condition	65
D2018 Drinking Fountains and Coolers	Water Coolers - Wall-Mount Dual-Height (SF)	Beyond Useful Life	Replace system in the next 2 years	30	1992	29	1	2022	19746	SQ FT	\$0.34				\$6,713.64	\$1,678.41	\$671.36	\$9,063.41	Poor Condition	25
D2090 Other Plumbing Systems	The plumbing fixtures include custodial/utility sinks.	Beyond Useful Life	Replace system in the next 11 - 20 yrs.	40	1992	29	11	2032	19746	SQ FT	\$0.49				\$9,675.54	\$2,418.89	\$967.55	\$13,061.98	Fair Condition	65
D2090 Other Plumbing Systems	The domestic hot water is provided by a gas-fired, 155 MBH, commercial-grade water heater, with recirculation pump.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	35	2010	11	24	2045	19746	SQ FT	\$2.13	RHEEM RUUD	RF76-250C	1192D02754	\$42,058.98	\$10,514.75	\$4,205.90	\$56,779.62	Good Condition	90
D2090 Other Plumbing Systems	The domestic hot water is provided by a electric commercial-grade water heater, with recirculation pump.	Beyond Useful Life	Replace system in the next 11 - 20 yrs.	25	2010	11	14	2035	1	EA	\$2,495.00	RHEEM	Classic Series		\$2,495.00	\$623.75	\$249.50	\$3,368.25	Good Condition	80
D2020 Domestic Water Distribution	The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This System does not include a water heater.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1993	28	22	2043	19746	SQ FT	\$3.60				\$71,085.60	\$17,771.40	\$7,108.56	\$95,965.56	Good Condition	90
D2030 Sanitary Waste	[The building includes an extensive sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1992	29	21	2042	19746	SQ FT	\$6.04				\$119,265.84	\$29,816.46	\$11,926.58	\$161,008.88	Good Condition	90
D2017 Showers	Unused tiled shower located in Fire Station	Beyond Useful Life	System replacement is required immediately	30	1992	29	1	2022	24	SQ FT	\$115.67				\$2,776.08	\$694.02	\$277.61	\$3,747.71	Critical Condition	5
D2017 Showers	Instalation of new Female showers	Building Code	System replacement is required immediately	1	2021		1	2022	1	SQ FT	\$6,500.00				\$6,500.00	\$1,625.00	\$650.00	\$8,775.00	Critical Condition	5
D2090 Other Plumbing Systems	Exterior hose connection - Hose Bib	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1992	29	21	2042	1	Ea.	\$727.10				\$727.10	\$181.78	\$72.71	\$981.59	Good Condition	92
D30 HVAC																				
D3042 Exhaust Ventilation Systems	HRV - VanEE H200 heat recovery air exchanger	Code Compliance	Replacement of the system is outside the capital planning cycle	30	2020	1	29	2050	2	Ea.	\$1,500.00	VanEE	H200		\$3,000.00	\$750.00	\$300.00	\$4,050.00	Good Condition	95
D3042 Exhaust Ventilation Systems	The HVAC ventilation system includes roof-mounted exhaust fans with ducting.	Outside Capital Planning Life Cycle	Life of Building	60	1993	28	32	2053	19746	SQ FT	\$1.78				\$35,147.88	\$8,786.97	\$3,514.79	\$47,449.64	Good Condition	95
D3042 Exhaust Ventilation Systems	HVAC ventilation system includes roof mounted restroom exhaust fans with ducting. The system is beyond its original lifecycle but is still operational.	Beyond Useful Life	Replace system in the next 2 years	25	1993	28	2	2023	19746	SQ FT	\$0.73				\$14,414.58	\$3,603.65	\$1,441.46	\$19,459.68	Poor Condition	10
D3050 Terminal & Package Units	The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.	Beyond Rated Life	Useful life has been extended no more than 5 yrs.	50	1992	71	2	2023	1	EA	\$28,427.00	Lennox	GCS16 411 100 7P	6392A00090	\$28,427.00	\$7,106.75	\$2,842.70	\$38,376.45	Poor Condition	15

Facility Condition Assessment Worksheet

D3050 Terminal & Package Units	The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.	Beyond Rated Life	Useful life has been extended no more than 5 yrs.	50	1992	71	2	2023	1	EA	\$28,427.00	Lennox	GCS16 411 100 7P	6392A00097	\$28,427.00	\$7,106.75	\$2,842.70	\$38,376.45	Poor Condition	15
D3050 Terminal & Package Units	The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.	Beyond Rated Life	Useful life has been extended no more than 5 yrs.	50	1992	71	2	2023	1	EA	\$28,427.00	Lennox	GCS16 311 75 7P	6392H35735	\$28,427.00	\$7,106.75	\$2,842.70	\$38,376.45	Poor Condition	15
D3050 Terminal & Package Units	Ductless split system	Reliability	Replace system in the next 4 years	25	2000	21	4	2025	1	EA	\$4,394.51	Mitsubishi Electric			\$4,394.51	\$1,098.63	\$439.45	\$5,932.59	Poor Condition	10
D3050 Terminal & Package Units	Unit Heater - Gas Fired - Truck bay heating is provided by 20-MBH suspended gas-fired unit heater.	Beyond Useful Life	Replace system in the next 4 years	25	2000	21	4	2025	3	EA	\$2,947.30	Lennox			\$8,841.90	\$2,210.48	\$884.19	\$11,936.57	Poor Condition	10
D3020 Heat Generating Systems	Armstrong Air Funances	Beyond Useful Life	Replace system in the next 6 years	35	1992	29	6	2027	2	EA	\$1,985.35	Armstrong Air			\$3,970.70	\$992.68	\$397.07	\$5,360.45	Poor Condition	20
D3068 Building Automation Systems	HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities.	Beyond Useful Life	Replace system in the next 6 years	35	1992	29	6	2027	19746	SF	\$0.92				\$18,100.50	\$4,525.13	\$1,810.05	\$24,435.68	Poor Condition	20
D40 Fire Protection																				
D4031 Fire Extinguishers	Handheld type dry chemical fire extinguishers are located throughout the building	Fire Safety	Replace system in the next 11 - 20 yrs.	30	2010	11	19	2040	19746	SQ FT	\$0.09				\$1,777.14	\$444.29	\$177.71	\$2,399.14	Good Condition	85
D50 Electrical																				
D5010 Medium Electrical Distribution	Medium sized electrical distribution system. Distribution system includes medium concentration of panelboards, boxes, wires, receptacles and cover plates.	Life Safety	Replace system in the next 11 - 20 yrs.	50	1993	28	22	2043	19746	SQ FT	\$10.46				\$206,543.16	\$51,635.79	\$20,654.32	\$278,833.27	Fair Condition	80
D5010 Medium Electrical Distribution	The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.	Life Safety	Replace system in the next 11 - 20 yrs.	50	1992	29	21	2042	19746	SQ FT	\$0.47				\$9,280.62	\$2,320.16	\$928.06	\$12,528.84	Fair Condition	80
D5010 Medium Electrical Distribution	The electric service has an average electrical service feeder size, 400A at 600V. Service feeder to include conduit and wire.	Life Safety	Replace system in the next 11 - 20 yrs.	50	1992	29	21	2042	19746	SQ FT	\$1.81				\$35,740.26	\$8,935.07	\$3,574.03	\$48,249.35	Fair Condition	80
D5020 Lighting Average	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.]	Beyond Useful Life	Replace system in the next 11 - 20 yrs.	40	1992	29	11	2032	19746	SQ FT	\$5.31				\$104,851.26	\$26,212.82	\$10,485.13	\$141,549.20	Fair Condition	70
D5021 Branch Wiring	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.	Outside Capital Planning Life Cycle	No repair requirement is required at this time	50	1992	29	21	2042	19746	SQ FT	\$3.19				\$62,989.74	\$15,747.44	\$6,298.97	\$85,036.15	Good Condition	90
D5032 Intercommunication & Paging System	[The building includes an intercom system	Beyond Useful Life	Replace system in the next 6 years	35	1992	29	6	2027	19746	SQ FT	\$1.55				\$30,606.30	\$7,651.58	\$3,060.63	\$41,318.51	Poor Condition	20
D5033 Telephone Systems	The building includes an average density telephone system, average density	Beyond Useful Life	Replace system in the next 6 years	35	1992	29	6	2027	19746	SQ FT	\$4.00				\$78,984.00	\$19,746.00	\$7,898.40	\$106,628.40	Poor Condition	20
D5037 Fire Alarm Systems	This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. Upgraded this year	Outside Capital Planning Life Cycle	Replacement of the system is outside the capital planning cycle	35	2021		35	2056	19746	SQ FT	\$4.31				\$85,105.26	\$21,276.32	\$8,510.53	\$114,892.10	Good Condition	90
D5039 WIFI Networks	Building includes an average density local area network system.	Outside Capital Planning Life Cycle	Replacement of the system is outside the capital planning cycle	35	2010	11	24	2045	19746	SQ FT	\$4.59				\$90,634.14	\$22,658.54	\$9,063.41	\$122,356.09	Good Condition	90
D5092 Emergency Light & Power Systems	The emergency lighting system includes self-contained battery packs and lights.	Outside Capital Planning Life Cycle	Replacement of the system is outside the capital planning cycle	35	2010	11	24	2045	19746	SQ FT	\$1.10				\$21,720.60	\$5,430.15	\$2,172.06	\$29,322.81	Good Condition	90
D5092 Emergency Light & Power Systems	The emergency lighting system includes the installation of Exit signs on an average density level. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers	Outside Capital Planning Life Cycle	Replacement of the system is outside the capital planning cycle	35	2010	11	24	2045	19746	SQ FT	\$0.72				\$14,217.12	\$3,554.28	\$1,421.71	\$19,193.11	Good Condition	90
D5092 Emergency Light & Power Systems	[Exterior lighting consists of HID wall pack units.]	Beyond Useful Life	Replace system in the next 11 - 20 yrs.	40	1993	28	12	2033	8	Ea.	\$583.15				\$4,665.20	\$1,166.30	\$466.52	\$6,298.02	Fair Condition	45
E20 Furnishings																				

Facility Condition Assessment Worksheet

E2012 Fixed Casework	In various location there are wood and laminate service counters installed	Beyond Useful Life	Replace system in the next 11 - 20 yrs.	40	1993	28	12	2033	75	LFT	\$325.10				\$24,382.50	\$6,095.63	\$2,438.25	\$32,916.38	Fair Condition	60
	Roof Ladder Fire Station																			
G20 Site Improvements																				
G2010 Roadways	The building site includes steel pipe bollards with concrete fill, 8" diameter, painted with concrete footing	Appearance	Replace system in the next 5 years	50	1992	29	5	2026	12	Ea.	\$1,058.12				\$12,697.44	\$3,174.36	\$1,269.74	\$17,141.54	Fair Condition	45
G2012 Paving & Surfacing	Roadway Flexible Pavement - Surface Course. Roadway flexible pavement includes a 2" thick bituminous wearing surface course for freeways, major arterials, minor arterials, collectors and local roads. Fire Station	Beyond Useful Life	Replace system in the next 2 years	25	1992	29	1	2022	65000	SQ FT	\$1.33				\$86,450.00	\$21,612.50	\$8,645.00	\$116,707.50	Critical Condition	5

Major Repairs Cost																					
Assessment Details				Useful Life - Age - Qty - Unit Cost												Costing				Rating Values	
Unifomat Number and Name	System Description Detail	Requirement Category	Requirement Action/Year	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate					Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
Structural Alterations				1	2021		1	2022	1		\$1,250,000.00					#####	\$312,500.00	\$125,000.00	#####		

Accessibility Upgrades																								
Assessment Details				Useful Life - Age - Qty - Unit Cost										Costing				Rating Values						
Uniformat Number and Name	System Description Detail	Requirement Category	Requirement Action/Year	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate			Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %					
Washrooms - Interior																								
Cubicles	AODA Size cubical partitions			1	2021		1	2022	6	Ea.	\$3,667.69													
Counters & Sinks	AODA Compliant			1	2021		1	2022	3	Ea.	\$5,017.90								\$22,006.14	\$5,501.54	\$2,200.61	\$29,708.29		
Assessable Door Openings	Oversized door & AODA hardware			1	2021		1	2022	3	Ea.	\$3,223.12								\$15,053.70	\$3,763.43	\$1,505.37	\$20,322.50		
Door Operators	Ext & Int door operators			1	2021		1	2022	3	Ea.	\$10,845.94								\$9,669.35	\$2,417.34	\$966.93	\$13,053.62		
Call Systems	AODA Compliant			1	2021		1	2022	3	Ea.	\$1,977.24								\$32,537.82	\$8,134.46	\$3,253.78	\$43,926.06		
Door Locking Mechanisms	AODA Compliant			1	2021		1	2022	3	Ea.	\$2,067.77								\$5,931.71	\$1,482.93	\$593.17	\$8,007.81		
Emergency Alarm Light	AODA Compliant			1	2021		1	2022	3	Ea.	\$1,001.45								\$6,203.31	\$1,550.83	\$620.33	\$8,374.47		
AODA Washroom Accessories	AODA Compliant			1	2021		1	2022	3	Ea.	\$3,006.24								\$3,004.35	\$751.09	\$300.44	\$4,055.87		
AODA Signage	AODA Compliant			1	2021		1	2022	3	Ea.	\$105.40								\$9,018.72	\$2,254.68	\$901.87	\$12,175.27		
AODA Water Coolers	AODA Compliant			1	2021		1	2022	3	Ea.	\$6,779.50								\$316.20	\$79.05	\$31.62	\$426.87		
Washroom Size Modifications	Construction adjustments			1	2021		1	2022	300	SF	\$305.21								\$20,338.50	\$5,084.63	\$2,033.85	\$27,456.98		
																			\$91,563.00	\$22,890.75	\$9,156.30	\$123,610.05		

## ATTACHMENT B Capital Expenditure Forecast Report



MASTER CAPITAL RESERVE - WORKSHEET

CAPITAL RESERVE REPORT	Town Hall & Fire Station 1	JSH #:	21051200	Date:	2021-06-16
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Total S.F.:	19746
Avg. Repair Cost S.F.:	\$185.52
Facility Condition Index %:	53%
Building Condition Rating:	Poor Condition
# of Building/s:	1
Year Built:	1950
Age (yrs.):	71
Reserve Term Years:	20

NOTES:
1) Contingency of 0% has been carried to cover unforeseen items & cost increases.
2) Costs in 2021 dollars with no provision for escalation.
3) All Sales Taxes are excluded.
4) Expenditures should be reviewed regularly due to the current volatile market conditions, firstly to ensure adequacy and secondly to take advantage of competitive pricing in situations where the replacement item may have a two/three year time window.
5)
6)



Description		Immediate Repairs	Capital Reserve Expenditures																				Total
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	(IR. + Yrs. 1-20)
A10 Substructure	System Action Detail																\$769,133.91						
A10 Foundation Wall & Footings - Full Basement 8FT	Full basement wall and foundation with a 8-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains.																\$102,272.63						\$102,272.63
A1010 Standard Wall Foundations	Wall and foundation to include strip footing, foundation walls and damp proofing. Also included are the underdrains.																\$97,363.54						\$97,363.54
A1030 Slab on Grade	The building substructure includes a light industrial type structural slab on grade																\$178,958.00						\$178,958.00
A1034 Trenches, Pits & Bases	Fire station has a Trench drain system and waste disposal																\$18,525.11						\$18,525.11
B10 Superstructure	System Action Detail																						
B10 Multi-Floor Superstructure	A structural scan and assessment of the Fire Hall is recommended, there are obvious signs of structural issues cracks, moisture penetration			\$37,800.00																			\$37,800.00
B10 Multi-Floor Superstructure	Building is designed as a single level fire hall with a multiple level Town hall attached costing has been equaled out to reflect this style of construction. The town hall side is not considered to be fully accessible																\$418,516.47						\$418,516.47
B20 Exterior Enclosure	System Action Detail																						
B2020 Exterior Windows	The building includes aluminum framed exterior units operable and non operable with insulating glass				\$410,146.01																		\$410,146.01
B2030 Exterior Doors	Exterior openings include overhead sectional doors with electric operation.				\$47,073.80																		\$47,073.80
B2010 Exterior Walls	There is a need to repair the wall section between Roof A & B as possible				\$54,000.00																		\$54,000.00
B2010 Exterior Walls	Concrete stucco wall system is in very poor condition				\$57,592.81																		\$57,592.81
B2011 Exterior Wall Signage	The exterior wall signage is aged and beyond its useful life				\$12,433.50																		\$12,433.50
B2030 Exterior Doors	Door Assembly - 6 x 7 Storefront -The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers																		\$18,149.86				\$18,149.86
B2030 Exterior Doors	Door Assembly - 3 x 7 Storefront -The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware including closer.																		\$10,885.73				\$10,885.73
B2030 Exterior Doors	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame.																\$9,645.52						\$9,645.52
B2010 Exterior Walls	The exterior walls are of high quality, high cost stone veneer such as granite with backup wall																				\$82,425.57		\$82,425.57
B30 Roofing	System Action Detail																						
B3010 Roof Coverings	Roof A - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems				\$76,146.75																		\$76,146.75
B3010 Roof Coverings	Roof B - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems				\$112,497.53																		\$112,497.53
B3010 Roof Coverings	Roof D - Fire Station, roofing report outlines several issues that need to be addressed on all the building roof systems				\$1,115.78																		\$1,115.78
B3020 Roof Openings	The building has a roof hatch allowing for the inspection of the roof system													\$2,288.68									\$2,288.68
C10 Interior Construction	System Action Detail																						
C1030 Fittings	The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.			\$6,353.28																			\$6,353.28
C1035 Identifying Devices	Room, door and graphic symbol signs. Adhesive backs and Braille.								\$8,796.84														\$8,796.84
C30 Interior Finishes	System Action Detail																						
C3010 Wall Finishes	Interior wall finishes include standard paint finish.			\$17,420.13																			\$17,420.13
C3010 Wall Finishes	Interior wall surfaces include epoxy paint finish in high traffic areas			\$17,645.04																			\$17,645.04
C3030 Ceiling Finishes	Painted Ceiling finish in the truck bay			\$59,283.60																			\$59,283.60
C3020 Floor Finishes	Floor finishes throughout the building include a standard vinyl composition floor tile (VCT) with associated vinyl or rubber base.				\$9,477.00																		\$9,477.00
C3030 Ceiling Finishes	Acoustic Tile Ceiling - Exposed T-bar - The offices, corridors and miscellaneous rooms include suspended acoustic tile ceiling assemblies with exposed T-bar suspension system.				\$66,694.05	\$136,005.63																	\$202,699.68
C3020 Floor Finishes	Terra Cotta flooring in the Fire Station						\$111,909.47																\$111,909.47
C3020 Floor Finishes	The floor finish in the corridors includes a cast-in-place terrazzo finish with related base.											\$74,370.56											\$74,370.56

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C3020 Floor Finishes	Floor finishes include areas of floating laminate flooring in a wood strip pattern and related base. NOTE: Observed Years Remaining has been adjusted to reflect the condition of the system at the time of the assessment. The system is performing well.											\$17,796.65											\$17,796.65
D20 Plumbing	System Action Detail																						
D2018 Drinking Fountains and Coolers	Water Coolers - Wall-Mount Dual-Height (SF)					\$9,063.41																	\$9,063.41
D2017 Showers	Unused tiled shower located in Fire Station					\$3,747.71																	\$3,747.71
D2017 Showers	Installation of new Female showers					\$8,775.00																	
D2010 Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink - The plumbing fixtures include kitchenette cabinet, counter and sink units.											\$18,926.54											\$18,926.54
D2010 Plumbing Fixtures	Restroom Fixtures - Standard Density - Average g Quality. The restroom fixtures include vitreous china urinals and water closets, vitreous china or molded lavatories and showers. The fixture selections are for a building with a standard density of high quality fixtures.													\$81,570.73									\$81,570.73
D2090 Other Plumbing Systems	The plumbing fixtures include custodial/utility sinks.													\$13,061.98									\$13,061.98
D2090 Other Plumbing Systems	The domestic hot water is provided by a electric commercial-grade water heater, with recirculation pump.															\$3,368.25							\$3,368.25
D30 HVAC	System Action Detail																						
D3042 Exhaust Ventilation Systems	HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. The system is beyond its original lifecycle but is still operational.					\$19,459.68																	\$19,459.68
D3050 Terminal & Package Units	The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.					\$38,376.45																	\$38,376.45
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D3050 Terminal & Package Units	Ductless split system								\$5,932.59														\$5,932.59
D3050 Terminal & Package Units	Unit Heater - Gas Fired - Truck bay heating is provided by 20-MBH suspended gas-fired unit heater.								\$11,936.57														\$11,936.57
D3020 Heat Generating Systems	Armstrong Air Funances											\$5,360.45											\$5,360.45
D3068 Building Automation Systems	HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities.											\$24,435.68											\$24,435.68
D40 Fire Protection	System Action Detail																						
D4031 Fire Extinguishers	Handheld type dry chemical fire extinguishers are located throughout the building																				\$2,399.14		\$2,399.14
D50 Electrical	System Action Detail																						
D5032 Intercommunication & Paging System	[The building includes an intercom system										\$41,318.51												\$41,318.51
D5033 Telephone Systems	The building includes an average density telephone system, average density										\$106,628.40												\$106,628.40
D5020 Lighting Average	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.]													\$141,549.20									\$141,549.20
D5092 Emergency Light & Power Systems	[Exterior lighting consists of HID wall pack units.]														\$6,298.02								\$6,298.02
E20 Furnishings	System Action Detail																						
E2012 Fixed Casework	In various location there are wood and laminate service counters installed														\$32,916.38								\$32,916.38
G20 Site Improvement	System Action Detail																						
G2012 Paving & Surfacing	Roadway Flexible Pavement - Surface Course. Roadway flexible pavement includes a 2" thick bituminous wearing surface course for freeways, major arterials, minor arterials, collectors and local roads.					\$116,707.50																	\$116,707.50
G2010 Roadways	The building site includes steel pipe bollards with concrete fill, 8" diameter, painted with concrete footing								\$17,141.54														\$17,141.54
Subtotal					\$276,795.67	\$981,766.26	\$136,005.63	\$129,778.62	\$17,141.54	\$205,466.41		\$92,167.20		\$238,470.59	\$39,214.40		\$1,191,018.63	\$9,645.52	\$29,035.58			\$84,824.71	\$3,422,555.75
Contingency																							
Subtotal Including Contingency																							
Annual Inflation Rate	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	
Inflation Total					\$18,711.39	\$66,367.40	\$9,193.98	\$8,773.03	\$1,158.77	\$13,889.53		\$6,230.50		\$16,120.61	\$2,650.89		\$80,512.86	\$652.04	\$1,962.81		\$5,734.15		\$231,957.96
Total Estimated Financial Projections					\$295,507.05	\$1,048,133.66	\$145,199.61	\$138,551.65	\$18,300.31	\$219,355.94		\$98,397.70		\$254,591.20	\$41,865.29		\$1,271,531.49	\$10,297.56	\$30,998.39			\$90,558.86	\$3,663,288.70



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Category	Immediate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
A10 Substructure																\$769,133.91						\$769,133.91
A20 Basement Construction																						
B10 Superstructure			\$37,800.00													\$418,516.47						\$456,316.47
B20 Exterior Enclosure				\$581,246.12													\$9,645.52	\$29,035.58			\$82,425.57	\$702,352.80
B30 Roofing				\$189,760.05									\$2,288.68									\$192,048.73
C10 Interior Construction			\$6,353.28					\$8,796.84														\$15,150.12
C20 Stairs																						
C30 Interior Finishes			\$94,348.77	\$76,171.05	\$136,005.63	\$111,909.47					\$92,167.20											\$510,602.11
D10 Conveying																						
D20 Plumbing			\$21,586.12					\$18,926.54					\$94,632.71			\$3,368.25						\$138,513.62
D30 HVAC				\$134,589.03		\$17,869.15		\$29,796.12														\$182,254.31
D40 Fire Protection																					\$2,399.14	\$2,399.14
D50 Electrical								\$147,946.91					\$141,549.20	\$6,298.02								\$295,794.13
E10 Equipment																						
E20 Furnishings														\$32,916.38								\$32,916.38
F10 Special Construction																						
G10 Site Preparation																						
G20 Site Improvement			\$116,707.50				\$17,141.54															\$133,849.04
G30 Site Mechanical																						
G40 Site Electrical																						
Final Total Including AIF & CON			\$295,507.05	\$1,048,133.66	\$145,199.61	\$138,551.65	\$18,300.31	\$219,355.94			\$98,397.70		\$254,591.20	\$41,865.29		\$1,271,531.49	\$10,297.56	\$30,998.39			\$90,558.86	\$3,663,288.70

