Facility Condition Assessment Report

Town of Amherstburg

Fire Station Two (2)

J S HELD ULC
93 Skyway Ave #212
Etobicoke | ON | M9W 6N6
+1 905.802.0973
ncharlton@jsheld.com
jsheld.com

Executive Summary

In June 2021, the Town of Amherstburg authorized J. S. HELD to conduct a condition assessment of their facilities, including the Fire Station 2 building of approximately 918 sq. ft. in size. The building is located at 3400 County Road 10 in the town of Amherstburg. Asphalt-paved parking lots are located adjacent to the building, providing ample parking spaces.

The building was constructed in 1962 with an addition in 1965 with multiple interior renovations, the last being in 1974

General Physical Condition

The building appears to be in satisfactory condition and equal standing 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 not reveal any evidence of significant structural failures, soil erosion or differential settlement. Approximately one-third of the building was undergoing an interior restoration; the assessors could not access this area.

The assessment did reveal evidence of significant system failures:

A10 Substructure - There are several areas of the building foundation that have been compromised either by weather or age, these areas are deteriorating and will require significant repairs soon. Due to the possible water intrusion at the foundation level, the slab base may have been weakened; only a thermal imaging scan can provide more detail.

It is recommended that a structural engineer be engaged to perform a review of the current condition of the foundation and the grade slab.

In general terms, the substructure is in a poor condition.

B10 Superstructure - With the changes in the type of trucks available, the current overhead doors are not satisfactory; these doors are too small to handle the new trucks, and it will require significant construction to accommodate these newer trucks adequately.

B20 Exterior Enclosure – Based on the observed conditions at the assessment, most external systems – Overhead doors, Wooden siding, Exterior windows, Storefront and Hollow metal doors need replacement.

B30 Roofing – Both the conventional - Modified Bitumen & Asphalt single systems need replacement since these are both beyond their useful life.

C30 Interior Finishes – All interior finishes have a different useful life; in most cases, none have been replaced, just repaired; thus, you have multiple years of installation problems.

D20 Plumbing – Several systems here need to be updated, which include backflow preventers, a domestic hot water heater, domestic water distribution throughout the building, and a custodial sink.

D30 HVAC – Most HVAC systems, if not all, are obsolete and will require updating, including modernizing the ductwork and building ventilation.

D50 Electrical – Typical electrical systems that require updating are the interior lighting and the telephone communications systems.

AODA Improvements – The building, is non-accessible and requires significant upgrades both inside and outside, which are estimated to be approximately $100,000.00

The building is valued at approximately $1,646,978.00

The cost per S.F. is $501.21

Capital Funds required from 2022 – 2040 are $1,676,370.60

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 $1,067,604.39 were noted, relating to the roof systems, exterior doors, exterior windows, and interior finishes.

The timeline for this report spans from 2021 to 2040 projects the annual investment on 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,

Nicholas Charlton, PQS, AssocRICS, GSC
Director of Facility Condition Assessments
J.S. Held,
93 Skyway Ave. Unit 210, Etobicoke, ON | M9W 6N6
P: 289 812 9944 | C: 905.802.0973
ncharlton@jsheld.com

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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, including Fire Station 3 building of approximately 3286 sq. ft. in size. 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
Class A	Detailed estimate based on final drawings and specifications Used to evaluate tenders	±10-15%
Class 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%
Class C	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%
Class D	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
2 Utilization
3 Material
4 Quality
5 Quality
6 Exposure to Weather Conditions
7 Functional Obsolescence
8 Environmental Factors
9 Regular Maintenance
10 Preventive Maintenance
11 Observed Condition

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

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

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

1. **Expected Life Span**—each system/component is analyzed in terms of component type, quality of construction, statistical records, and typical life experience.
2. **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.

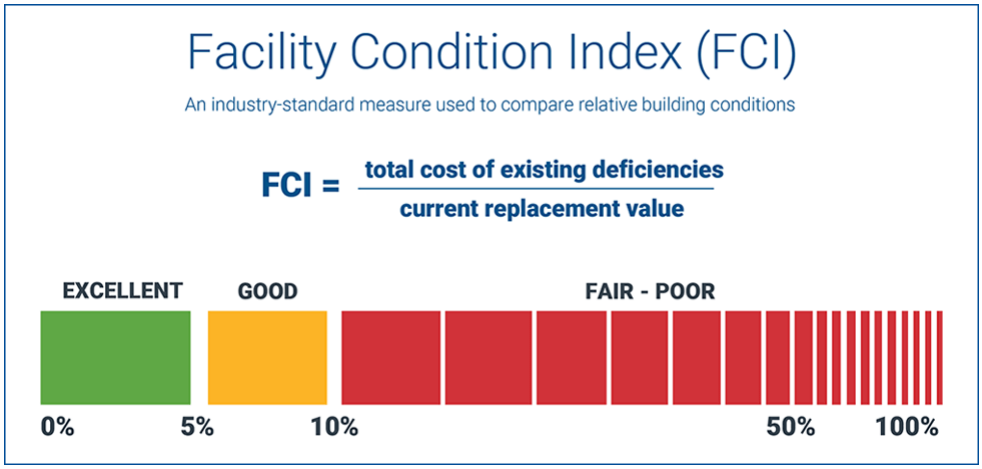
Standard priorities can be tailored to meet our client's requirements.

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

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
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations A1020 Special Foundations A1030 Slab on Grade
	A20 Basement Construction	A2010 Basement Excavation A2020 Basement Walls
B SHELL	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
C INTERIORS	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
D SERVICES	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
E EQUIPMENT AND FURNISHINGS	E10 Equipment	E1010 Commercial Equipment E1020 Institutional Equipment E1030 Vehicular Equipment E1090 Other Equipment
	E20 Furnishings	E2010 Fixed Furnishings E2020 Movable Furnishings
F SPECIAL CONSTRUCTION AND DEMOLITION	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
G BUILDING SITEWORK	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.

3. System Replacements Immediate and Year

Please see the General Physical Condition comments

ATTACHMENT A Facility Condition Assessment Cost Analysis Report

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Facility Condition Assessment Worksheet

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

Report / Estimate Name:	Fire Station Two (2)	Address:	3400 County Road 10	Province:	ONTARIO	JSH #:	21051200	Date:	16-06-2021

Building Type:	Fire Hall	Labour Type:	Open	Build Year:	1962
Location:	ONTARIO	Below Grade:	NO	Addition Year:	1965
# of Floors:	1	Cost Per SF	$380.59	Renovation Year:	1974
Storey Height (L.F.):	16	Total Building Cost:	$2,935,869	Location Factor:	25%
Perimeter (L.F.):	373	Facility Condition Index (FCI)	Poor Condition	Soft Cost:	10%
Footprint Area (S.F.):	7714	Facility Condition Index %	95%	Inspection Date:	
Asset Size (S.F.):	7714	Replacement Cost Per SF:	$362.36	Month:	6
Asset Exterior Size (S.F.):	5972	Cost Data Year:	2021	Year:	2021

Asset Cost Details			
Repl. Cost	Loc. Factor %	Soft Cost %	Total Cost
$2,174,718	$217,472	$543,679	$2,935,869

Major Repairs Cost	#REF!
Accessibility Upgrades	$99,248.17
Accessibility FCI	

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

Assessment Notes

This asset currently does not meet all the accessibility requirements
The cost forecast in this report represent like kind replacement in 2022 dollars

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
A10 Foundation																					
A1010 Standard Foundations	General Building Area	Foundation Wall and Footings - No Basement - there are several areas of the building foundation that have been compromised either by weather and age, these areas are deteriating and will require major repairs in the near future	Reliability	Immediate action required	75	1962	59	16	2037	373	LF.	$177.53				$66,218.69	$16,554.67	$6,621.87	$89,395.23	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
A1032 Structural Slab on Grade	General Building Area	Structural Slab on Grade - Light Industrial, with the possible water intrusion at the foundation level it is possible that the slab based has been weaken	Reliability	Immediate action required	75	1962	59	16	2037	7714	S.F.	$15.04				$116,018.56	$29,004.64	$11,601.86	$156,625.06	6 - Engineering Study	5
A1034 Trenches, Pits and Bases	General Building Area	Floor trench drain system installed	Reliability	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	25	LF.	$253.63				$6,340.75	$1,585.19	$634.08	$8,560.01	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
A1011 Wall Foundations	General Building Area	Study to be perfomed to review the condition of the foundation and slab systems	Reliability	Allowance provided for Engineering Study	1	2021		1	2022	1	EA.	$10,000.00				$10,000.00	$2,500.00	$1,000.00	$13,500.00	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
B10 Superstructure																					
B10 Single Level - Mixed Construction	General Building Area	Single level building of masonry and wood construction	Obsolescence	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	7714	S.F.	$45.12				$348,055.68	$87,013.92	$34,805.57	$469,875.17	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
B10 Single Level - Mixed Construction	General Building Area	With the changes in the type of trucks available the current overhead doors are not satisfactory, these doors are to small to handle the new trucks, it will require major construction to the buildng to properly accommodate these newer trucks - allowance	Modernization	Allowance provided for Engineering Study	1	2021		1	2022	1	EA.	$130,000.00				$130,000.00	$32,500.00	$13,000.00	$175,500.00	6 - Engineering Study	5

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Facility Condition Assessment Worksheet

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
B1021 Flat Roof Construction	General Building Area	Wooden roof deck	Obsolescence	Average wear for building age; not new but no issues to report	65	1962	59	6	2027	7714	S.F.	$21.18				$163,382.52	$40,845.63	$16,338.25	$220,566.40	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
B20 Exterior Enclosure																					
B201021 Masonry	General Building Area	The exterior wall construction of brick veneer walls with wood stud backup.	Reliability	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	4181	S.F.	$37.44				$156,536.64	$39,134.16	$15,653.66	$211,324.46	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
B201024 Metal Siding	General Building Area	The exterior wall finishes are of metal siding materials.	Reliability	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	717	S.F.	$11.16				$8,001.72	$2,000.43	$800.17	$10,802.32	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
B2010 Exterior Walls	General Building Area	Light concrete panels at window openings	Reliability	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	418	S.F.	$38.21				$15,971.78	$3,992.95	$1,597.18	$21,561.90	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
B2020 Exterior Windows	General Building Area	Exterior windows include a mix of aluminum fixed and operable framed units with insulating glass.	Reliability	Average wear for building age; not new but no issues to report	35	2000	21	14	2035	657	S.F.	$117.55				$77,230.35	$19,307.59	$7,723.04	$104,260.97	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
B2031 Glazed Doors and Entrances	General Building Area	Storefront type system with sidelights 6 x 7	Reliability	Average wear for building age; not new but no issues to report	40	2000	21	19	2040	1	EA.	$10,241.95				$10,241.95	$2,560.49	$1,024.20	$13,826.63	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
B203022 Overhead Doors - Industrial	General Building Area	Exterior openings include overhead sectional doors with electric operation. With the changes in the type of trucks available the current overhead doors are not satisfactory, these doors are to small to handle the new trucks	Reliability	Average wear for building age; not new but no issues to report	35	2000	21	14	2035	3	EA.	$22,224.43				$66,673.29	$16,668.32	$6,667.33	$90,008.94	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
B2030 Exterior Doors	General Building Area	Exterior doors include 3 x 7 hollow metal panel doors set in metal frames. Doors are equipped with lever and/or pull type access and panic egress hardware. Includes painted door and painted frame.	Reliability	Average wear for building age; not new but no issues to report	35	2000	21	14	2035	5	EA.	$3,699.15				$18,495.75	$4,623.94	$1,849.58	$24,969.26	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
B30 Roofing																					
B301022 Conventional - Modified Bitumen	General Building Area	The roof covering is comprised of a modified bitumen system with a cap-sheet over roof deck insulation.	Integrity	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	25	1995	26	2	2023	7714	S.F.	$16.32				$125,892.48	$31,473.12	$12,589.25	$169,954.85	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
C10 Interior Construction																					
C1010 Partitions	General Building Area	Painted Concrete Masonry Units	Appearance	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	8485	S.F.	$8.58				$72,773.02	$18,193.25	$7,277.30	$98,243.57	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
C1010 Partitions	General Building Area	Painted wood panelling	Appearance	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	5091	S.F.	$7.20				$36,655.20	$9,163.80	$3,665.52	$49,484.52	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70

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Facility Condition Assessment Worksheet

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
C1014 Site Built Toilet Partitions	General Building Area	Washroom partitions	Functionality	Reaching the end of the expected useful life.	60	1962	59	6	2027	7714	S.F.	$1.18				$9,102.52	$2,275.63	$910.25	$12,288.40	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
C1021 Interior Doors - NR	General Building Area	Hollow core doors and hardware	Functionality	Reaching the end of the expected useful life.	50	1962	59	2	2023	8	EA.	$2,132.17				$17,057.36	$4,264.34	$1,705.74	$23,027.44	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
C1035 Identifying Devices	General Building Area	Interior signage	Life Safety	Reaching the end of the expected useful life.	50	1974	47	3	2024	7714	S.F.	$0.35				$2,699.90	$674.98	$269.99	$3,644.87	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
C1030 Fittings	General Building Area	Washroom Accessories	Modernization	Reaching the end of the expected useful life.	15	1974	47	1	2022	7714	S.F.	$0.33				$2,545.62	$636.41	$254.56	$3,436.59	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
C30 Interior Finishes																					
C301005 Painted Wall Covering	General Building Area	Interior wall finishes include standard paint finish.	Appearance	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	15	1974	47	1	2022	10285	S.F.	$1.40				$14,399.00	$3,599.75	$1,439.90	$19,438.65	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D20 Plumbing																					
D2020 Domestic Water Distribution	General Building Area	The building domestic water distribution system includes a four inch main line, water meter. This System does not include a water heater.	Reliability	Average wear for building age; not new but no issues to report	70	1962	59	11	2032	7714	S.F.	$3.72				$28,696.08	$7,174.02	$2,869.61	$38,739.71	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
D202009 Backflow Preventor	General Building Area	Back flow prevention installed on main water feed	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	60	1962	59	1	2022	1	EA.	$9,900.77				$9,900.77	$2,475.19	$990.08	$13,366.04	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D2017 Showers	General Building Area	Shower located in the building including fixtures, accessories, wall finishes	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	30	1974	47	1	2022	1	EA.	$5,988.95				$5,988.95	$1,497.24	$598.90	$8,085.08	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D2010 Plumbing Fixtures	General Building Area	The restroom fixtures include vitreous china water closets, urinal, and lavatories, located in the restrooms.	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	60	1962	59	1	2022	7714	S.F.	$5.75				$44,355.50	$11,088.88	$4,435.55	$59,879.93	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D2018 Drinking Fountains and Coolers	General Building Area	Plumbing fixtures include wall-mounted single height water cooler.	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	30	1974	47	1	2022	1	EA.	$4,045.64				$4,045.64	$1,011.41	$404.56	$5,461.61	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D201016 Custodial Sinks	General Building Area	The plumbing fixtures include custodial/utility sinks.	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	60	1962	59	1	2022	1	EA.	$2,144.19				$2,144.19	$536.05	$214.42	$2,894.65	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D2091 Gas Distribution	General Building Area	The building includes a natural gas distribution system	Reliability	Good condition; no reported issues or concerns	80	1962	59	21	2042	7714	S.F.	$2.11				$16,276.54	$4,069.14	$1,627.65	$21,973.33	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D2042 Roof Drains	General Building Area	Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to septic tank system	Reliability	Good condition; no reported issues or concerns	80	1962	59	21	2042	7714	S.F.	$2.04				$15,736.56	$3,934.14	$1,573.66	$21,244.36	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90

Facility Condition Assessment Worksheet

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
D2030 Sanitary Waste	General Building Area	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the septic system.	Reliability	Good condition; no reported issues or concerns	80	1962	59	21	2042	7714	S.F.	$2.61				$20,133.54	$5,033.39	$2,013.35	$27,180.28	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D202032 Gas Fired Domestic Water Heaters (Commercial Tank Type)	General Building Area	The domestic hot water is provided by a gas-fired, commercial-grade water heater, with recirculation pump - 151L approx.	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	30	1974	47	1	2022	1	EA.	$24,714.67				$24,714.67	$6,178.67	$2,471.47	$33,364.80	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D202032 Gas Fired Domestic Water Heaters (Commercial Tank Type)	General Building Area	The domestic hot water is provided by a gas-fired, commercial-grade water heater, with recirculation pump - 151L approx.	Reliability	Reached the end of expected useful life. Useful life extended no more than 2 yrs.	30	1974	47	1	2022	1	EA.	$24,714.67				$24,714.67	$6,178.67	$2,471.47	$33,364.80	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D203099 Other Sanitary Waste Systems	General Building Area	Septic tank system located at the rear of the building	Reliability	Good condition; no reported issues or concerns	80	1962	59	21	2042	2	EA.	$16,029.65				$32,059.30	$8,014.83	$3,205.93	$43,280.06	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D30 HVAC																					
D302002 Hot Water Boilers - Less than 1000 MBH	General Building Area	Heat is provided by a gas-fired hot water boiler	Reliability	Immediate action required	50	1974	47	3	2024	1	EA.	$34,256.43				$34,256.43	$8,564.11	$3,425.64	$46,246.18	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D305002 Unit Heaters	General Building Area	2 units located in truck bay The system is beyond the end of its original rated lifecycle and should be replaced.	Reliability	Immediate action required	50	1974	47	3	2024	2	EA.	$2,845.31				$5,690.62	$1,422.66	$569.06	$7,682.34	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D306006 Direct Digital Control Systems	General Building Area	The building has wall-mounted thermostats, control valves, and a basic local HVAC control system. The system is beyond the end of its original rated lifecycle and should be replaced.	Reliability	Immediate action required	40	1974	47	2	2023	7714	S.F.	$1.45				$11,185.30	$2,796.33	$1,118.53	$15,100.16	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D305004 Fin Tube Radiation Units	General Building Area	Perimeter heating system Main heating is provided by perimeter fin tube system.	Reliability	Immediate action required	60	1962	59	1	2022	7714	S.F.	$5.96				$45,975.44	$11,493.86	$4,597.54	$62,066.84	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D303041 Split System Air Conditioning	General Building Area	This system is a ductless split system for air conditioning.	Reliability	Average wear for building age; not new but no issues to report	15	2017	4	11	2032	1	EA.	$4,123.83				$4,123.83	$1,030.96	$412.38	$5,567.17	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
D304034 Exhaust Fans - Large	General Building Area	Building exhaust - The HVAC ventilation system includes exhaust fans associated with ductwork ventilation system. The system is beyond the end of its original rated lifecycle and should be replaced.	Reliability	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	7714	S.F.	$1.91				$14,733.74	$3,683.44	$1,473.37	$19,890.55	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70
D3064 Exhaust and Ventilating Systems	General Building Area	Washroom exhaust - HVAC ventilation system includes restroom exhaust fans with ducting. The system is beyond the end of its original rated lifecycle and should be replaced.	Reliability	Average wear for building age; not new but no issues to report	75	1962	59	16	2037	7714	S.F.	$0.62				$4,782.68	$1,195.67	$478.27	$6,456.62	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	70

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Facility Condition Assessment Worksheet

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
D305022 Packaged Rooftop Heating & Cooling Units - less than 10 Tons	General Building Area	Roof top cooling and Heating	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	50	2021		50	2071	1	EA.	$36,457.90				$36,457.90	$9,114.48	$3,645.79	$49,218.17	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D305022 Packaged Rooftop Heating & Cooling Units - less than 10 Tons	General Building Area	Roof top cooling and Heating 2017	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	50	2017	4	46	2067	1	EA.	$36,457.90				$36,457.90	$9,114.48	$3,645.79	$49,218.17	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D40 Fire Protection																					
D4031 Fire Extinguishers	General Building Area	Wall hung units	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	30	2017	4	26	2047	7714	S.F.	$0.06				$462.84	$115.71	$46.28	$624.83	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D50 Electrical																					
D5010 Electrical Service and Distribution	General Building Area	Light capacity electrical distribution system. Distribution system includes light concentration of panel boards, boxes, wires, receptacles and cover plates.	Reliability	Average wear for building age; not new but no issues to report	70	1962	59	11	2032	7714	S.F.	$7.49				$57,777.86	$14,444.47	$5,777.79	$78,000.11	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
D5010 Feeder - Average Service	General Building Area	The electric service has an average electrical service feeder size, 400A at 600V. Service feeder to include conduit and wire.	Reliability	Immediate action required	60	1962	59	1	2022	7714	S.F.	$1.82				$14,039.48	$3,509.87	$1,403.95	$18,953.30	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D5010 Switchgear - Average Duty	General Building Area	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.	Reliability	Immediate action required	60	1962	59	1	2022	7714	S.F.	$0.48				$3,702.72	$925.68	$370.27	$4,998.67	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D5020 Branch Wiring and Devices	General Building Area	Branch wiring for this building includes an average concentration of interior and exterior branch wiring, devices, and utilization equipment.	Reliability	Immediate action required	60	1962	59	1	2022	7714	S.F.	$3.21				$24,761.94	$6,190.49	$2,476.19	$33,428.62	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D502002 Interior Lighting	General Building Area	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	40	2017	4	36	2057	7714	S.F.	$5.35				$41,269.90	$10,317.48	$4,126.99	$55,714.36	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90

Facility Condition Assessment Worksheet

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								System Inventory Information			Costing				Rating Values	
Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
D502051 Exit Lighting	General Building Area	[The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.	Reliability	Immediate action required	60	1962	59	1	2022	7714	S.F.	$0.43				$3,317.02	$829.26	$331.70	$4,477.98	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D502053 Illuminated Combo Exit Signs	General Building Area	The emergency lighting system includes self-contained battery packs and lights.	Reliability	Good condition; no reported issues or concerns	60	1974	59	9	2030	7714	S.F.	$0.91				$7,019.74	$1,754.94	$701.97	$9,476.65	4 - Good condition; no reported issues or concerns; consider replacement 11 - 20 Yrs.	60
D5031 Public Address and Music Systems	General Building Area	The building includes a light density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.	Reliability	Immediate action required	40	1962	59	1	2022	7714	S.F.	$1.61				$12,419.54	$3,104.89	$1,241.95	$16,766.38	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
D5033 Telephone Systems	General Building Area	The building includes a light density telephone system.	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	40	2017	4	36	2057	7714	S.F.	$2.64				$20,364.96	$5,091.24	$2,036.50	$27,492.70	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D5037 Fire Alarm Systems	General Building Area	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.	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	40	2010	11	29	2050	7714	S.F.	$2.19				$16,893.66	$4,223.42	$1,689.37	$22,806.44	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D5090 Emergency Power Generator Systems	General Building Area	The emergency power system includes an emergency generator 100kW max. Includes: emergency generator, ATS, battery charger, muffler, day tank, feeder, wiring, and panels	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	30	2021		30	2051	1	EA.	$32,000.00				$32,000.00	$8,000.00	$3,200.00	$43,200.00	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
D509007 UPS Systems	General Building Area	The emergency power system includes 5kVA UPS. System includes: UPS controls, charging system and batteries.	Outside Capital Planning Life Cycle	Good condition; no reported issues or concerns	40	2017	4	36	2057	1	EA.	$14,635.01				$14,635.01	$3,658.75	$1,463.50	$19,757.26	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90
E20 Furnishings																					
E2012 Fixed Casework	General Building Area	Building includes standard kitchen cabinets and countertops for residential use, without appliances.	Reliability	Average wear for building age; not new but no issues to report	60	1962	59	1	2022	10	LF.	$320.39				$3,203.90	$800.98	$320.39	$4,325.27	2 - Poor - End of the expected lifecycle. Replace within 2 - 5 Yrs.	10
G30 Site Mechanical Utilities																					

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Facility Condition Assessment Worksheet

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Uniformat Code	Location	Comments	Requirement Category	Action	EUL (Yrs.)	INSTALL Yr.	AGE (Yrs.)	RUL (Yrs.)	Renewal Action Yr.	Qty	Unit	Unit Rate	Manufacture	Model Type	Serial #	Replacement cost	Location Factor	Soft Cost	Budget	Condition Rating	Condition Rating %
G302016 Septic Tank (4000 Gallons)	General Building Area	Sanitary sewer includes an underground concrete septic tank. Leaching field piping is not included.	Maintenance	Average wear for building age; not new but no issues to report	80	1962	59	21	2042	2	EA.	$13,063.03				$26,126.06	$6,531.52	$2,612.61	$35,270.18	5 - Excellent – It is in New or like-new condition. There are no issues to report; no expected failures; consider replacement as recommended.	90

Uniformat - Description - Requirement Information					Useful Life - Age - Qty - Unit Cost								Costing				Rating Values & Photo information	
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 $	Replacement Cost $	Location Factor $	Soft Cost $	Total Cost	Priority Rating	Overall Rating %
Exterior AODA																		
Ramps					1	2021		1	2022	18	LF	$1,156.94	$20,824.92	$5,206.23	$2,082.49	$28,113.64	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Washrooms - Interior																		
Cubicles		AODA Size cubical partitions			1	2021		1	2022	1	Ea.	$3,667.69	$3,667.69	$916.92	$366.77	$4,951.38	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Counters & Sinks		AODA Compliant			1	2021		1	2022	1	Ea.	$5,017.90	$5,017.90	$1,254.48	$501.79	$6,774.17	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Assessable Door Openings		Oversized door & AODA hardware			1	2021		1	2022	1	Ea.	$3,223.12	$3,223.12	$805.78	$322.31	$4,351.21	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Door Operators		Ext & Int door operators			1	2021		1	2022	1	Ea.	$10,845.94	$10,845.94	$2,711.49	$1,084.59	$14,642.02	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Call Systems		AODA Compliant			1	2021		1	2022	1	Ea.	$1,977.24	$1,977.24	$494.31	$197.72	$2,669.27	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Door Locking Mechanisms		AODA Compliant			1	2021		1	2022	1	Ea.	$2,067.77	$2,067.77	$516.94	$206.78	$2,791.49	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Emergency Alarm Light		AODA Compliant			1	2021		1	2022	1	Ea.	$1,001.45	$1,001.45	$250.36	$100.15	$1,351.96	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
AODA Washroom Accessories		AODA Compliant			1	2021		1	2022	1	Ea.	$3,006.24	$3,006.24	$751.56	$300.62	$4,058.42	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
AODA Signage		AODA Compliant			1	2021		1	2022	1	Ea.	$105.40	$105.40	$26.35	$10.54	$142.29	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
AODA Water Coolers		AODA Compliant			1	2021		1	2022	1	Ea.	$6,779.50	$6,779.50	$1,694.88	$677.95	$9,152.33	1 - Critical Requires Immediate Action - Replacement in the next 1 - 2 Yrs.	5
Washroom Size Modifications		Construction adjustments			1	2021		1	2022	1	SF	$15,000.00	$15,000.00	$3,750.00	$1,500.00	$20,250.00	1 - Critical Requires Immediate Action -	5

ATTACHMENT B Capital Expenditure Forecast Report

CAPITAL EXPENDITURE - WORKSHEET

Asset Name:	Fire Station Two (2)	Address:	3400 County Road 10	Province:	Ontario	JSH #:	21051200		Date:	16-06-2021

Total S.F.:	7714
Avg. Repair Cost S.F.:	$362.36
Facility Condition Index %:	95%
Building Condition Rating:	Poor Condition
# of Building/s:	1
Year Built:	1962
Age (yrs.):	59
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	

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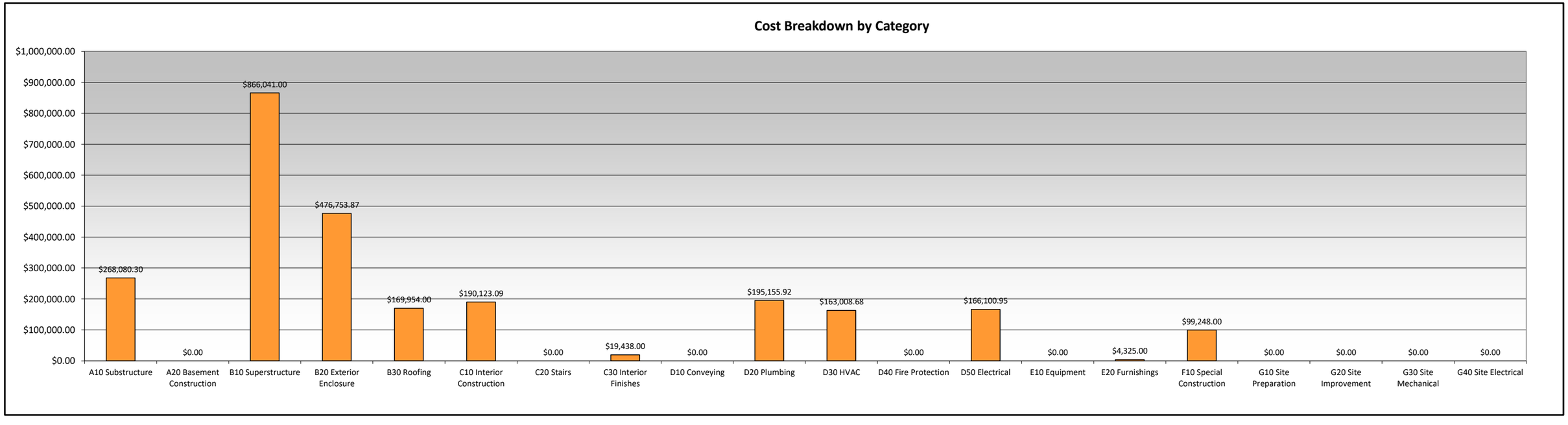
Description		Immediate Repairs	Capital Expenditures by Year																			Total Immediate + 1 - 20 Yrs.
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
A10 Substructure	**General Comments**			$13,500.00															$254,580.30				
A1011 Wall Foundations	Study to be perfomed to review the condition of the foundation and slab systems			$13,500.00																			**$13,500.00**
A1010 Standard Foundations	Foundation Wall and Footings - No Basement - there are several areas of the building foundation that have been compromised either by weather and age, these areas are deteriating and will require major repairs in the near future																		$89,395.23				**$89,395.23**
A1032 Structural Slab on Grade	Structural Slab on Grade - Light Industrial, with the possible water intrusion at the foundation level it is possible that the slab based has been weaken																		$156,625.06				**$156,625.06**
A1034 Trenches, Pits and Bases	Floor trench drain system installed																		$8,560.01				**$8,560.01**
B10 Superstructure	**General Comments**																						
B10 Single Level - Mixed Construction	With the changes in the type of trucks available the current overhead doors are not satisfactory, these doors are to small to handle the new trucks, it will require major construction to the buildng to properly accommodate these newer trucks - allowance			$175,600.00																			**$175,600.00**
B1021 Flat Roof Construction	Wooden roof deck								$220,566.00														**$220,566.00**
B10 Single Level - Mixed Construction	Single level building of masonry and wood construction																		$469,875.00				**$469,875.00**
B20 Exterior Enclosure	**General Comments**																						
B2020 Exterior Windows	Exterior windows include a mix of aluminum fixed and operable framed units with insulating glass.																$104,260.97						**$104,260.97**
B203022 Overhead Doors - Industrial	Exterior openings include overhead sectional doors with electric operation. With the changes in the type of trucks available the current overhead doors are not satisfactory, these doors are to small to handle the new trucks																$90,008.94						**$90,008.94**
B2030 Exterior Doors	Exterior doors include 3 x 7 hollow metal panel doors set in metal frames. Doors are equipped with lever and/or pull type access and panic egress hardware. Includes painted door and painted frame.																$24,969.26						**$24,969.26**
B201021 Masonry	The exterior wall construction of brick veneer walls with wood stud backup.																		$211,324.46				**$211,324.46**
B201024 Metal Siding	The exterior wall finishes are of metal siding materials.																		$10,802.32				**$10,802.32**
B2010 Exterior Walls	Light concrete panels at window openings																		$21,561.90				**$21,561.90**
B2031 Glazed Doors and Entrances	Storefront type system with sidelights 6 x 7																					$13,826.00	**$13,826.00**
B30 Roofing	**General Comments**																						
B301022 Conventional - Modified Bitumen	The roof covering is comprised of a modified bitumen system with a cap-sheet over roof deck insulation.				$169,954.00																		**$169,954.00**
C10 Interior Construction	**General Comments**																						
C1030 Fittings	Washroom Accessories			$3,436.00																			**$3,436.00**
C1021 Interior Doors - NR	Hollow core doors and hardware				$23,027.00																		**$23,027.00**
C1035 Identifying Devices	Interior signage					$3,644.00																	**$3,644.00**
C1014 Site Built Toilet Partitions	Washroom partitions								$12,288.00														**$12,288.00**
C1010 Partitions	Painted Concrete Masonry Units																		$98,243.57				**$98,243.57**
C1010 Partitions	Painted wood panelling																		$49,484.52				**$49,484.52**
C30 Interior Finishes	**General Comments**																						
C301005 Painted Wall Covering	Interior wall finishes include standard paint finish.			$19,438.00																			**$19,438.00**
D20 Plumbing	**General Comments**																						

CAPITAL EXPENDITURE - WORKSHEET

D202009 Backflow Preventor	Back flow prevention installed on main water feed			$13,366.04																		**$13,366.04**
D2017 Showers	Shower located in the building including fixtures, accessories, wall finishes			$8,085.08																		**$8,085.08**
D2010 Plumbing Fixtures	The restroom fixtures include vitreous china water closets, urinal, and lavatories, located in the restrooms.			$59,879.93																		**$59,879.93**
D2018 Drinking Fountains and Coolers	Plumbing fixtures include wall-mounted single height water cooler.			$5,461.61																		**$5,461.61**
D201016 Custodial Sinks	The plumbing fixtures include custodial/utility sinks.			$2,894.65																		**$2,894.65**
D202032 Gas Fired Domestic Water Heaters (Commercial Tank Type)	The domestic hot water is provided by a gas-fired, commercial-grade water heater, with recirculation pump - 151L approx.			$33,364.80																		**$33,364.80**
D202032 Gas Fired Domestic Water Heaters (Commercial Tank Type)	The domestic hot water is provided by a gas-fired, commercial-grade water heater, with recirculation pump - 151L approx.			$33,364.80																		**$33,364.80**
D2020 Domestic Water Distribution	The building domestic water distribution system includes a four inch main line, water meter. This System does not include a water heater.												$38,739.00									**$38,739.00**
D30 HVAC	**General Comments**																					
D305004 Fin Tube Radiation Units	Perimeter heating system Main heating is provided by perimeter fin tube system.			$62,066.00																		**$62,066.00**
D306006 Direct Digital Control Systems	The building has wall-mounted thermostats, control valves, and a basic local HVAC control system. The system is beyond the end of its original rated lifecycle and should be replaced.				$15,100.00																	**$15,100.00**
D302002 Hot Water Boilers - Less than 1000 MBH	Heat is provided by a gas-fired hot water boiler					$46,246.18																**$46,246.18**
D305002 Unit Heaters	2 units located in truck bay The system is beyond the end of its original rated lifecycle and should be replaced.					$7,682.34																**$7,682.34**
D303041 Split System Air Conditioning	This system is a ductless split system for air conditioning.												$5,567.00									**$5,567.00**
D304034 Exhaust Fans - Large	Building exhaust - The HVAC ventilation system includes exhaust fans associated with ductwork ventilation system. The system is beyond the end of its original rated lifecycle and should be replaced.																	$19,890.55				**$19,890.55**
D3064 Exhaust and Ventilating Systems	Washroom exhaust - HVAC ventilation system includes restroom exhaust fans with ducting. The system is beyond the end of its original rated lifecycle and should be replaced.																	$6,456.62				**$6,456.62**
D50 Electrical	**General Comments**																					
D5010 Feeder - Average Service	The electric service has an average electrical service feeder size, 400A at 600V. Service feeder to include conduit and wire.			$18,953.30																		**$18,953.30**
D5010 Switchgear - Average Duty	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.			$4,998.67																		**$4,998.67**
D5020 Branch Wiring and Devices	Branch wiring for this building includes an average concentration of interior and exterior branch wiring, devices, and utilization equipment.			$33,428.62																		**$33,428.62**
D502051 Exit Lighting	[The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.			$4,477.98																		**$4,477.98**
D5031 Public Address and Music Systems	The building includes a light density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.			$16,766.38																		**$16,766.38**
D502053 Illuminated Combo Exit Signs	The emergency lighting system includes self-contained battery packs and lights.											$9,476.00										**$9,476.00**
D5010 Electrical Service and Distribution	Light capacity electrical distribution system. Distribution system includes light concentration of panel boards, boxes, wires, receptacles and cover plates.												$78,000.00									**$78,000.00**
E20 Furnishings	**General Comments**																					
E2012 Fixed Casework	Building includes standard kitchen cabinets and countertops for residential use, without appliances.			$4,325.00																		**$4,325.00**
F10 Special Construction	**General Comments**																					
AODA Upgrades	Make facility fuly accessible			$99,248.00																		**$99,248.00**

CAPITAL EXPENDITURE - WORKSHEET

Subtotal:				**$612,654.86**	**$208,081.00**	**$57,572.52**			**$232,854.00**			**$9,476.00**		**$122,306.00**			**$219,239.18**		**##########**			**$13,826.00**	**$2,618,228.81**
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%	
Inflation Total:				**$41,415.47**	**$14,066.28**	**$3,891.90**			**$15,740.93**			**$640.58**		**$8,267.89**			**$14,820.57**		**$77,214.02**			**$934.64**	**$176,992.27**
Total Estimated Financial Projections				**$654,070.33**	**$222,147.28**	**$61,464.42**			**$248,594.93**			**$10,116.58**		**$130,573.89**			**$234,059.74**		**##########**			**$14,760.64**	**$2,795,221.07**
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			$13,500.00															$254,580.30				**$268,080.30**
A20 Basement Construction																						
B10 Superstructure			$175,600.00					$220,566.00										$469,875.00				**$866,041.00**
B20 Exterior Enclosure																$219,239.18		$243,688.69			$13,826.00	**$476,753.87**
B30 Roofing				$169,954.00																		**$169,954.00**
C10 Interior Construction			$3,436.00	$23,027.00	$3,644.00			$12,288.00										$147,728.09				**$190,123.09**
C20 Stairs																						
C30 Interior Finishes			$19,438.00																			**$19,438.00**
D10 Conveying																						
D20 Plumbing			$156,416.92										$38,739.00									**$195,155.92**
D30 HVAC			$62,066.00	$15,100.00	$53,928.52								$5,567.00					$26,347.17				**$163,008.68**
D40 Fire Protection																						
D50 Electrical			$78,624.95								$9,476.00		$78,000.00									**$166,100.95**
E10 Equipment																						
E20 Furnishings			$4,325.00																			**$4,325.00**
F10 Special Construction			$99,248.00																			**$99,248.00**
G10 Site Preparation																						
G20 Site Improvement																						
G30 Site Mechanical																						
G40 Site Electrical																						
Final Total Including AIF & CON			**$654,070.33**	**$222,147.28**	**$61,464.42**			**$248,594.93**			**$10,116.58**		**$130,573.89**			**$234,059.74**		**$1,219,433.27**			**$14,760.64**	**$2,795,221.07**



CAPITAL EXPENDITURE - WORKSHEET