

Portfolio Summary Report

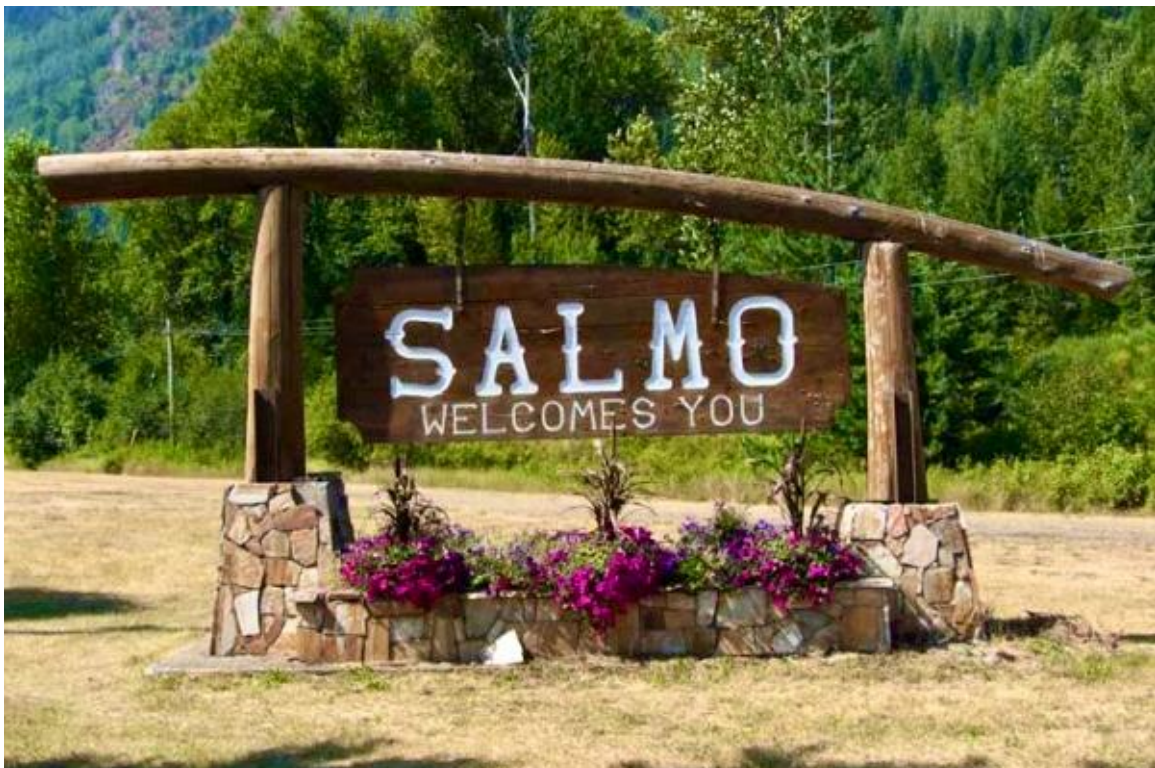
Prepared For

The Village of Salmo

Report Date: May 15, 2026

Prepared by

ASI Engineering



1.0 Executive Summary

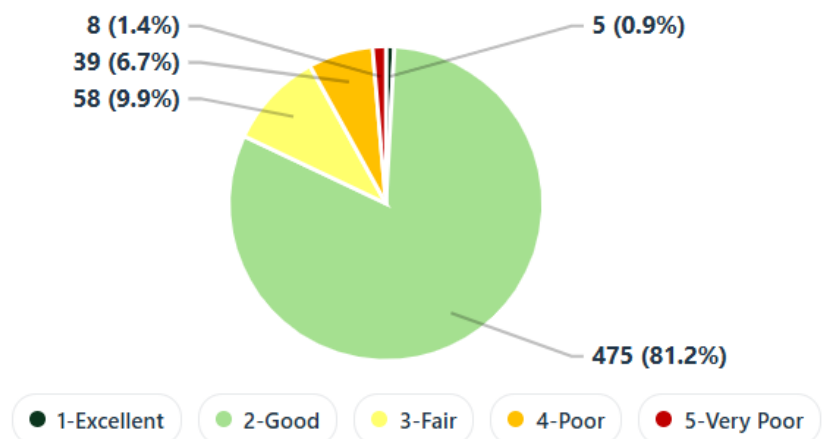
This document provides a portfolio-level summary of the assessment findings. It is accompanied by 20 individual Building Condition Assessment (BCA) reports, which contain detailed, building-specific data, as well as supporting Appendices.

1.1 Project Context

ASI Engineering was retained by ASI Client to conduct a BCA for the Village of Salmo's municipal building portfolio, encompassing nineteen (20) municipal buildings. The assessment, with a site inspection date completed the week of April 13th, evaluates 585 assets across a 20-year capital planning horizon. The assessment was conducted by ASI Engineering in accordance with ASTM E1557, providing a standardized framework for classifying building systems and elements; ASTM E2018, a guideline for conducting Property Condition Assessments including visual inspections and lifecycle-based capital planning; ISO 55000, an asset management framework applying industry best practice; and the Facility Condition Index (FCI), a standard industry metric measuring a building's physical health relative to its total replacement cost.

1.2 Condition Summary

The Salmo municipal building portfolio, comprising 585 assessed assets, is predominantly in satisfactory condition, with 81.2% of assets rated Condition Score 2 (Good) or better. However, concentrated deterioration at several key facilities represents the primary area of concern, with 8 assets (1.4%) rated Condition Score 5 (Very Poor) and 39 assets (6.7%) rated Condition Score 4 (Poor), warranting prioritized remediation planning.



The highest-priority issues identified during the assessment are:

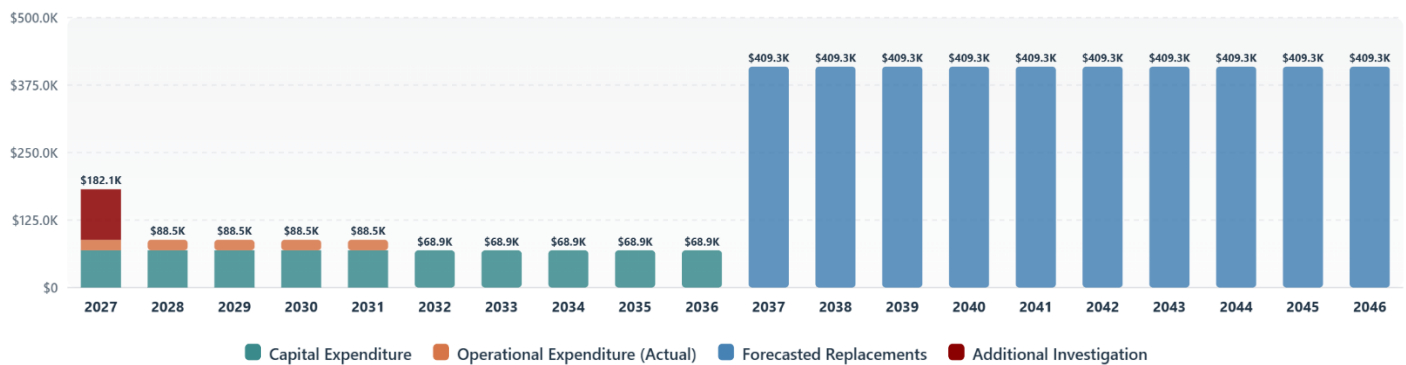
- **KP Concession Stand** (215 Sayward Avenue) represents the most critically deteriorated facility in the portfolio. Active water intrusion has compromised the wood-frame roof structure, with confirmed sagging, wood rot, and surface ponding. Severe black mold was observed on approximately 30% of the interior ceiling, which has been formally flagged. The exterior wall at the building corner is separating and deflecting, requiring additional structural investigation.
- **Civic Works Storage Modular** (124 Lagoon Road) exhibits simultaneous failure across multiple building systems, including an end-of-life electrical distribution panel with no operational heating or cooling, inoperable and seized entry doors, oxidized roof panels with evidence of water penetration, and significantly deteriorated interior finishes.
- **Community Recreation & Youth Centre** (206 7th Street) has a flagged concrete pedestrian ramp exhibiting major slumping, slab separation, and severe spalling, presenting an active life-safety tripping hazard. Accessibility compliance concerns were also noted during the inspection.

1.3 Financial Summary

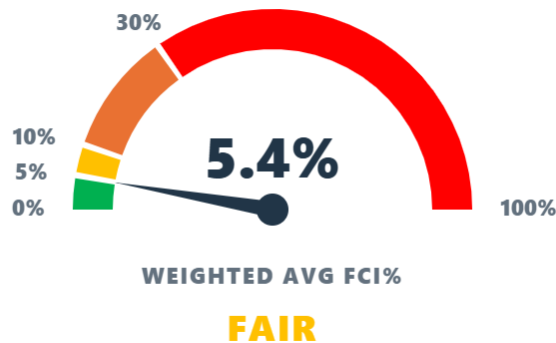
The following financial summary outlines the projected capital and operational funding required to sustain the Salmo facility portfolio over the next 20 years.

Expenditure Category	Estimated Cost	Annual Program Cost	Program Timeline (Years)
Capital Expenditure	\$688,816	\$68,882	1 to 10
Operational Expenditure	\$97,914	\$19,583	1 to 5
Condition-Based Needs	\$786,731	\$88,465	
Total Forecasted Capital Replacements	\$4,092,531	\$409,253	11 to 20
Additional Investigation Costs	\$93,600		1

The 20-year capital planning below is ASI's recommended strategic funding program. The program approach supports consistent and predictable annual budgeting. The first 10 years address the identified needs of the Portfolio, while the remain 10 years represents forecasted capital expenditures. It is important to note that forecasted capital needs are based on the estimated Remaining Useful Life (RUL). Assets should be reinspected on a regular cycle, typically every five years, to keep the capital program current. This will allow Salmo to reprioritize work, adjust budgets, and respond to actual asset performance rather than relying on outdated information.

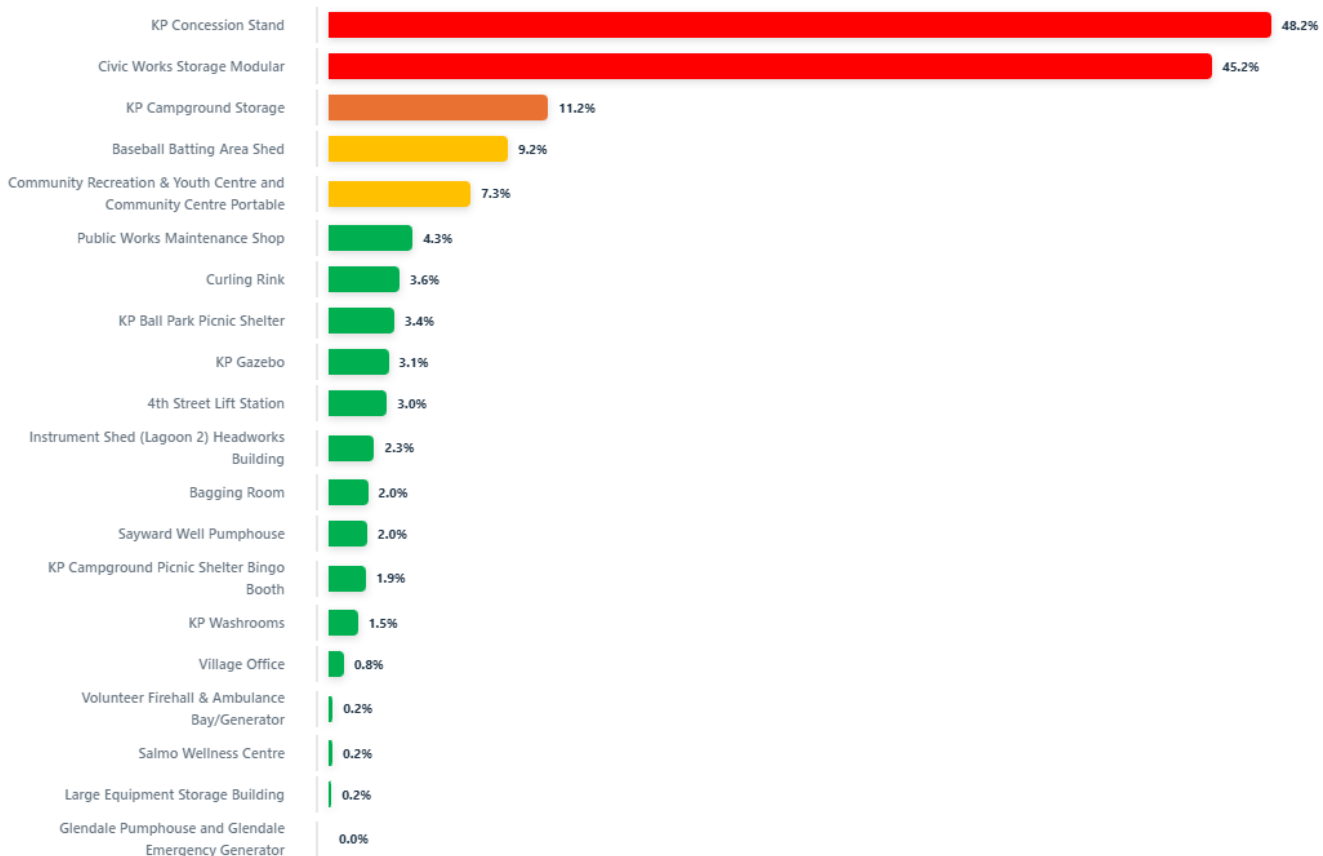


The portfolio weighted average Facility Condition Index (FCI) is **5.4%**, placing the portfolio in **Fair** condition. The portfolio retains approximately 94.6% of its replacement value.



$$FCI = \frac{\text{Condition-Based Needs}}{\text{Current Replacement Value (CRV)}} \times 100$$

Facility condition varies across the portfolio, reflecting differences in age, construction type, and maintenance history. The following chart summarizes the individual building FCI scores:



18/20

Buildings are in stable condition, while the KP Park Concession Stand and the Civic Works Storage Modular are in critical condition.

1.4 Recommendations

Based on the BCA findings, ASI recommends the following actions:

- Execute the 20-Year Capital Program:** Adhere to the prescribed strategic funding roadmap to ensure consistent, proactive lifecycle management across the portfolio.
- Address the critical facilities:**
 - KP Concession Stand:** Decommission immediately due to health and safety concerns, and initiate planning for demolition and replacement.
 - Civic Works Modular Building:** consider decommissioning the Civic Works Modular due to structural deterioration and active moisture infiltration, which is accelerating deterioration compromising the condition of the building.
- Prioritize immediate Capital Expenditure** remediation of the most critically deteriorated systems across the portfolio (Condition scores 5 and 4). These deficiencies carry immediate risk to occupant safety and building integrity and must not be deferred.
- Commission Specialist Investigations:** Initiate secondary structural, mechanical, and roofing engineering reviews to evaluate the full extent of the anomalies identified during this assessment. An allocation of \$93,600 has been established for these investigations, which should occur concurrently with near-term capital repairs.
- Forecasted Operational Expenditure:** The Village should consider performing annual checks of all buildings and budgeting for continued maintenance per the building's needs and manufacturer recommendations for equipment.
- Implement a 5-Year Reinspection Cycle:** Formally reinspect the portfolio every five years to validate the effectiveness of recent remediations and update the long-term lifecycle forecast.

Table of Contents

1.0 Executive Summary	2
1.1 Project Context	2
1.2 Condition Summary	2
1.3 Financial Summary	3
1.4 Recommendations	4
Table of Contents	5
2.0 Introduction	6
2.1 Portfolio Background	6
2.2 Purpose	6
2.3 Scope	6
2.4 Assumptions and Exclusions	6
3.0 Methodology	7
3.1 Description	7
3.2 Standards	7
3.3 Tools	8
4.0 Condition Findings	9
5.0 Financial Analysis	10
5.1 20-Year Capital Plan	10
5.1 Facility Condition Index	12
6.0 Conclusion and Recommendations	13
7.0 References	14
Appendices	15
Appendix A – 20 BCAs	15
Appendix B – Photo Albums	15
Appendix C – Financial Details	15
Appendix D – Cost Assumptions	15

2.0 Introduction

2.1 Portfolio Background

The Village of Salmo owns and operates twenty (20) municipal facilities distributed across four primary property clusters: the Public Works Yard at 124 Lagoon Road, the Village Office at 423 Davies Avenue, KP Park at 215 Sayward Avenue, and Lion's Park at 1017 Glendale Avenue, with additional facilities located at 206 7th Street, 414 Baker Avenue, 413 Baker Avenue, and 4th Street. The assessed portfolio encompasses a combined gross floor area (GFA) of approximately 5,813 m², comprising a diverse range of building types including administrative offices, emergency services, recreational facilities, maintenance shops, pumphouses, utility buildings, and storage structures. Construction years span from 1956 to 2022, reflecting a multi-generational building stock of varying age, design vintage, and functional purpose. Each facility serves a distinct municipal or community service role and is assessed as a discrete structural and operational unit within this Building Condition Assessment (BCA).

2.2 Purpose

This BCA was conducted in accordance with ASTM E1557, ASTM E2018, and ISO 55000 to systematically evaluate the physical condition of assets, document active deterioration mechanisms, and identify remedial action requirements. The assessment provides ASI Client with a structured, evidence-based record of observed deficiencies, rated using the Condition Score methodology, to support informed maintenance programming and strategic capital planning. Findings are intended to maintain building function and condition over the defined planning horizon, enabling prioritized corrective action before deterioration advances to failure-level consequence.

2.3 Scope

This Building Condition Assessment encompasses a comprehensive evaluation of architectural, structural, mechanical, electrical, plumbing, and site elements across the Village of Salmo's municipally owned facilities. The assessment delivers a detailed analysis of building replacement costs, prioritized repair and replacement recommendations, preventative maintenance guidance, and identification of associated liabilities. No client-requested exclusions from the assessment scope have been identified. The capital planning period established for this study is 20 years, over which Operational Expenditure (Actual) has been identified and documented to support long-term asset planning.

2.4 Assumptions and Exclusions

- **Project Scope:** The scope of this assessment is limited to major common property components accessible during the site inspection conducted in non-snow-covered conditions. This study does not include evaluation of concealed building systems not accessible during visual inspection
- **Inflation Methodology:** This capital planning program uses a constant-dollar approach, presenting all costs and financial projections in current-year dollars. Long-term inflation has been excluded because compounding estimated inflation rates over a long-term planning horizon is highly speculative and can obscure the true physical liability of the client's assets.
- **Acknowledgment of Study Limitations:** This study is a point-in-time assessment based entirely on the technologies, materials, and economic conditions existing at the time of the review. Consequently, it cannot predict and does not reflect unanticipated future changes, such as sudden fluctuations in market costs, unexpected shifts in interest rates, or the emergence of unforeseen technologies that could impact future capital expenditures.
- **Cost Estimates:** Class D estimates (±25%) reflect "like-for-like" replacement only. They do not include costs related to building code upgrades, engineering design, or hazardous materials abatement and disposal.

3.0 Methodology

3.1 Description

ASI Engineering performed a BCA of the subject facility through systematic visual observation of accessible building elements and systems. The assessment relies exclusively on non-invasive inspection techniques; no destructive testing, dismantling of components, or specialized engineering analysis was undertaken. As a result, latent defects, concealed conditions, and issues obscured by finishes, cladding, or inaccessible building cavities may not be reflected in the reported findings unless captured through indirect condition assessments (interviews and staff discussions).

ASI utilized mobile devices running proprietary ASI Software to capture field assessment data. This data undergoes real-time auditing by qualified staff for accuracy before being processed to generate cost estimates and comprehensive reports.

Cost estimates are developed using the RSMeans cost estimation method and are structured in accordance with the UniFormat cost estimation convention. This Building Condition Assessment utilizes a constant-dollar approach, presenting all costs and financial projections in current-year dollars. We exclude hypothesized long-term inflation because compounding estimated rates over long-term horizons is highly speculative and can obscure the true physical liability of the facility's assets.

3.2 Standards

Governing Guidelines

- **ASTM E1557** — Standardized UniFormat II classification framework for building systems and elements.
- **ASTM E2018** — Guideline for Property Condition Assessments, covering visual inspections, deficiency identification, and lifecycle-based capital planning.
- **ISO 55000** — International asset management framework aligned with full lifecycle best practices.
- **Facility Condition Index (FCI)** — Industry metric expressing a building's physical health as a ratio of condition-based needs to its Current Replacement Value (CRV).

Condition Rating Framework

Condition Rating	Priority Level
1 – Excellent	Asset is in new or near-new condition with no visible defects. Fully functional and requires no maintenance
2 – Good	Asset is in good condition with minor wear or deterioration. Fully functional, with only routine maintenance required
3 – Adequate	Asset shows moderate deterioration or defects. Performance may be impacted, and minor repairs are required
4 – Marginal	Asset is significantly deteriorated or defective. Functionality is reduced, and major repairs or rehabilitation are required
5 – Poor	Asset is critically deteriorated or non-functional. Immediate repair or replacement is required

Financial Planning Periods — 20-Year Capital Plan

- **Condition Scores 1–2:** Replacements forecast in Years 10–20, distributed according to remaining useful life.
- **Condition Score 3:** Perform maintenance in years 0–5, replacements forecast in Years 10–20
- **Condition Score 4:** Priority remediation within Years 3–10.
- **Condition Score 5:** Immediate action required within Years 0–2.

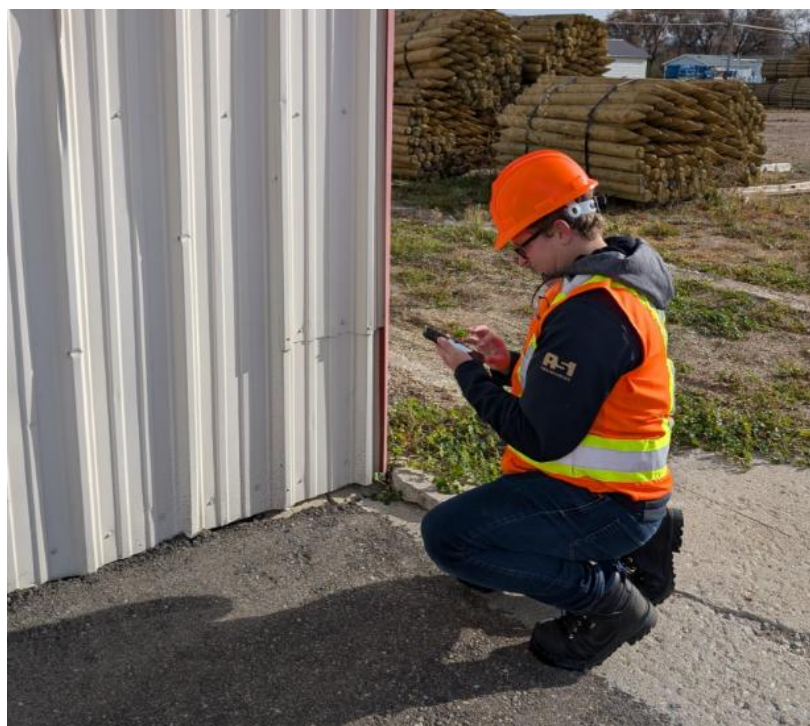
Facility Condition Index (FCI)

Calculated on a building-by-building basis; portfolio-level representation uses a floor-area-weighted average using the following formula and ranges:

$\text{FCI} = \frac{\text{Condition-Based Needs}}{\text{Current Replacement Value (CRV)}} \times 100$	FCI Range	Classification
	0–5%	Good
	6–10%	Fair
	11–30%	Poor
	≥ 31%	Critical

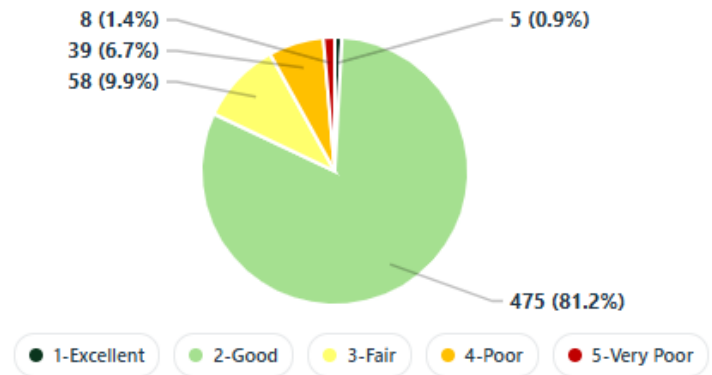
3.3 Tools

- **Mobile Device (GPS / Photo-Tagging)** — Tablets equipped with GPS and photo-tagging capabilities were deployed for field data capture. All findings, condition ratings, and asset records were collected, organized, and synchronized directly to the ASI Software built with field data collection and cloud-based database architecture capabilities.
- **FLIR ONE Edge Pro Thermal Imaging Camera** — Used for targeted thermographic checks for heat and energy loss, electrical anomalies, insulation deficiencies, air leakage, and moisture intrusion.
- **REED R6018 Dual Moisture Meter** — Used to measure moisture content of building materials to identify potential moisture intrusion and mold risk.
- **RSMeans (Gordian)** — Applied as a Class D cost estimation tool; North America's leading construction cost database providing detailed, localized unit and assembly costs for capital planning.
- **Ruler / Measuring Tape** — Used to measure visible cracks, gaps, and dimensional irregularities during visual inspection of building components and concrete structures.
- **Penlight / Flashlight** — Used to illuminate confined, dark, or hard-to-reach areas during inspection for surface defects and concealed conditions.
- **Stakeholder Engagement** — Structured interviews and questionnaires were conducted to supplement point-in-time inspection findings with real-world operational insights from building occupants and management personnel.



4.0 Condition Findings

Of the 585 assets assessed across the Village of Salmo's building portfolio, 475 assets (81.2%) were rated Condition Score 2 (Good), reflecting a generally functional and adequately maintained inventory. However, 58 assets (9.9%) scored Condition Score 3 (Fair), 39 assets (6.7%) scored Condition Score 4 (Poor), and 8 assets (1.4%) scored Condition Score 5 (Very Poor). 5 assets (0.9%) achieved a Condition Score 1 (Excellent). See the individual BCA reports for more information.



The highest-priority issues identified during the assessment are:

- **KP Concession Stand** (215 Sayward Avenue) represents the most critically deteriorated facility in the portfolio. Active water intrusion has compromised the wood-frame roof structure, with confirmed sagging, wood rot, and surface ponding. Severe black mold was observed on approximately 30% of the interior ceiling, which has been formally flagged. The CMU exterior wall at the building corner is separating and deflecting, requiring additional structural investigation.
- **Civic Works Storage Modular** (124 Lagoon Road) exhibits simultaneous failure across multiple building systems, including an end-of-life electrical distribution panel with no operational heating or cooling, inoperable and seized entry doors, oxidized roof panels with evidence of water penetration, and significantly deteriorated interior finishes.
- **Community Recreation & Youth Centre** (206 7th Street) has a flagged concrete pedestrian ramp exhibiting major slumping, slab separation, and severe spalling, presenting an active life-safety tripping hazard. Accessibility compliance concerns were also noted during the inspection.



5.0 Financial Analysis

The assessment identified immediate, short-term, and forecasted needs for the Civic Works Storage Modular building. These needs include capital repairs and replacements, operational maintenance items, and additional investigations required to confirm the extent of specific deficiencies.

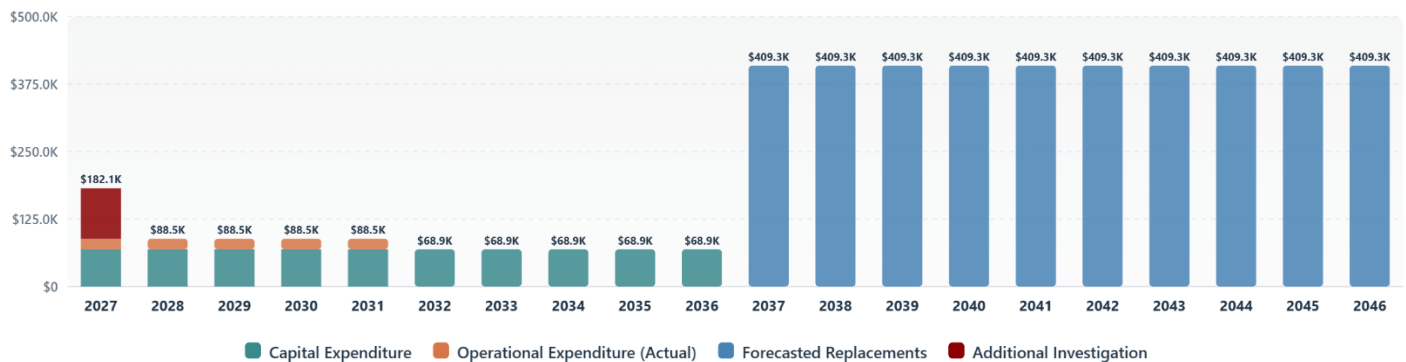
5.1 20-Year Capital Plan

The total costed needs are summarized below:

Cost Category	Total
Capital Expenditure	\$688,816.43
Operational Expenditure	\$97,914.43
Condition-Based Needs Sub-Total	\$786,731
Forecast Capital Expenditure	\$4,092,531
Additional Investigations	\$93,600.00
Total Expenditure	\$4,972,861

To systematically address the needs of the building, the 20-year capital plan distributes recommended work in a program-based portfolio capital planning framework. This approach divides costs evenly and stages the building needs over the 20-year duration to support a predictable annual budget, and balance workload demands to ensure that the highest-priority building elements are addressed first.

The 20-Year Capital Plan Program is as follows:



Year	Capital Expenditure	Operational Expenditure	Additional Investigations	Forecast Capital Expenditure	Annual Total
1	\$68,881.64	\$19,582.89	—	—	\$88,464.53
2	\$68,881.64	\$19,582.89	—	—	\$88,464.53
3	\$68,881.64	\$19,582.89	—	—	\$88,464.53
4	\$68,881.64	\$19,582.89	—	—	\$88,464.53
5	\$68,881.64	\$19,582.89	—	—	\$88,464.53
6	\$68,881.64	—	—	—	\$88,464.53
7	\$68,881.64	—	—	—	\$88,464.53
8	\$68,881.64	—	—	—	\$88,464.53
9	\$68,881.64	—	—	—	\$88,464.53
10	\$68,881.64	—	—	—	\$88,464.53
11	—	—	—	\$409,253.11	\$409,253.11
12	—	—	—	\$409,253.11	\$409,253.11
13	—	—	—	\$409,253.11	\$409,253.11
14	—	—	—	\$409,253.11	\$409,253.11
15	—	—	—	\$409,253.11	\$409,253.11
16	—	—	—	\$409,253.11	\$409,253.11
17	—	—	—	\$409,253.11	\$409,253.11
18	—	—	—	\$409,253.11	\$409,253.11
19	—	—	—	\$409,253.11	\$409,253.11
20	—	—	—	\$409,253.11	\$409,253.11
Total	\$688,816	\$97,914	\$93,600	\$4,092,531	\$4,972,861

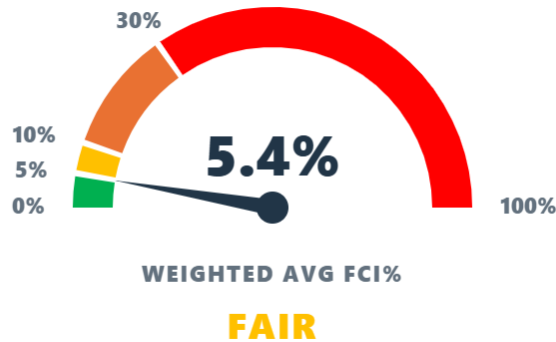
ASI recommends implementing a consistent capital plan program for the following reason:

- **Predictable Budgeting:** A capital program supports consistent and predictable annual budgeting. This helps the client plan financially, communicate future needs clearly, and improve the likelihood that required funds are approved and available each year.
- **Annual Funding Discipline:** Allocating money to the capital plan each year ensures that funds are intentionally set aside for future asset renewal. Even if funds are not fully spent in a given year, the remaining amount can be retained for urgent needs, advanced planning, or future projects.
- **Emergency Funding Reduction:** Maintaining a funded capital program reduces the need to rely on emergency funding, special approvals, deferred maintenance, or short-term borrowing when unexpected asset failures occur. This helps avoid reactive decision-making and unnecessary financing costs.
- **Advanced Planning Flexibility:** Where annual capital funds are available but not immediately required, the client may use those funds to advance longer-duration projects that require early design, coordination, procurement preparation, or funding applications.
- **Resource Planning:** A consistent capital program allows the client to allocate internal and external resources more predictably. This supports better project management, consultant coordination, contractor procurement, and overall delivery of the capital plan.
- **Organizational Continuity:** A documented capital program helps maintain continuity during staff turnover, leadership changes, or shifts in organizational priorities. It provides a clear framework for onboarding, decision-making, and keeping long-term asset renewal priorities on track.
- **Data Currency:** Asset condition data is only as current as the year it was collected. Since asset conditions, costs, risks, and priorities change over time, the capital program should be reviewed and updated regularly.
- **Reinspection Cycle:** Assets should be reinspected on a regular cycle, typically every five years, to keep the capital program current. This allows the client to reprioritize work, adjust budgets, validate previous assumptions, and respond to actual asset performance rather than relying on outdated information.

5.1 Facility Condition Index

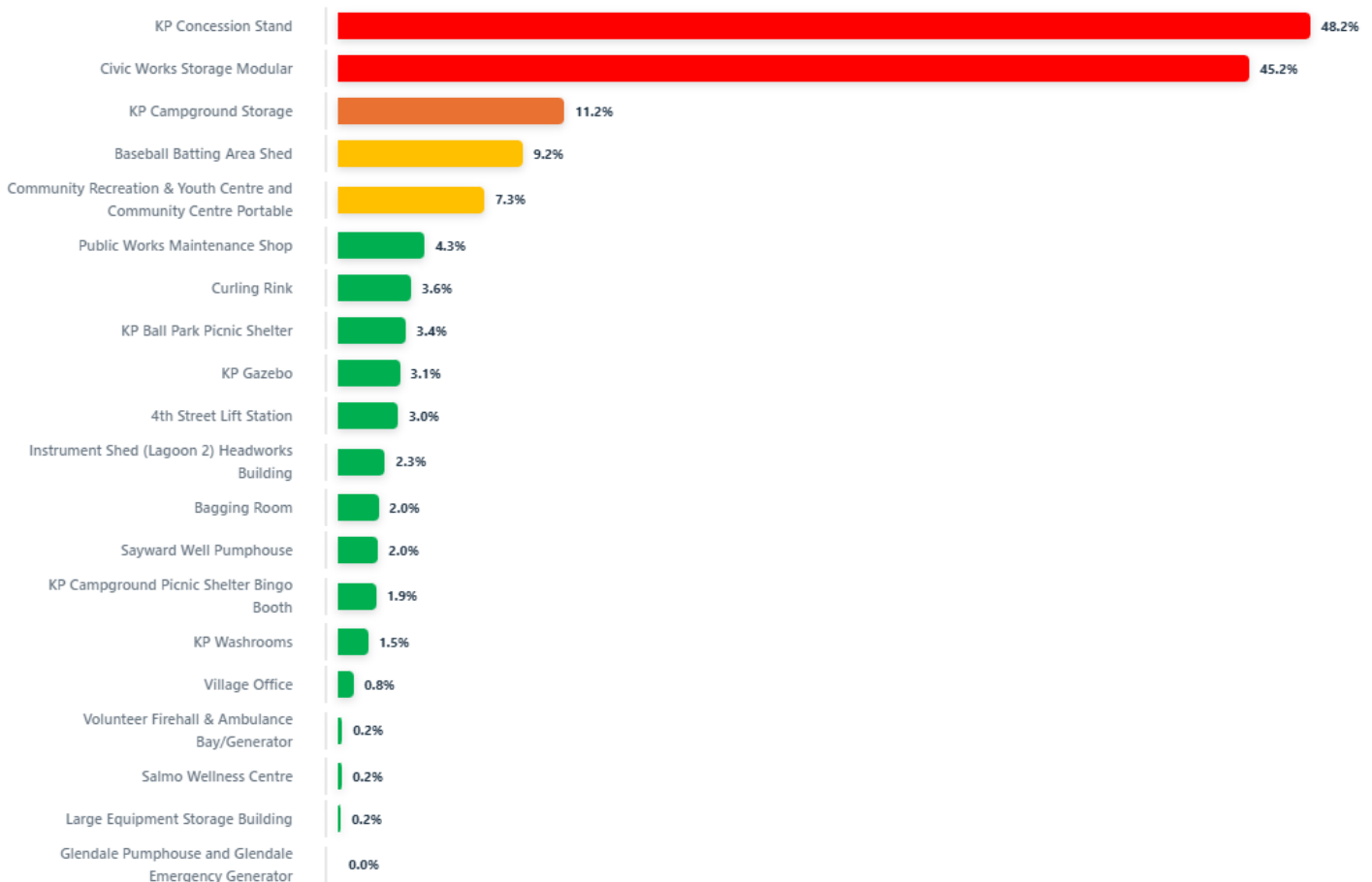
Parameter	Value
Condition-Based Needs (Cap Ex + Op Ex)	\$786,730.86
Portfolio CRV (20 Facilities)	\$16,155,451.24

The portfolio weighted average, weighted by building area Facility Condition Index (FCI) is **5.4%**, placing the portfolio in **Fair** condition. The portfolio retains approximately 94.6% of its replacement value.



$$\text{FCI} = \frac{\text{Condition-Based Needs}}{\text{Current Replacement Value (CRV)}} \times 100$$

Facility condition varies across the portfolio, reflecting differences in age, construction type, and maintenance history. The following chart summarizes the individual building FCI scores:



6.0 Conclusion and Recommendations

The building portfolio for the Village of Salmo is generally in satisfactory condition, with 82.1% of the 585 assessed assets rated Condition Score 1 (Excellent) or Condition Score 2 (Good). However, 8.1% of assets are rated Condition Score 4 (Poor) or Condition Score 5 (Very Poor), requiring near-term capital action to prevent service failure and escalating lifecycle costs.

The portfolio's area-weighted average Facility Condition Index (FCI) is 5.4%, placing it in the Fair category. This is an acceptable portfolio average, indicating that the facilities retain approximately 94.6% of their replacement value and have generally been well maintained.

Based on the BCA findings, ASI recommends the following actions:

1. **Execute the 20-Year Capital Program:** Adhere to the prescribed strategic funding roadmap to ensure consistent, proactive lifecycle management across the portfolio.
2. **Address the critical facilities:**
 - **KP Concession Stand:** Decommission immediately due to health and safety concerns, and initiate planning for demolition and replacement.
 - **Civic Works Modular Building:** consider decommissioning the Civic Works Modular due to structural deterioration and active moisture infiltration, which is accelerating deterioration compromising the condition of the building.
3. **Prioritize immediate Capital Expenditure** remediation of the most critically deteriorated systems across the portfolio (Condition scores 5 and 4). These deficiencies carry immediate risk to occupant safety and building integrity and must not be deferred.
4. **Commission Specialist Investigations:** Initiate secondary structural, mechanical, and roofing engineering reviews to evaluate the full extent of the anomalies identified during this assessment. An allocation of \$93,600 has been established for these investigations, which should occur concurrently with near-term capital repairs.
5. **Forecasted Operational Expenditure:** The Village should consider performing annual checks of all buildings and budgeting for continued maintenance per the building's needs and manufacturer recommendations for equipment.
6. **Implement a 5-Year Reinspection Cycle:** Formally reinspect the portfolio every five years to validate the effectiveness of recent remediations and update the long-term lifecycle forecast.

7.0 References

- **ASTM E1557** — Standard Classification for Building Elements and Related Sitework (UNIFORMAT II). Standardized framework used for classifying building systems and elements throughout this assessment.
- **ASTM E2018** — Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Industry guideline governing the visual inspection methodology, deficiency identification, and lifecycle-based capital planning approach applied in this report.
- **ISO 55000** — Asset Management — Overview, Principles and Terminology. International asset management framework providing the overarching principles and best practices underpinning the assessment methodology.
- **Facility Condition Index (FCI)** — Industry-standard metric used to quantify the physical condition of a facility by comparing the total cost of condition-based needs to the total replacement cost of the asset, expressed as a percentage.
- **RSMeans Data from Gordian** — North America's leading construction cost database, used as a Class D cost estimation tool to develop localized unit and replacement cost estimates referenced throughout this report.

Appendices

Appendix A – 20 BCA Reports

Available through SharePoint and for download through the ASI Software.

Appendix B – Photo Album

Available through SharePoint and for download through the ASI Software.

Appendix C – Raw Database

Available through SharePoint and for download through the ASI Software.

Appendix D – Cost Assumptions

Cost estimates presented in this report incorporate a series of standardized cost adders applied to all cost values. The following table summarizes the applicable overhead, indirect project cost, and contingency rates configured for this project.

Cost Category	Sub-Category	Rate (%)
Company Overhead	Administration	4.0%
	Insurance / WCB / GL / PL	6.0%
	Technology & Software	6.0%
	Tools & PPE	20.0%
	Total Company Overhead	36.0%
Indirect Project Costs	Engineering Design	8.0%
	Engineering Field	6.0%
	Mobilization / Demobilization	10.0%
	Temporary Facilities	2.0%
	Total Indirect Project Costs	26.0%
Contingency	Class D Estimate Contingency	25.0%
	Total Contingency	25.0%
Escalation / Inflation	Active Inflation Rate	0.0%

All replacement cost estimates were developed using RSMeans square metre unit costs as the primary cost benchmarking reference. RSMeans is a recognized industry standard for building construction cost data and provides regionally informed benchmarks by building type. Current Replacement Values (CRVs) for each facility in the portfolio were calculated by multiplying the applicable RSMeans building type unit rate (CAD/m²) by the recorded gross floor area of the structure.

The following table presents the RSMeans unit rates applied to the building types represented within the Village of Salmo's facility portfolio:

Building Type	Cost per m ² (CAD/m ²)	Cost per ft ² (CAD/ft ²)
Community Centre	\$2,417.57	\$224.60
Fire Station	\$3,108.29	\$288.77
Maintenance Shop	\$2,393.46	\$222.36
Medical Facility	\$4,084.04	\$379.42
Office	\$3,723.67	\$345.94
Recreational Facility	\$3,433.36	\$318.97
Shelters/Gazebos	\$1,361.53	\$126.49
Warehouse/Equipment Enclosures	\$2,378.72	\$220.99

The following table summarizes the resulting Current Replacement Values for each assessed building location, cross-referenced with the assigned RSMeans building classification and recorded gross floor area.

Building Name	Building Type	Gross Floor Area (m ²)	CRV (Estimated)
Village Office	Office	156	\$580,892
Volunteer Firehall & Ambulance Bay/Generator	Fire Station	732	\$2,275,268
Community Recreation & Youth Centre and Portable	Community Centre	2,090	\$5,052,721
Salmo Wellness Centre	Medical Facility	357	\$1,458,002
KP Concession Stand	Warehouse/Equipment Enclosures	94	\$223,600
KP Campground Picnic Shelter / Bingo Booth	Shelters/Gazebos	87	\$118,453
KP Gazebo	Shelters/Gazebos	87	\$118,453
KP Washrooms	Office, 1 Story	130	\$484,077
KP Ball Park Picnic Shelter	Shelters/Gazebos	31	\$42,207
Sayward Well Pump house	Warehouse/Equipment Enclosures	21	\$49,953
KP Campground Storage	Shelters/Gazebos	36	\$49,015
4th Street Lift Station	Warehouse/Equipment Enclosures	23	\$54,711
Large Equipment Storage Building	Warehouse/Equipment Enclosures	411	\$977,654
Glendale Pump house & Emergency Generator	Warehouse/Equipment Enclosures	20	\$47,574
Public Works Maintenance Shop	Maintenance Shop	235	\$562,463
Civic Works Storage Modular	Warehouse/Equipment Enclosures	107	\$254,523
Instrument Shed (Lagoon 2) / Headworks Building	Shelters/Gazebos	53	\$72,161
Bagging Room	Shelters/Gazebos	92	\$125,261
Curling Rink	Recreational Facility	1,051	\$3,608,461
Baseball Batting Area Shed	Warehouse/Equipment Enclosures	4	\$9,514.88

It is noted that CRV figures represent planning-level estimates intended to support capital budgeting and lifecycle cost modelling. These values should not be interpreted as project budgets or contractor bid estimates. For any individual asset requiring capital investment, detailed engineering and quantity takeoff-based estimates are recommended at the time of procurement.