

1 Q. **Re: Volume III, Tab 21 – Line Depot Condition Assessment and**
2 **Refurbishment Strategy**

3 Referring to Table 4, is the forecast for “Consultant” solely related to providing
4 detailed engineering and condition assessments? If not, please provide a
5 breakdown of the detailed engineering and condition assessment costs.

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8 A. The sole requirement of the “consultant” costs listed in Table 4 is to provide a
9 condition assessment report of the property. Each condition assessment will be
10 completed by an external consultant. Each assessment includes:

- 11 • Assess the current condition of the architectural, structural, mechanical and
12 electrical building components and systems;
- 13 • Assess deficiencies of the building relative to current code and/or indicated
14 usage;
- 15 • Determine the need for either rehabilitation, relocation and/or expansion; and
- 16 • Provide a cost estimate of all recommendations.

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18 Detailed engineering includes detailed design based on the recommendations from
19 the condition assessment and tender document development. Detailed engineering
20 is separated from the “consultant” cost in the budget estimate since it is planned
21 for completion by in house engineering and is therefore included in the labour
22 portion of the 5 year budget estimate.

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24 The following table outlines the condition assessment costs and detailed
25 engineering costs as included in the budget application.

Item	2017	2018	2019	2020	2021
Consultant condition assessment	24	48	48	48	48
Detailed engineering	100	67	67	67	67

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A review of the schedule in the budget application shows that, in 2017, there is one location requiring a condition assessment and 3 locations requiring detailed engineering. From 2018 to 2021, there are, in each year, 2 locations requiring condition assessments and 2 locations requiring detailed engineering. Also note that the 2017 costs for the consultant line item in Table 4 shows 0 dollars. The cost estimate for 2017 is more detailed than the forecasted years and is reflective of the fact that a contract will be required for the condition assessment, thus the consultant costs for 2017 are included under the contract work line item.