

# Building Condition Assessment Report

<b>Asset</b>	C4b - Boys Industrial School - Cottage 1	
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
<b>Construction Year</b>	1922.	
<b>Size (Gross Floor Area)</b>	8,999	Sq.Ft.
<b>Asset Type</b>	RV_Assisted - Senior Living with Brick Veneer on Block / Bearing Wall, Valleyview and Cottages 1, 2 & 3	
<b>Floors Above Ground</b>	2	
<b>Report Date</b>	July 2013	



**Executive Summary**

Cottage 1 was completed in 1922 and formed a portion of the “Boy’s Industrial Training School.” This cottage was designed in Tudor Revival style with two-storeys on brick foundations with interlocking clay tile load bearing walls. It was converted to the “Essondale Home for the Aged” in 1936. Including the basement, Cottage 1 totals 836 m2. Cottage 1 is currently vacant and unsafe for occupancy. A 1991 seismic engineering evaluation reported that “Cottage 1 is structurally deficient by several orders of magnitude and would be an extremely hazardous building in an earthquake.”

This report assumes a continuation of the current use (or previous use if building is vacant) and does not include costs associated with a change of use of the building.



**Summary Results of Assessment:** C4b - Boys Industrial School - Cottage 1

Replacement Costs	Renewal Costs	FCI
\$2,027,364.00	\$1,009,866.00	50%



**Definitions:**

- **Replacement Cost:** The combined costs (construction only - soft costs are not included) to replace all the components in the building without demolition and rebuilding. This number is arrived at from RS Means and other sources then verified (validated) by the persons doing the building assessments.
- **Renewal Cost:** The combined costs (construction only - soft costs are not included) of all the identified renewal needs.
- **Facility Condition Index (FCI):** a ratio of renewal costs divided by replacement costs
- **FCI Level Definitions:**
  - o Good: 0%-5%
  - o Fair: 6%-10%
  - o Poor: 11%-30%
  - o Critical: greater than 30%



**A10 Foundations**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$250,000		
<u>What &amp; Where</u>	Concrete and brick foundations with brick interior partition and load bearing walls.		
<u>Commentary (Condition ...)</u>	seismic upgrade required (consultant assessment required to confirm scope and cost)		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$250,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace and repair existing brick foundations and interlocking clay tile load bearing walls.		
<u>Commentary</u>	Recommend a Consultants seismic assessment to further determine replacement cost if building is to remain.		
<u>Action</u>	<b>2.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$1,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Consultant study on foundation waterproofing and perimeter drainage.		
<u>Commentary</u>	Recent basement flood.		



**B10 Superstructure**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$50,484		
<u>What &amp; Where</u>	Brick foundation, Interlocking clay tile load bearing walls in basement, wood construction main and upper floor with wood construction roof rafters.		
<u>Commentary (Condition ...)</u>	Structurally deficient, Unsafe for Occupancy (seismic upgrade required)		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Consultant's assessment required to determine superstructure seismic integrity in case of an earthquake.		
<u>Commentary</u>			



**B2010 Exterior Walls**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$250,000		
<u>What &amp; Where</u>	Terra cotta bricks for the first 4 to 5 feet above grade and the remainder rock-dash stucco with wood trim.		
<u>Commentary (Condition ...)</u>	Some water ingress damage.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$250,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Extensive water damage to exterior rock-dash stucco, wood trim and brick facade.		
<u>Commentary</u>			



**B2020 Exterior Windows**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$85,000		
<u>What &amp; Where</u>	Combination steel framed single glazed institutional and aluminum framed single glazed (awning and fixed) 105 windows in total.		
<u>Commentary (Condition ...)</u>	Some windows are broken. Not all are original.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$85,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing windows.		
<u>Commentary</u>			



**B2030 Exterior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$9,000		
<u>What &amp; Where</u>	Store front main entry glass door with side lights. All other exit doors solid wood with raised face panels and wood frames. 1 aluminum store front and 7 wood (solid core)		
<u>Commentary (Condition ...)</u>	Original doors except for the main entry door.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$9,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All exterior doors to be replaced due to rot and extensive wear present.		
<u>Commentary</u>			

**B30 Roofing**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$70,000		
<u>What &amp; Where</u>	Interlocking asphalt shingles on a hip roof.		
<u>Commentary (Condition ...)</u>	Ceiling mould and signs of interior water ingress confirms roof leaks.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$70,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Existing roof is brittle and cupping also interior mould and signs of water ingress confirmed.		
<u>Commentary</u>			



**C1010 Partitions**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$80,000		
<u>What &amp; Where</u>	Non load bearing wood framed painted lath and plaster partitioning walls and washrooms metal stall panels in basement, main and upper floor.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair lath and plaster and reprint partitioning walls. Replace all metal washroom partitions.		
<u>Commentary</u>			



**C1020 Interior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	Solid interior doors with fire separation doors having side glass. Approx. 35 doors.		
<u>Commentary (Condition ...)</u>	Some interior doors are raised face panel and some solid slab.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$7,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Approximately 50% of the interior doors to be replaced		
<u>Commentary</u>			
<b><u>Action</u></b>	<b>2.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$2,000		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Some door repairs required, passage sets, doors and frames to be repaired.		
<u>Commentary</u>			



**C1030 Fittings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$80,000		
<u>What &amp; Where</u>	Common areas counters, cabinets and vanities		
<u>Commentary (Condition ...)</u>	Original fittings to be replaced		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$80,000		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Original fittings have lots of wear. Replace all fittings		
<u>Commentary</u>			

**C20 Stairs**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,889		
<u>What &amp; Where</u>	Exterior exit stairs are concrete when exiting basement and steel construction for exiting main and upper floor. Interior stairs are wood frame from basement to upper floor.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace rear metal exit stairs with new. Corroded structural components and unsafe to use.		
<u>Commentary</u>			

**C3010 Wall Finishes**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Combination painted lath and plaster and painted drywall. (90% painted lath and plaster)		
<u>Commentary (Condition ...)</u>	Basement has extensive water damage due to flood.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All wall finishes to be repainted (basement, main and upper floor).		
<u>Commentary</u>			

**C3020 Floor Finishes**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$35,000		
<u>What &amp; Where</u>	Combination VCT, carpeting and sheet vinyl.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$35,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace all flooring in basement, main floor and upper floor.		
<u>Commentary</u>	Possible sub floor replacement where applicable due to water ingress damage and mould issues.		





**C3030 Ceiling Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$40,000		
<u>What &amp; Where</u>	Combination T-bar, painted lath and plaster and glued acoustic tiles.		
<u>Commentary (Condition ...)</u>	Missing panels, water ingress damage and mould.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	50% of all existing ceiling finishes to be replaced		
<u>Commentary</u>			
<b><u>Action</u></b>	<b>2.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	50% of existing ceilings to be repaired and prepped for painting.		
<u>Commentary</u>			



**D2010 Plumbing Fixtures**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$40,000		
<u>What &amp; Where</u>	Common area bathrooms combination ceramic and ceramic coated fixtures.		
<u>Commentary (Condition ...)</u>	All original fixtures.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All plumbing fixtures to be replaced.		
<u>Commentary</u>	All original fixtures. More efficient fixtures to be installed.		



**D2020 Domestic Water Distribution**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,748		
<u>What &amp; Where</u>	Domestic copper water lines with PRV valve in basement area.		
<u>Commentary (Condition ...)</u>	Water turned off. No obvious signs of pipe leaks.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,748		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D2030 Sanitary Waste**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	Cast iron sanitary lines.		
<u>Commentary (Condition ...)</u>	Original cast iron pipes.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,709		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D2040 Rain Water Drainage**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Metal gutters with metal and PVC rain water leaders toing to a perimeter drain.		
<u>Commentary (Condition ...)</u>	Recent basement flood.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace gutters and rain water leaders		
<u>Commentary</u>	Study on perimeter drainage required.		



**D2095 Domestic Water Heaters**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1994.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	John wood 175 litres electric hot water tank (1994) located in basement.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace hot water tank, it's 19 years old		
<u>Commentary</u>			



**D3012 Gas Supply System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$6,000		
<u>What &amp; Where</u>	Natural gas metering valve to side of building and to boiler.		
<u>Commentary (Condition ...)</u>	Gas supply is turned off for approximately 10 years or more.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Gas supply piping will need to be inspected and repaired as required.		
<u>Commentary</u>	Gas has been turned off for 10 years or more.		



**D3024 Boiler Room Piping And Specialties**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Hot water cast iron heating pipes, booster pump.		
<u>Commentary (Condition ...)</u>	Before boiler start-up all pipes need to be inspected and repaired as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Since the heating boiler has not been operable for 10 years or more it may be necessary to repair or replace some of the inline components.		
<u>Commentary</u>			



**D3026 Heating Generating Auxiliary Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	Boiler hot water retention tank located in basement and miscellaneous pumps.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repairs to boiler hot water retention tank, associated pipes and valves and any miscellaneous pumps.		
<u>Commentary</u>			



**D3027 Heating Generating Equipment & Piping Insulation**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Low pressure steam natural gas fired boiler located in basement (Weil McLan - Gold Cga)		
<u>Commentary (Condition ...)</u>	Boiler has not been operable for 10 years or more.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Natural gas fired hot water heating boiler to be replaced.		
<u>Commentary</u>	Has not been operable for 10 years or more ( outdated )		



**D3041 Air Distribution Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	American standard air conditioning and air distribution system located on upper floor.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D3043 Hydronic Distribution Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Low pressure steam and hot water insulated lines exposed in basement area feeding fin tube heaters.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$12,599		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D3045 Exhaust Ventilation Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,669		
<u>What &amp; Where</u>	Boiler exhaust with booster fan and commercial kitchen exhaust hood fan in basement.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$5,669		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D3055 Fin Tube Radiation**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$25,000		
<u>What &amp; Where</u>	Low pressure steam fin tube heaters located in basement, main and upper floor.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$21,598		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D3060 Controls And Instrumentation**


<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Zoning thermostats, if tube heater control valves and boiler instrumentation.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D5010 Electrical Service And Distribution**


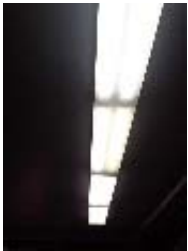
<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$180,000		
<u>What &amp; Where</u>	Electrical service has been updated (100 amp) grounded.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$177,370		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			





**D5021 Branch Wiring**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$110,148		
<u>What &amp; Where</u>	Copper wiring switches and power outlets no ground wire.		
 <u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$10,979		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D5022 Lighting Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Combination of incandescent and fluorescent lighting.		
 <u>Commentary (Condition ...)</u>			
	There has been some upgrade.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replac		
<u>Action Cost</u>	30000		
<u>Action Year</u>			
<u>Brief Description</u>	Recom mend		
<u>Commentary</u>			



**D5032 Intercommunications And Paging**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	Existing inter communication and paging system available (outdated)		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Outdated equipment.		
<u>Commentary</u>			

**D5033 Telephone Systems**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,158		
<u>What &amp; Where</u>	Phone system condition unknown. Maintenance an replacement by supplier.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,158		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D5037 Fire Alarm System**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Fire alarm system by Fire Pro last inspection date May 2009		
<u>Commentary (Condition ...)</u>			



<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$10,000
<u>Action Year</u>	2014.
<u>Brief Description</u>	Painless fire alarm upgrade to latest codes
<u>Commentary</u>	

**D5038 Security Systems**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$40,406		
<u>What &amp; Where</u>	Main doors alarmed with motion detectors		
<u>Commentary (Condition ...)</u>			

<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$40,406
<u>Action Year</u>	2022.
<u>Brief Description</u>	
<u>Commentary</u>	



**D5091 Exit & Emergency Light Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$900		
<u>What &amp; Where</u>	Illuminated exit signage at fire exit points.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$900		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			

**E1010 Commercial Equipment**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$5,000		
<u>What &amp; Where</u>	Stainless steel Commercial kitchen located in basement area.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,610		
<u>Action Year</u>	2022.		
<u>Brief Description</u>			
<u>Commentary</u>			

**E2010 Fixed Furnishings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1922.		
<u>Replacement Value</u>	\$7,500		
<u>What &amp; Where</u>	Reception counter and misc fixed furnishings		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$5,669		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			