

Building Condition Assessment Report

Asset	C6 - Crease Cafeteria	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1940.	
Size (Gross Floor Area)	16,653	Sq.Ft.
Asset Type	RV_Kitchen, Face Brick with Concrete Block Back-up / Concrete Frame	
Floors Above Ground	2	
Report Date	July 2013	



Executive Summary

Crease Kitchen was constructed as the “Veterans’ Unit Dining Block” in the early 1940’s. The 1,547.20 m2, two-storey high building is constructed of reinforced concrete on a concrete foundation. An internal stairway leads from the ground level entry to the second-floor dining area. It is similar in style to the Crease Clinic building with matching brick finish, a low hipped roof, and artificial stone window trim.

A previous heritage evaluation rated this building equal in significance to the Crease Clinic building. Crease Kitchen remains in use for filming. On Central Steam

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: C6 - Crease Cafeteria

Replacement Costs	Renewal Costs	FCI
\$2,204,472.00	\$1,664,779.00	76%

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>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$500,000		
<u>What & Where</u>	Exterior walls concrete foundation.		
<u>Commentary (Condition ...)</u>	Exterior walls foundation show no cracks or signs of deterioration. Not able to access basement or tunnel.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$101,916		
<u>What & Where</u>	Tunnel used as passage to Crease clinic		
<u>Commentary (Condition ...)</u>	No access to tunnel and basement area.		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$403,336		
<u>What & Where</u>	Reinforced concrete structure with wood roof rafters and bracing. Concrete attic floor.		
<u>Commentary (Condition ...)</u>	Appears to have had some seismic upgrades on attic rafters. Complete consultant seismic review required.		



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$291,428		
<u>What & Where</u>	Cast concrete lower walls topped with pinkish orange terra cotta brick cladding with artificial stone accent (concrete).		
<u>Commentary (Condition ...)</u>	Targeted repairs required on artificial stone accent.		
 <u>Action</u>	 1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repairs to artificial stone accent and trim (concrete).		
<u>Commentary</u>			



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$275,000		
<u>What & Where</u>	Metal framed single glazed windows (fixed & vert.sliding) in wood casements. Some wood frame with wood frame casements, (fixed and vert. sliding)		
<u>Commentary (Condition ...)</u>	All windows single glazed and should be replaced with more energy efficient ones. There approximate. 90 windows.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$275,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing exterior windows with more energy efficient ones.		
<u>Commentary</u>			

B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Original solid wood doors with half light with steel frames.		
<u>Commentary (Condition ...)</u>	New doors required.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Original doors and frames to be replaced.		
<u>Commentary</u>			



B2040 Industrial Doors

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$3,500		
<u>What & Where</u>	Original steel industrial doors with metal frame.		
<u>Commentary (Condition ...)</u>			



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$150,000		
<u>What & Where</u>	Asphalt shingled slope hipped roof with punctuated dormers with standing seam metal roofing.		
<u>Commentary (Condition ...)</u>	Re-roofed in 2011.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$139,969		
<u>Action Year</u>	2033.		
<u>Brief Description</u>			
<u>Commentary</u>			


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$72,940		
<u>What & Where</u>	Terra cotta brick with plaster and paint also wood stud construction with drywall and paint.		
<u>Commentary (Condition ...)</u>	The wood stud and drywall is the result of the film set builders construction.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$75,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Remove prop walls and repair and paint filming area. All other partitioning walls to be repaired and repainted.		
<u>Commentary</u>			

C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$45,629		
<u>What & Where</u>	Combination of original hollow core with wood frames, solid core with metal frames, raised panel with wood frames. Most interior doors have half lights.		
<u>Commentary (Condition ...)</u>	Original doors and frames, not rated.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$45,629		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Most doors to be replaced along with frames. 10 to 20% can be repaired.		
<u>Commentary</u>			


C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Some counters with bottom cabinets in common areas.		
<u>Commentary (Condition ...)</u>			



<u>Action</u>	1.
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$15,000
<u>Action Year</u>	2028.
<u>Brief Description</u>	Some existing cabinets have been removed.
<u>Commentary</u>	



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$30,142		
<u>What & Where</u>	internal stairway leads from the ground level entry to the second-floor dining area. External stairs located at exit doors. All stairs are concrete construction with the interior stairs having non-slip finish on runs.		
<u>Commentary (Condition ...)</u>	Exterior stairs metal guard and handrails not to code.		



<u>Action</u>	1.
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$10,000
<u>Action Year</u>	2026.
<u>Brief Description</u>	For exterior stairs Replace all metal handrails and guardrails with code compliant ones. For interior stairs re-install hand rails.

Commentary


C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$22,148		
<u>What & Where</u>	Existing painted plaster and lath, concrete, drywall and ceramic tiled wall finishes.		
<u>Commentary (Condition ...)</u>	Plaster repairs required and new paint throughout.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$22,148		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			
<u>Action</u>	2.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair and repair all walls		
<u>Commentary</u>	Hazardous material abatement required.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$175,000		
<u>What & Where</u>	Combination sheet vinyl (70%), mosaic ceramic, terra cotta, 6x6 ceramic and vinyl tiles		
<u>Commentary (Condition ...)</u>	75% fair condition, requires cleaning and repairs. The rest to be replaced.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Approx. 25% of existing flooring to be replaced.		
<u>Commentary</u>	75%of existing flooring to be cleaned and repaired.		



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$150,000		
<u>What & Where</u>	Existing combination of painted plaster, T-Bar with acoustic tiles and interlocking acoustic ceiling tiles glued down.		
<u>Commentary (Condition ...)</u>			
 <u>Action</u>	 1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$150,000		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Remove and replace interlocking acoustic tiles and repair and reprint plastered ceilings.		
 <u>Commentary</u>			



D1010 Elevators & Lifts

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$200,000		
<u>What & Where</u>	Original, not running. Cable lift from first to second floor.		
<u>Commentary (Condition ...)</u>	Elevators working condition unknown. Elevator consultant required to assess condition.		
 <u>Action</u>	 1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$200,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Two stop Elevator presently not working cab and machine room with controls to be upgraded		
 <u>Commentary</u>	Elevator consultant condition assessment required.		



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$138,886		
<u>What & Where</u>	Combination ceramic, steel ceramic coated and stainless steel fixtures.		
<u>Commentary (Condition ...)</u>	Original fixtures. Not in working order. Water has been shut-off for some time.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$138,886		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Existing fixtures to be replaced.		
<u>Commentary</u>	Poor condition.		



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$80,601		
<u>What & Where</u>	Copper piping in washrooms and kitchen area.		
<u>Commentary (Condition ...)</u>	Not able to access basement to review rest of domestic water piping.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Some of the existing copper piping Ned's replacing.		
<u>Commentary</u>	Consultants pipe assessment required.		



D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$46,295		
<u>What & Where</u>	Original cast iron sanitary waste pipes.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$46,295		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2011.		
<u>Replacement Value</u>	\$37,636		
<u>What & Where</u>	Metal gutters and rain water leaders Perimeter drainage seems to be in good working order.		
<u>Commentary (Condition ...)</u>	Rain water leaders and gutters replaced at time of roof replacement (2011) Perimeter drainage unknown when it was last repaired or replaced.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$37,636		
<u>Action Year</u>	2048.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3043 Hydronic Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$13,156		
<u>What & Where</u>	Carbon steel pipes for plant steam to radiators.		
<u>Commentary (Condition ...)</u>	Unable to access basement or tunnel.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$13,156		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Kitchen stove hood exhaust (SS) not working. Washrooms exhaust system, not working.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Kitchen and washroom fans to be replaced. Systems to be cleaned and duct work replaced if required.		
<u>Commentary</u>			



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$22,648		
<u>What & Where</u>	Mix fin tube with fan & motor, cast iron radiators.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$22,648		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			


D3090 Other HVAC Systems And Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$75,000		
<u>What & Where</u>	Air recirc fans for elevator, common areas and kitchen.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$75,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Air recirc fans for elevator, common areas and kitchen to be replaced.		
<u>Commentary</u>			



D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$61,283		
<u>What & Where</u>	Electrical distribution has been upgraded (new fuse panels and some branch wiring).		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$61,283		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			


D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$158,204		
<u>What & Where</u>	All switches, outlets and equipment have ground wire.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$15,820		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$40,000		
<u>What & Where</u>	Fluorescent Lighting and some incandescent bulbs		
<u>Commentary (Condition ...)</u>	Energy upgrade required. Changing of the whole fixture and going with a T12 bulb.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all light fixtures to accommodate a more energy saving bulb (T 12)		
<u>Commentary</u>			



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$14,655		
<u>What & Where</u>	Service provider to repair and replace		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$14,655		
<u>Action Year</u>	2015.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Antiquated fire alarm system, upgrade required.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5038 Security Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$29,309		
<u>What & Where</u>	Motion sensing and door strike intrusion alarm system.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$29,309		
<u>Action Year</u>	2015.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	All exit lights to be replaced with more current ones. No emergency light.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Emergency lighting required and all exit lights to be replaced.		
<u>Commentary</u>			

E1010 Commercial Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$0		
<u>What & Where</u>	Electric pizza ovens and deep fryers on second floor kitchen. Other equipment that was present in the kitchen when it was operational have been removed.		
<u>Commentary (Condition ...)</u>	Not connected or operational		

E1090 Other Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1940.		
<u>Replacement Value</u>	\$0		
<u>What & Where</u>	Walk in cooler on main floor and misc kitchen equipment (deep fryer and pizza oven) on second floor.		
<u>Commentary (Condition ...)</u>	Not working and in poor condition.		