

Building Condition Assessment Report

Asset	C1c - East Lawn
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
Construction Year	1930.
Size (Gross Floor Area)	361,034 Sq.Ft.
Asset Type	4-8 Story with Face Brick with Concrete Block Back-up / R/Conc.
Floors Above Ground	5
Report Date	May 2013



Executive Summary

East Lawn, originally known as the “Female Chronic Wing,” was completed in 1929. With 33,541 m2 of space on four floors, it is the largest building on the Riverview site. As with Centre Lawn, it was not designed by the same architect as West Lawn but incorporated a remarkably similar style. The structure is reinforced concrete on a concrete foundation. Exterior walls are finished with red brick and white mortar. The slate roof is hipped with a series of dormers. Like West Lawn and Centre Lawn, the main entry is framed by a two-storey portico with Doric columns and a second floor balcony. Subsequent to initial construction projecting stair towers were added, sun porches were enclosed, and most of the original windows replaced. 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: C1c - East Lawn

Replacement Costs	Renewal Costs	FCI
\$30,764,478.00	\$20,065,692.00	65%


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>	1930.		
<u>Replacement Cost</u>	\$1,093,933		
<u>What & Where</u>	Footings and foundation's are concrete cast in place with plaster architectural finish.		
<u>Commentary (Condition ...)</u>	Various locations indicate issues with perimeter drainage. Study required to address seismic and overall building conditions.		
 <u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$500,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate extent of perimeter drainage issues.		
 <u>Commentary</u>	Make repairs as required.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,079,492		
<u>What & Where</u>	Footings and foundations reinforced, cast in place.		
<u>Commentary (Condition ...)</u>	There are visual signs of water ingress. Study required to address seismic and overall building conditions.		
 <u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$500,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate source of leakage into basement.		
<u>Commentary</u>	Repair as required.		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$11,943,005		
<u>What & Where</u>	Two-storey portico with Doric columns and a second floor balcony. The structural system for the above grade portion of the building is concrete, brick veneer and wood framing, which would be typical for this building type/era.		
<u>Commentary (Condition ...)</u>	The building's framing system appears to consist of standard dimensional lumber, (for its era) joists, studs and beams; however this was not verified due to the presence of arch. finishes. The gravity load resistance system has provided acceptable performance levels. Study required to address seismic and overall building conditions.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,000,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Reinforced concrete cast in place. Mix of: - reinforced, cast in place walls, columns and floor slabs. - wood framing, - brick veneer walls. - architectural features.		
<u>Commentary</u>	- Various areas require repairs: Repair, seal brick veneer. Repair, seal and paint concrete exterior.		


B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$2,996,582		
<u>What & Where</u>	Painted concrete with mortar joint red brick veneer clad exterior with substantial Architectural features.		
<u>Commentary (Condition ...)</u>	Mix of: reinforced, cast in place walls, columns and floor slabs, wood framing, brick veneer walls and architectural facade features. Study required to address seismic and overall building conditions.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,000,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair exterior walls.		
<u>Commentary</u>	Targeted repointing of mortar joints. Sealant in transitions and exterior wall assemblies. Note: Weep holes in brick veneer were not observed at time of inspection.		


B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,541,615		
<u>What & Where</u>	The windows in this building are of varying ages and assembly types: <ul style="list-style-type: none"> • Very old steel framed, single glazed; • Single glazed, non-thermally broken, metal framed. 		
<u>Commentary (Condition ...)</u>	Approximately 1000 windows. Study required to address seismic and overall building conditions to determine and receive new window types.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,541,615		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace windows.		
<u>Commentary</u>	Windows are a mix of original with some newer, however, all are single glazed and should be replaced.		



B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u> Good ■
<u>Last Major Action Year</u>	1930.	
<u>Replacement Cost</u>	\$361,034	
<u>What & Where</u>	Rear doors are metal. Front door is original wooden door. Several service doors have panic hardware.	
<u>Commentary (Condition ...)</u>	- Single 28 - Double 5 - Reefer door 1 - 4' wide insulated.	
<u>Action</u>	1.	
<u>Action type</u>	Replacement	
<u>Action Cost</u>	\$100,000	
<u>Action Year</u>	2014.	
<u>Brief Description</u>	Replace exterior doors.	
<u>Commentary</u>	Doors are beyond life cycle. Condition is fair to poor. Glass doors with lites are single glazed, some Georgian wire.	



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u> Fair ■
<u>Last Major Action Year</u>	1930.	
<u>Replacement Cost</u>	\$1,252,788	
<u>What & Where</u>	Original slate tile roof.	
<u>Commentary (Condition ...)</u>	Some repairs but overall in fair condition. Lifespan if maintained is 100 to 150 years.	
<u>Action</u>	1.	
<u>Action type</u>	Replacement	
<u>Action Cost</u>	\$1,252,788	
<u>Action Year</u>	2014.	
<u>Brief Description</u>	Replace roof.	
<u>Commentary</u>	This roof overall is in fair condition for its age. A consultant may be required to determine structural and seismic needs and address, repairs to maintain heritage and aesthetics if building is to remain.	

C1010 Partitions



<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$3,834,181		
<u>What & Where</u>	Fixed and removable throughout facility.		
<u>Commentary (Condition ...)</u>	A number of removable partitions are throughout the facility. Some may or may not be removed, depending on occupant needs.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,000,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Painted gypsum walls on steel and or wood studs. Removable commercial grade partitions.		
<u>Commentary</u>	Repair damaged walls and paint throughout, as required. Holes in walls at random locations to allow plumbing repairs to be undertaken. Ensure any/all compromised drywall are reinstated to ensure fire separations remain intact. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		

C1020 Interior Doors



<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$750,000		
<u>What & Where</u>	Institutional doors for each room, some with locking system. Time out rooms also have locking systems. Stairwell doors and service doors.		
<u>Commentary (Condition ...)</u>	Interior doors are a mixture of wood and metal. Repair as required.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$300,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and or replace interior doors, as required.		

Commentary Fire doors solid core wood, some metal clad. Some doors have magnetic locks and appear to be tied in to the fire alarm system. Doors should be equipped with panic hardware and ensure all closers are operational and in good order.



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$512,668		
<u>What & Where</u>	Common area washroom counters, vanites and shelving.		
<u>Commentary (Condition ...)</u>	Repair and/or replace as required.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$250,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Common area washroom counters, vanites and shelving.		
<u>Commentary</u>	Repair and/or replace as required. Fittings would require upgrades based on occupancy needs.		



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$664,303		
<u>What & Where</u>	Approximately 10 stairwells in the building.		
<u>Commentary (Condition ...)</u>	Reinforced concrete stairs.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$664,303		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,263,654		
<u>What & Where</u>	Painted plaster and lath, drywall and Some wood panelling.		
<u>Commentary (Condition ...)</u>	Compromised drywall due to pipe leaks etc. Reinstate ASAP to be maintain fire rated assemblies.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$750,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and repaint walls, as required.		
<u>Commentary</u>	Holes in walls at random locations to allow plumbing and other repairs to be undertaken. Ensure any/all compromised drywall are reinstated to ensure fire separations remain intact. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$2,166,265		
<u>What & Where</u>	Terrazzo, tile, concrete, battleship linoleum.		
<u>Commentary (Condition ...)</u>	Last action year: Varies. Flooring conditions range good, fair, poor.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,500,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace flooring as required.		
<u>Commentary</u>	Resilient floors range good, fair, poor. Carpet condition range good, fair, poor. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$3,617,561		
<u>What & Where</u>	Painted plaster and lath, concrete and drywall surfaces.		
<u>Commentary (Condition ...)</u>	Ceiling conditions range good, fair to poor.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,000,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and repaint ceilings. Re & re t-bar and acoustical panels as required.		
<u>Commentary</u>	Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		


D1010 Elevators & Lifts

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,200,000		
<u>What & Where</u>	Elevators original to building construction.		
<u>Commentary (Condition ...)</u>	Inspections completed routinely, per safety branch. Recommend consultants study to determine overall compliance with Safety Branch.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$750,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repairs to elevator cab finishes and motors.		
<u>Commentary</u>	Recommend consultant study to determine compliance with Safety Branch.		



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$3,881,116		
<u>What & Where</u>	Sinks, tubs, toilets and faucets in common area washrooms, janitorial rooms and drinking fountains.		
<u>Commentary (Condition ...)</u>	Mostly original units. Finishes and types vary. Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,500,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace plumbing fixtures including common area washrooms, janitorial rooms and emergency stations		
<u>Commentary</u>	Update fixtures with water efficient type units.		



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,722,132		
<u>What & Where</u>	Domestic water distribution.		
<u>Commentary (Condition ...)</u>	6 inch main supply with 3 inch supply for hot water with copper risers to each floor. 1/2 inch copper supply to each fixture with flexible and non-flexible connections to each fixture. Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,722,132		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Mostly original mixture of copper hot and cold water distribution.		
<u>Commentary</u>	Replace Domestic water distribution system.		



D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,292,502		
<u>What & Where</u>	Gravity based risers leading to 6 inch sewer pipe in the basement.		
<u>Commentary (Condition ...)</u>	Appears to be in fair condition.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Study required.		
<u>Commentary</u>	Assess at time of Consultant Domestic Water Distribution study.		



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1970.		
<u>Replacement Cost</u>	\$277,996		
<u>What & Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Some rain water leaders spill out onto lower roofs. Rigid pipe (not original).		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Damaged rain water leaders and perimeter drainage bell connections.		
<u>Commentary</u>	Investigate and repair as required.		



D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,714,912		
<u>What & Where</u>	One 80 gallon hot water tank for domestic hot water.		
<u>Commentary (Condition ...)</u>	Monitor and replace as required.		



D3043 Hydronic Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$285,217		
<u>What & Where</u>	Intermediate pressure steam distribution to fin tube registers throughout.		
<u>Commentary (Condition ...)</u>	Much of the building has been shut down. Recommend Consultant study to determine future heating and cooling needs for this site to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$285,217		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Intermediate pressure steam distribution system.		
<u>Commentary</u>	Upgrades to be determined based on future of existing steam plant. Action costs reflect repairs to existing. Replacement to an alternate system likely would be much higher.		



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,831,000		
<u>What & Where</u>	Various exhaust systems throughout facility.		
<u>Commentary (Condition ...)</u>	Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,831,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Building exhaust and ventilation a systems.		
<u>Commentary</u>	Replace/upgrade mechanical exhaust ventilation system.		



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$491,006		
<u>What & Where</u>	Steam fed fin tube radiators and unit heaters throughout building.		
<u>Commentary (Condition ...)</u>	Replace fin tube radiators as required. A Consultant study is required to determine alternative heat technology if/when steam plant is shut down.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$491,006		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Steam fed fin tubed radiators.		
<u>Commentary</u>	Appear to be in fair condition. Replace fin tube radiator units as required.		



D3058-D Make-Up AHU

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$3,610,000		
<u>What & Where</u>	AHU engineered air systems.		
<u>Commentary (Condition ...)</u>	Currently not working and in fair to poor condition. A Consultant study is required to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,610,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Air handling units.		
<u>Commentary</u>	Upgrade outdated equipment.		



D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$2,559,772		
<u>What & Where</u>	Thermostats and control systems.		
<u>Commentary (Condition ...)</u>	Fair to poor condition. Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,559,772		
<u>Action Year</u>	2026.		
<u>Brief Description</u>	Original equipment with some upgrades.		
<u>Commentary</u>	Replace thermostats and control systems.		



D4010 Sprinklers

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,270,840		
<u>What & Where</u>	No sprinkler system		
<u>Commentary (Condition ...)</u>	No existing sprinkler system. Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Install		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Building does not have sprinkler system.		
<u>Commentary</u>	Install sprinkler system. Action costs will be based on Consultant study.		



D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$920,637		
<u>What & Where</u>	Main Switchgear has been upgraded from original. Sub panels are located throughout building in various zones.		
<u>Commentary (Condition ...)</u>	Upgraded 1987, 1991, 1994 2 - 500 Kva transformers. 12470v, 208/120V, 3Phase, 3W. Consultant study required to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Switchgear and sub panels.		
<u>Commentary</u>	Perform infra-red scans of electrical distribution and panels. All feeder conductors should be checked for condition and ground continuity.		


D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$6,928,242		
<u>What & Where</u>	Copper branch wiring.		
<u>Commentary (Condition ...)</u>	Insulated copper wiring. Typically not visible. Consultant study required to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Typically not visible.		
<u>Commentary</u>			

D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,732,963		
<u>What & Where</u>	Majority of lighting fluorescent. metal halide at exterior. Fixtures typically original to construction of building.		
<u>Commentary (Condition ...)</u>	Undertake a lighting study or energy audit to investigate/determine energy savings.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,732,963		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Replace lighting fixtures.		
<u>Commentary</u>	<p>Lighting - Emergency Lighting fixtures are installed throughout the facility. These fixtures appear to be in fair condition and supported by rechargeable battery back up system.</p> <p>Lighting - General With advances in technology, there are opportunities for energy savings that will offset the cost of lighting retrofits. For example, the cost of LED lighting, which uses far less energy than traditional fluorescent or incandescent lights has reduced drastically, and may be an economical choice. Also, T-5 fluorescent fixtures use less energy than T-8 fixtures.</p>		



D5031 Public Address And Music System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$119,141		
<u>What & Where</u>			
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$119,141		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			



D5032 Intercommunications And Paging

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$155,245		
<u>What & Where</u>			
<u>Commentary (Condition ...)</u>			
 <u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$155,245		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			

D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$220,231		
<u>What & Where</u>	Phone system provided and maintained by service provider (Telus typically).		
<u>Commentary (Condition ...)</u>			

D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1990.		
<u>Replacement Cost</u>	\$166,076		
<u>What & Where</u>	Fire Alarm system is regularly tested as required by code. Altogether, the fire alarm system is in fair condition and may require periodic maintenance.		
<u>Commentary (Condition ...)</u>	The facility is equipped with a fire alarm system. (Upgraded 2000).		
 <u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$166,076		
<u>Action Year</u>	2025.		
<u>Brief Description</u>	The fire alarm panel is located near the main		

Commentary

The panels are aging but should operate well for another 5 to 10 years. It will still be operational after 10 years; however, experience dictates that it becomes increasingly difficult to find replacement parts and technical support for older fire alarm control panels. Therefore, it becomes a discretionary call that at some point in time replacing the panel is less costly than trying to maintain it. 166K has been suggested for the replacement of the fire alarm panel within 10 years time to account for changes in the product line of the suppliers.

D5038 Security Systems

Component

1

Overall Condition

Good



Last Major Action Year

1930.

Replacement Cost

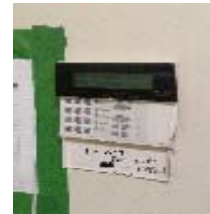
\$440,461

What & Where

Fully alarmed with keypad system on ground floor.

Commentary (Condition ...)

The condition of systems is good, however may require periodic maintenance. As with most electronic equipment, it's lifespan can be estimated to be approx. 15 years, as advances in technology will make the system obsolete, thus will become difficult to source replacement parts.



Action

1.

Action type

Replacement

Action Cost

\$440,461

Action Year



2030.

Brief Description



Replace security system

Commentary



D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1990.		
<u>Replacement Cost</u>	\$83,038		
<u>What & Where</u>	Exit and Emergency lighting		
<u>Commentary (Condition ...)</u>	Lighting fixtures are installed throughout the facility. These fixtures appear to be in fair condition and supported by rechargeable battery and/or generator back up systems.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$83,038		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace exit and emergency lighting.		
<u>Commentary</u>			



D5092 Emergency Power & Generation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$1,956,804		
<u>What & Where</u>	Generator room, basement.		
<u>Commentary (Condition ...)</u>	Simpower 500kw, 625 kva, 1735 amp backup generator c/w 2 a 500 gallon diesel fuel storage tanks.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,956,804		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Backup generator system.		
<u>Commentary</u>	Re & re system as required.		

E1090 Other Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$3,610		
<u>What & Where</u>	Miscellaneous equipment, various areas.		
<u>Commentary (Condition ...)</u>	Dish machine, walk-in freezer/coolers etc. have been decommissioned. Remove equipment.		

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1930.		
<u>Replacement Cost</u>	\$79,427		
<u>What & Where</u>	Various furnishings throughout facility.		
<u>Commentary (Condition ...)</u>	Re & re as required.		

<u>Action</u>	1.
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$79,427
<u>Action Year</u>	2020.
<u>Brief Description</u>	Miscellaneous furnishings in various areas throughout the building.
<u>Commentary</u>	Re & re as required.