

Building Condition Assessment Report

Asset	C2 - Nurses Residence No. 2 (aka Fernwood)	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC V5C 4J2	
Construction Year	1937.	
Size (Gross Floor Area)	16,507	Sq.Ft.
Asset Type	Admin Office, 2-4 Story with Wood Siding / Wood Frame	
Floors Above Ground	2	
Report Date	May 2013	



Executive Summary

Fernwood Lodge opened in 1937 as the Essondale Nurses Home #2. Its style and two storey construction are similar to the Administration Building although more austere. Its condition is also similar with the interior reasonably intact. Exterior wood cladding has been covered with stucco. Most of the building's 1,533.50 m2 is currently being used by MCFD and The Society for Community Development (SHARE). The building is a two-storey walk-up office building.

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: C2 - Nurses Residence No. 2 (aka Fernwood)

Replacement Costs	Renewal Costs	FCI
\$842,847.00	\$568,915.00	67%



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>	1937.		
<u>Replacement Cost</u>	\$69,164		
<u>What & Where</u>	Perimeter footings and foundation's and pier type internal footings, are reinforced concrete cast in place.		
<u>Commentary (Condition ...)</u>	No visual evidence of water infiltration, mould or foundation cracking. Study required to address seismic and overall building conditions.		
 <u>Action</u>	 1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Footings and foundations appear to be reinforced concrete cast in place.		
 <u>Commentary</u>	 Study required to address seismic and overall building conditions.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$212,115		
<u>What & Where</u>	Reinforced concrete foundation walls to approx. 4 feet high with concrete slab on grade.		
<u>Commentary (Condition ...)</u>	Wood floor joists supported on foundation walls and beams with intermediate posts supporting floor above. Study required to address seismic and overall building conditions.		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$213,105		
<u>What & Where</u>	Wood framed structure with rafter roof. 2 exterior wood fire escapes.		
<u>Commentary (Condition ...)</u>	<p>The building's framing system appears to consist of standard sawn lumber joists, studs and beams; however this was not verified due to the presence of architectural finishes.</p> <p>The gravity load resisting system has provided acceptable performance levels. Study required to address seismic and overall building conditions.</p>		



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$126,279		
<u>What & Where</u>	Rock dash stucco over cedar siding.		
<u>Commentary (Condition ...)</u>	<p>The building's framing system appears to consist of standard sawn lumber joists, studs and beams</p> <p>The gravity load resisting system has provided acceptable performance levels. Targeted repairs</p>		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$12,710		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Targeted repairs to stucco siding.		
<u>Commentary</u>	Cracking has occurred due to age and exposure to elements.		

B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$122,977		
<u>What & Where</u>	Original vertical wood casement single glazed windows, 58 total.		
<u>Commentary (Condition ...)</u>	Mix of vertical wood casement and fixed single glazed windows.		
<u>Action</u>	1.		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$16,507		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Original wood frame wood windows. Replace or repair windows.		
<u>Commentary</u>	Re & re existing with new, or repair and paint existing trim.		



B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$37,966		
<u>What & Where</u>	Front entry and rear door are wood with glass lite.		
<u>Commentary (Condition ...)</u>	South:Front door single w/ lite. East: Grd. fl. 1 single 4'-0". 2nd fl. 1 single w/ 6 panel lite w/ louvre above door. North: 1 single solid core, 2 single w / lites. West: Grd fl. 2 single. 2nd fl. 2 single w/ lites. Exit doors have closers. Doors and frames not fire rated.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$37,966		
<u>Action Year</u>	2015.		
<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. Maintain integrity of doors for security of facility.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$141,630		
<u>What & Where</u>	Gable pitched roofs with punctuated dormers.		
<u>Commentary (Condition ...)</u>	Interlocked asphalt shingle roofing.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$141,630		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace roofs.		
<u>Commentary</u>	Replace asphalt shingled roof c/w required flashings, gutters and rainwater leaders.		


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$137,668		
<u>What & Where</u>	Wood frame with painted drywall over existing lath & plaster.		
<u>Commentary (Condition ...)</u>	Note: Asbestos containing materials are not present in. Lath & plaster components.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$13,701		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Partition walls.		
<u>Commentary</u>	Remove lath & plaster and install fire rated drywall to code. Paint finish as required. Note: Asbestos containing materials are not present in. Lath & plaster components.		



C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$134,202		
<u>What & Where</u>	Solid core raised panel, stained, mostly original wood doors with wood frames throughout the building.		
<u>Commentary (Condition ...)</u>	Doors and frames are not fire rated.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Wood doors and frames.		
<u>Commentary</u>	Targeted repairs to wood doors and frames. Reinstated as required.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$21,624		
<u>What & Where</u>	Millwork in common office areas, kitchen, bathrooms and lunchroom.		
<u>Commentary (Condition ...)</u>	Currently occupied. Maintain as required.		
<u>Action</u>	1.		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Countertops and cabinets.		
<u>Commentary</u>	Maintain existing millwork. Repair and or replace as required.		



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$54,143		
<u>What & Where</u>	1 set of stairs in the middle		
<u>Commentary (Condition ...)</u>	Mix of exterior concrete and brick. One central staircase, wood frame and other wood frame.		
 <u>Action</u>	 1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$54,143		
<u>Action Year</u>	2021.		
<u>Brief Description</u>	One wood frame central staircase.		
<u>Commentary</u>	Interior stairs mostly carpet finish with painted portion to roof access.		



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$24,265		
<u>What & Where</u>	Plaster and Lath walls		
<u>Commentary (Condition ...)</u>	Condition is fair to poor. A portion of the second floor remains uninhabitable due to prior roof leaks leading to compromised finishes. Exposure to Asbestos was expressed as concern at time of assessment.		
 <u>Action</u>	 1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$2,476		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Painted lath & plaster and painted drywall over existing lath & plaster. Action costs reflect repairs to existing only.		
<u>Commentary</u>	Complete remediation is required for space currently closed if occupancy is considered. Costs for complete renewal should be studied for entire building prior to remediating the space currently closed.		



C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$173,819		
<u>What & Where</u>	Mix of carpet, vinyl composite tile (VCT), vinyl sheet goods, ceramic tile and some exposed original fir flooring.		
<u>Commentary (Condition ...)</u>	<p>Carpet condition range good, fair, poor. Vinyl condition range good, fair, poor. Re & re as required.</p> <p>Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.</p>		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$173,819		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Carpet condition range good, fair, poor. Vinyl condition range good, fair, poor.		
<u>Commentary</u>	<p>Re & re as required.</p> <p>Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.</p> <p>Note: Closed space on second floor will require asbestos abatement if/when remediation moves forward.</p>		



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$20,139		
<u>What & Where</u>	Mix of Lath & plaster ceilings and t-bar with lay in acoustic panels. Wood ceiling areas at enclosed balcony.		
<u>Commentary (Condition ...)</u>	Common areas have t-bar with acoustic panels.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,981		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Painted lath & plaster and painted drywall over existing lath & plaster. Action costs reflect repairs to existing only.		
<u>Commentary</u>	Complete remediation is required for space currently closed if occupancy is considered. Costs for complete renewal should be studied for entire building prior to remediating the space currently closed.		



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$47,375		
<u>What & Where</u>	Toilets, sinks and faucets in common area washrooms, janitor closets and kitchen/staff rooms.		
<u>Commentary (Condition ...)</u>	Original with some minor upgrades.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$47,375		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Mostly original units. Era, finishes and types vary.		
<u>Commentary</u>	Update fixtures with water efficient type units. Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$17,662		
<u>What & Where</u>	Cast iron piping with rigid copper and plastic flexible branch connections. Some PVC drain lines.		
<u>Commentary (Condition ...)</u>	Intermediate pressure steam from steam plant to heat exchanger with hot water storage tank. Note: domestic drinking water from well source.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$17,662		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace domestic water distribution system.		
<u>Commentary</u>	Cast iron main supply with copper risers to each floor. 1/2" copper supply lines to each fixture with flexible and non flexible connections. Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$15,847		
<u>What & Where</u>	Cast iron gravity based risers leading to 8 inch sewer pipe in basement.		
<u>Commentary (Condition ...)</u>	Appears to be in fair condition.		
<u>Action</u>	1.		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$1,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Study required.		
<u>Commentary</u>	Assess at time of Consultant water distribution study.		



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$13,371		
<u>What & Where</u>	Rigid rainwater leaders run into perimeter drainage to main collector on site.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$13,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Gravity based roof drainage system		
<u>Commentary</u>	Investigate and repair as required. Clean gutters and keep drains clear for proper drainage.		



D3043 Hydronic Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$22,945		
<u>What & Where</u>	Intermediate pressure steam distribution system.		
<u>Commentary (Condition ...)</u>	Fed from steam plant to cast iron radiators throughout facility. Recommend Study to determine future heating & 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>	Repair		
<u>Action Cost</u>	\$2,311		
<u>Action Year</u>	2018.		
<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 only. Replacement to an alternate system likely to be much higher.		



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$2,146		
<u>What & Where</u>	Attic and crawlspace ventilation system, (Delhi power ventilator). Bathroom and kitchen exhaust fans.		
<u>Commentary (Condition ...)</u>	Mechanical system need upgrading.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,146		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Minimal exhaust systems throughout facility. Upgrade systems.		
<u>Commentary</u>	Recommend Consultant study to define scope of work and order of magnitude for multiple buildings to achieve economies of scale.		



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$39,287		
<u>What & Where</u>	Steam fed Fin tube radiators 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>	\$39,287		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Steam fed fin tubed radiators.		
<u>Commentary</u>	Appear to be in fair condition. Replace units as required.		



D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$9,904		
<u>What & Where</u>	Thermostats in each room.		
<u>Commentary (Condition ...)</u>	Thermostats and controls need upgrading.		
 <u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$9,904		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace thermostats and control systems		
<u>Commentary</u>			



D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1970.		
<u>Replacement Cost</u>	\$78,903		
<u>What & Where</u>	600V power panel. 3 Phase, 4 wire 120/208V, 70 Amp.		
<u>Commentary (Condition ...)</u>	Interconnected, fed from administration building to Fernwood.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$78,903		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Interconnected power from Fernwood building.		
<u>Commentary</u>	Consultant study required to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale,		



D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$193,627		
<u>What & Where</u>	Insulated copper wiring.		
<u>Commentary (Condition ...)</u>	Typically not visible. Consultant study required to define scope of work and order of magnitude for multiple buildings to achieve economies of scale.		
<u>Action</u>	1.		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$19,313		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Interior/exterior wiring & devices.		
<u>Commentary</u>	All wiring devices (interior & exterior) should be tested for correct wiring, polarity and retentive force. Any defective devices should be replaced.		



D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$48,366		
<u>What & Where</u>	Majority of interior lighting is fluorescent, some incandescent.		
<u>Commentary (Condition ...)</u>	Typically original to construction of building, some upgrades.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$48,366		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace light fixtures		
<u>Commentary</u>	Conduct lighting study/energy audit. Determine possible energy savings. Replace interior/exterior light fixtures.		



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$24,595		
<u>What & Where</u>	Main panel in utility room under stairs, main floor.		
<u>Commentary (Condition ...)</u>	Phone system provided and maintained by service provider (Telus, typically).		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$24,595		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Telephone system.		
<u>Commentary</u>			


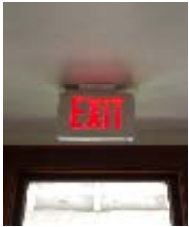
D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$18,488		
<u>What & Where</u>	Fire alarm panel (Simplex, with battery backup) located in central foyer, main floor. Graphic annunciators located on each floor. Smoke detectors are appropriately located throughout the facility. Smoke detectors tend to get replaced, as they fail, by the service contractor.		
 <u>Commentary (Condition ...)</u>	Building is not sprinklered. Annual inspection complete. Fire alarm is regularly tested as required by code. Altogether, the fire alarm system is in good condition and may require periodic repair.		
 <u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$18,488		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Fire alarm system with accessories.		
<u>Commentary</u>	The facility is equipped with a fire alarm system. The fire alarm panel is located near the main entrance of the building. The panel appears to have been upgraded and should operate well for another 10 to 15 years; however; experience dictates that it becomes increasingly difficult to source replacement parts and technical support for aging fire alarm control panels. Therefore, it becomes a discretionary call that at some point in time replacing the panel is a less costly than trying to maintain it.		


D5038 Security Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$49,521		
<u>What & Where</u>	Door and motion sensor activated intrusion alarm.		
<u>Commentary (Condition ...)</u>	Security staff (Palladin Security), deactivate and re activate as required.		
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$49,521		
<u>Action Year</u>	2025.		
<u>Brief Description</u>	Replace security system.		
<u>Commentary</u>	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.		

D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$1,651		
<u>What & Where</u>	Exit and Emergency Lighting		
<u>Commentary (Condition ...)</u>	Exit lights are appropriately located throughout building.		
<u>Action</u>	1.		
<u>Action type</u>	Install		
<u>Action Cost</u>	\$1,651		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Install 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>	1937.		
<u>Replacement Cost</u>	\$39,617		
<u>What & Where</u>	No emergency backup system.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$39,617		
<u>Action Year</u>	2027.		
<u>Brief Description</u>			
<u>Commentary</u>			

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$3,136		
<u>What & Where</u>	Admin Office		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$3,136		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			

E2020 Movable Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1937.		
<u>Replacement Cost</u>	\$20,634		
<u>What & Where</u>			
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,634		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			