

Building Condition Assessment Report

Asset	E7a Roadside
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
Construction Year	1948.
Size (Gross Floor Area)	20,986 Sq.Ft.
Asset Type	RV_ Leaside - Medical Office, 2 Story with Brick Veneer (Stucco) / Wood Frame
Floors Above Ground	2
Report Date	September 2013



Executive Summary

The building was opened in 1949 as a "Nurses" residence and contains 1,949.62 m2 of space. This is a two-storey wood frame structure with stucco finish and is in reasonably good condition. This building was not rated in the previous Heritage Evaluations. The building is currently occupied by A/G Sheriffs, and Palladin Security occupies small offices within the 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: E7a Roadside

Replacement Costs	Renewal Costs	FCI
\$3,796,840.00	\$2,923,542.00	77%



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>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Footings and foundations are reinforced concrete cast in place.		
<u>Commentary (Condition ...)</u>	Cracks visible throughout. Investigate areas visible with perimeter drainage concerns. Consider Consultant Study to address seismic and overall building conditions.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate source and extent of perimeter drainage ingress issues and repair as required.		
<u>Commentary</u>	Various areas indicate water ingress damage.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$140,000		
<u>What & Where</u>	Footings, foundation walls and slab on grade are reinforced concrete cast in place.		
<u>Commentary (Condition ...)</u>	Wood framed partition walls. Some areas are crawlspaces.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate source and extent of perimeter drainage failure and repair as required.		
<u>Commentary</u>	Consider Consultant Study to address seismic and overall building structural conditions. See "Foundations".		



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Wood Frame.		
<u>Commentary (Condition ...)</u>	The building's framing system above grade appears to consist of standard dimensional lumber, joists, studs, posts and beams; however this was not verified due to the presence of architectural finishes.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	The structural system for the above grade portion of the building is wood framing, which would be typical for this building type/era.		
<u>Commentary</u>	The gravity load resistance system has provided acceptable performance levels, however, visual signs of settling, floor slopes can be seen at the second floor corridor level. Consider Consultant Study to address seismic and overall building structural conditions. See "Foundations".		



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$365,000		
<u>What & Where</u>	The majority of the above grade walls have been clad with stucco, painted.		
<u>Commentary (Condition ...)</u>	Combination painted stucco finish with wood trim/components.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$365,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Some rot visible at various locations. Re & re as required and paint all wood/timber components.		
<u>Commentary</u>	Consider Consultant Study to address heritage requirements, seismic and overall building conditions.		



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1987.		
<u>Replacement Value</u>	\$150,000		
<u>What & Where</u>	Exterior wood casement with upgraded aluminum double glazed windows. (85)		
<u>Commentary (Condition ...)</u>	Mix of horizontal slide with fixed above, multi-pane and awning types.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$150,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace windows.		
<u>Commentary</u>	The windows in this building are approaching end of life cycle. Consider Consultant Study to address seismic and overall building conditions to determine and receive new window types.		



B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$40,000		
<u>What & Where</u>	Exterior doors. (12)		
<u>Commentary (Condition ...)</u>	Mix of double, single, some with lites. Wood frames and doors have no Fire Resistance Rating and do not comply with fire or building codes.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace exterior doors.		
<u>Commentary</u>	Doors are beyond life cycle. Condition is fair to poor. Consider Consultant Study to address seismic and overall building conditions to determine and receive new door types.		



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$155,000		
<u>What & Where</u>	SBS membrane roof system. Roof access, east end of building through window to lower roof.		
<u>Commentary (Condition ...)</u>	Main roof SBS - 10 turbines, 2 elec. exhaust ventilators, good. Lower roof south SBS - metal flashings, fair to poor. Lower roof east, 2 turbine ventilators, alligating. Southwest and northeast stairwell roofs SBS in fair condition. Overall 5 to 10 years life remaining.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$155,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace roofs as required.		
<u>Commentary</u>	Roofing conditions range good, fair, poor. Ongoing maintenance required to maintain existing integrity.		



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$300,000		
<u>What & Where</u>	Interior non-load bearing walls, architectural features and commercial grade washroom partitions.		
<u>Commentary (Condition ...)</u>	Overall good condition, mostly drywall, painted.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re & re walls as required		
<u>Commentary</u>	Repair damaged walls and paint throughout as required. 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>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$270,000		
<u>What & Where</u>	Wood core doors and frames. No Fire Resistance Rating.		
<u>Commentary (Condition ...)</u>	Some doors with lites and closers.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$270,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re & re doors to code.		
<u>Commentary</u>	Mix of wood and expanded metal frames, solid core doors with closers, some with glass lites.		



C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Kitchen, bathroom and misc. cabinetry and countertops range good to fair condition.		
<u>Commentary (Condition ...)</u>	Mix of wood painted with laminate countertops and wood veneer, stain clear coat finished with laminate countertops.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re & re millwork as required.		
<u>Commentary</u>	Paint surfaced plywood cabinets and laminate countertops.		



C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Interior and exterior stairs.		
<u>Commentary (Condition ...)</u>	1 exterior concrete stair, front entry. 2 Exterior wood frame staircase, fire exits at each end of building. 1 interior wood frame central stair vinyl treads and nosings.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace exterior wood stairs.		
<u>Commentary</u>	Short term, maintain structural integrity and paint.		



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$95,000		
<u>What & Where</u>	Plaster on drywall throughout, painted.		
<u>Commentary (Condition ...)</u>	Ceramic tile in bathrooms. Wood framed partitions with wood plank cladding in basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair walls damaged by water ingress. Paint throughout as required.		
<u>Commentary</u>	Investigate and repair source of ingress prior to repairs. 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>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$180,000		
<u>What & Where</u>	Carpet in rooms, vinyl and hardwood in common areas.		
<u>Commentary (Condition ...)</u>	Repair/replace as required.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$180,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair/replace as required.		
<u>Commentary</u>	Floor types vary. Basement floor damage due to water ingress. Hardwood floors need repairs prior to re-sanding and finishing. Asbestos guidelines must be followed for older VC Tile and sheet good flooring.		



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$160,000		
<u>What & Where</u>	Mix of plaster on drywall and t-bar ceiling grid with drop in acoustic tiles.		
<u>Commentary (Condition ...)</u>	Re & re as required.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$60,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair and repaint ceilings, replace acoustic tiles as required.		
<u>Commentary</u>	Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$350,000		
<u>What & Where</u>	Ceramic toilets, urinals, wall sinks and vanities, stainless steel sink/countertops, stainless kitchen sinks janitorial sinks and chrome faucets.		
<u>Commentary (Condition ...)</u>	Mostly original units. Era, finishes and types vary. Consider 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>	\$350,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace plumbing fixtures to code.		
<u>Commentary</u>	Upgrade 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>	1948.		
<u>Replacement Value</u>	\$150,000		
<u>What & Where</u>	Domestic water system in basement.		
<u>Commentary (Condition ...)</u>	Meter in basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$150,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace/upgrade system as required by code.		
<u>Commentary</u>	Consider 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>	1948.		
<u>Replacement Value</u>	\$130,000		
<u>What & Where</u>	Sanitary sewer from building to street.		
<u>Commentary (Condition ...)</u>	Gravity based risers leading to 8 inch sewer pipe in the basement.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$130,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Sanitary waste lines.		
<u>Commentary</u>	Assess at time of Consultant Domestic Water Distribution study.		



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Internal roof drains and overflow scuppers.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Repair rain water drainage system as required.		
<u>Commentary</u>	Gravity based storm system terminating in main collector on site. Roof drains and overflow scuppers.		



D2095 Domestic Water Heaters

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	2009.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	1 - JW Wood 40 gallon Domestic Hot Water heater (2009).		
<u>Commentary (Condition ...)</u>	Feeds into existing expansion tank utilized for additional DHW storage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace upgrade system as required by code.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



D3043 Hydronic Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$60,000		
<u>What & Where</u>	Intermediate pressure steam to booster pump in basement for distribution to fin tube registers throughout facility.		
<u>Commentary (Condition ...)</u>	Consider study to determine future heating and cooling needs for this site.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$60,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Upgrades to be determined based on future of existing steam plant. (Currently shut down). Refer to Asbestos inventory to confirm site conditions prior to disturbing or compromising any/all interior building fabric components.		
<u>Commentary</u>	Steam piping is insulated and visible (not in walls) throughout facility. Consider Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Roof vents, kitchen exhaust, dryer exhaust and mechanical room exhaust.		
<u>Commentary (Condition ...)</u>	Preventative and predictive maintenance practices should be set in place. New HVAC Equipment installed by the Sherrifs Dept. 2010		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2035.		
<u>Brief Description</u>	Various exhaust system throughout facility. Re & re equipment to code.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		


D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$100,000		
<u>What & Where</u>	Intermediate pressure steam to cast iron radiators and fin tube heat registers throughout facility.		
<u>Commentary (Condition ...)</u>	Overall fair condition. Steam plant currently shut down.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Steam fed cast iron radiators and fin tube radiators, fair condition.		
<u>Commentary</u>	Replace units at first sign of leaking. In light of future shut down of steam plant, consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site.		


D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$60,000		
<u>What & Where</u>	Eagle and Swan compressors with pneumatic controls for zones (steam heating) in basement.		
<u>Commentary (Condition ...)</u>	Manual throttle valve controls on fin tube heat registers.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$60,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace thermostats and control systems.		
<u>Commentary</u>	Original equipment with some upgrades. Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		


D4010 Sprinklers

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$100,000		
<u>What & Where</u>	Building is not sprinklered.		
<u>Commentary (Condition ...)</u>	Hose stations located each floor and are maintained by fire protection service contractor.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2042.		
<u>Brief Description</u>	Maintain/upgrade existing fire protection equipment per local authority having jurisdiction.		
<u>Commentary</u>	Consider Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		

D4020 Standpipes



<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	No standpipe, see "Sprinklers".		
<u>Commentary (Condition ...)</u>			
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2042.		
<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>	1948.		
<u>Replacement Value</u>	\$160,000		
<u>What & Where</u>	Insulated copper wiring (2 wire).		
<u>Commentary (Condition ...)</u>	Typically not visible		
 <u>Action</u>	 1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$60,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All working devices (interior & exterior) should be tested for correct wiring polarity and retentive force. Any defective devices should be replaced.		
 <u>Commentary</u>	 Existing electrical is 2 wire only. Electrical system upgrade should be reviewed. Electrical service has been disconnected with copper wiring harvesting reported for this building. Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site.		





D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Fixtures typically original to construction of building. Mix of metal halide, fluorescent and incandescent, drop-in, surface mount and pot lights.		
<u>Commentary (Condition ...)</u>	<p>Lighting - General</p> <p>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>		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Undertake a lighting study or energy audit to investigate/determine energy savings.		
<u>Commentary</u>	Consider a Consultant Review to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



D5032 Intercommunications And Paging

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	2010.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Various equipment throughout monitored by Palladin Security and the Sherrif Services of BC.		
<u>Commentary (Condition ...)</u>	Communications room second floor house BC Sherrifs equipment including cat 5 network.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2035.		
<u>Brief Description</u>	Re & re systems per occupant needs.		
<u>Commentary</u>			



D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$40,000		
<u>What & Where</u>	Phone system provided and maintained by service provider (Telus typically).		
<u>Commentary (Condition ...)</u>	Sherrif Services BC systems maintained through separate contracted service providers. (Good condition).		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Re & re equipment as required.		
<u>Commentary</u>	Service provider to provide equipment based on future occupant needs.		



D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Fire alarm panel ("Edwards Custom 6500 annunciator panel") with monitoring equipment located in basement. Interconnected smoke detectors each floor. Fire bells each floor with pull station centralized.		
<u>Commentary (Condition ...)</u>	Fire Alarm system is regularly tested by service provider as required by code. Altogether, the fire alarm system is in good condition and may require additional periodic maintenance.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Upgrade Fire Alarm System per code and local authority having jurisdiction.		
<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 is 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. ~30K has been budgeted 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

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$80,000		
<u>What & Where</u>	Door and motion sensor activated intrusion alarm. Keypad located at main entrance, Palladin Security (West) and BC Sherriffs Dept. entrance (East).		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site. Palladin occupies a portion of the building who in turn activate/deactivate their assigned area. The Sheriff Services of BC occupies the second floor who activate/deactivate their assigned area.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$80,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Re & re as required.		
<u>Commentary</u>			



D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$4,000		
<u>What & Where</u>	Exit- Emergency.		
<u>Commentary (Condition ...)</u>	Lighting fixtures are installed throughout the facility. These fixtures appear to be in fair condition and supported by rechargeable battery backup system.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace/upgrade equipment to code.		
<u>Commentary</u>			



D5092 Emergency Power & Generation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	100 Amp, 600V, 3 phase (feed to leeseid) 3 ph, 3 wire, 600V Polygon transformer 600V 112.5 kVa, 600V, 3 ph, 4W, 120/208V		
<u>Commentary (Condition ...)</u>	Overall good condition. Perform infra-red scans of electrical distribution and panels. All feeder conductors should be checked for condition and ground continuity.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re & re equipment as required.		
<u>Commentary</u>	Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		

E1020 Institutional Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	BC sheriffs dept. gym on 2nd floor. Med gases (air, gas, oxygen & nitrous) main floor for former dental clinic (equipment removed).		
<u>Commentary (Condition ...)</u>	Most medical/dental equipment has been decommissioned with most removed.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Install future equipment based on occupant need.		
<u>Commentary</u>			

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$10,000		
<u>What & Where</u>	Lockers in Sherifs of BC locker room.		
<u>Commentary (Condition ...)</u>	Overall good condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			