

# Building Condition Assessment Report

<b>Asset</b>	E7c - Unit 5
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
<b>Construction Year</b>	1946.
<b>Size (Gross Floor Area)</b>	21,864 Sq.Ft.
<b>Asset Type</b>	Medical Office, 2 Story with Brick Veneer (Stucco) / Wood Frame
<b>Floors Above Ground</b>	2
<b>Report Date</b>	May 2013



## Executive Summary

This building was constructed in 1946 as a 100 bed home for the aged. The 1,887 m2 two-storey, partial basement structure is poured concrete. Levels are connected by an internal concrete ramp. Unit 5 was renovated in 1995 and is in excellent condition. It currently houses the offices of Shared Services BC's outsource provider BLJC/WSI and the Ministry of Children and Families. Approximately 100 m2 remains vacant.

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:** E7c - Unit 5 (Medical Office)

Replacement Costs	Renewal Costs	FCI
\$318,313.00	\$318,313.00	100%



**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**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$51,380		
<u>What &amp; Where</u>	Footings and foundations are reinforced concrete, cast in place.		
<u>Commentary (Condition ...)</u>	Study required to address seismic and overall building conditions.		



**A20 Basement Construction**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$143,428		
<u>What &amp; Where</u>	Reinforced concrete slab on grade.		
<u>Commentary (Condition ...)</u>	Footings and foundations cast in place.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate source and extent of leak into basement. Repair as required.		
 <u>Commentary</u>	 Possible perimeter drainage and or piping systems failure.		



**B10 Superstructure**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$340,860		
<u>What &amp; Where</u>	Reinforced concrete cast in place with brick veneer insets.		
<u>Commentary (Condition ...)</u>	Mix of: reinforced cast in place walls, columns and floor slabs.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Various areas require repairs. Repair, seal brick veneer Repair, seal and paint concrete exterior.		
<u>Commentary</u>	Consultant study required to address seismic and overall building conditions.		



**B2010 Exterior Walls**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$376,498		
<u>What &amp; Where</u>	Painted concrete with some brick veneer features.		
<u>Commentary (Condition ...)</u>	Mix of reinforced concrete cast in place with some brick veneer feature insets.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$37,606		
<u>Action Year</u>	2024.		
<u>Brief Description</u>	Repairs to exterior walls.		
<u>Commentary</u>	Consultant study required to determine seismic and overall building condition upgrade requirements.		



### B2020 Exterior Windows

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1970.		
<u>Replacement Cost</u>	\$152,611		
<u>What &amp; Where</u>	Aluminum frame single glazed windows. Front entry storefront style with glass roof.		
<u>Commentary (Condition ...)</u>	Windows are a mix of slider and fixed types. Approx. 20% upgrade to vinyl, double glazed, thermally broken, installed interior from existing windows. 62 windows.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$152,611		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace windows.		
<u>Commentary</u>	Windows are a mix of original with 20% newer, however, 80% are single glazed. Consultant study required to address overall building conditions to determine and receive new window types		



### B2030 Exterior Doors

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$44,165		
<u>What &amp; Where</u>	Front entry is storefront glass with metal framework. Other doors are solid core wood with panic hardware with Georgian wire glass lites.		
<u>Commentary (Condition ...)</u>	Condition ranges good to fair.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$44,165		
<u>Action Year</u>	2029.		
<u>Brief Description</u>	Replace exterior doors and frames.		
<u>Commentary</u>	Doors well be beyond life cycle at time of specified action year.		



### B30 Roofing

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$160,700		
<u>What &amp; Where</u>	Modified bitumen roof		
<u>Commentary (Condition ...)</u>	Limited access at time of assessment. Access to roof was not possible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$10,932		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Roof assessment.		
<u>Commentary</u>	Require Roofing consultant study to determine overall roof conditions, define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



### C1010 Partitions

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$319,214		
<u>What &amp; Where</u>	Painted gypsum walls on steel or wood studs.		
<u>Commentary (Condition ...)</u>	Overall, in good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$31,921		
<u>Action Year</u>	2024.		
<u>Brief Description</u>			
<u>Commentary</u>			



**C1020 Interior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$282,920		
<u>What &amp; Where</u>	Solid core wooden doors with metal frames, some with lites.		
<u>Commentary (Condition ...)</u>	Doors and frames have a 20 minute Fire resistance rating. Overall, good condition. Compartment doors appear to have mag locks that are tied into the fire alarm system.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$282,920		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace doors and frames to code.		
<u>Commentary</u>	Exit doors should have panic hardware.		



**C1030 Fittings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$7,215		
<u>What &amp; Where</u>	Common areas staff room kitchens and washrooms.		
<u>Commentary (Condition ...)</u>	Repair and or replace as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$7,215		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Fair condition.		
<u>Commentary</u>	Re & re items as required.		

### C20 Stairs



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$20,115		
<u>What &amp; Where</u>	2 stairwells. Mix of concrete, steel and concrete ramp.		
<u>Commentary (Condition ...)</u>	Good to fair condition.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$1,968		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair exterior metal stairs.		
 <u>Commentary</u>	 Exterior metal stairs require inspection, sandblasting, repairs, prime and paint.		

### C3010 Wall Finishes

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$98,169		
<u>What &amp; Where</u>	Plaster on drywall, ceramic tiles in bathrooms, wood panelling over drywall.		
<u>Commentary (Condition ...)</u>	Overall, good condition.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$21,864		
<u>Action Year</u>	2025.		
<u>Brief Description</u>	Repair and paint as required.		
 <u>Commentary</u>			





**C3020 Floor Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$187,374		
<u>What &amp; Where</u>	Carpet in rooms, sheet goods vinyl in common areas.		
<u>Commentary (Condition ...)</u>	Overall, good condition. 90% carpet. 10% Vinyl composite tile		


<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Maintenance
<u>Action Cost</u>	\$187,375
<u>Action Year</u>	2018.
<u>Brief Description</u>	Re & re flooring as required.
<u>Commentary</u>	

**C3030 Ceiling Finishes**


<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$163,105		
<u>What &amp; Where</u>	T-Bar ceiling grid with drop in acoustic panels. Plaster and paint on drywall.		
<u>Commentary (Condition ...)</u>	Ceiling conditions range good to fair.		

<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Maintenance
<u>Action Cost</u>	\$21,864
<u>Action Year</u>	2018.
<u>Brief Description</u>	Overall condition good. Re & re finishes as required.
<u>Commentary</u>	Refer to Asbestos inventory to confirm site conditions prior to disturbing or compromising any/all interior building fabric components.


### D2010 Plumbing Fixtures

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good <span style="color: green; font-weight: bold;">■</span>
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$399,237		
<u>What &amp; Where</u>	Common bathroom at the end of each hall.		
<u>Commentary (Condition ...)</u>	Overall condition good.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace plumbing fixtures.		
<u>Commentary</u>	Update fixtures with water efficient type units.		


### D2020 Domestic Water Distribution

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good <span style="color: green; font-weight: bold;">■</span>
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$140,586		
<u>What &amp; Where</u>	1 - AO Smith domestic hot water boiler c/w Omega compressor for pneumatic controls (Siemens).		
<u>Commentary (Condition ...)</u>	Supply for hot water from boiler in basement with risers to each floor. 1/2 inch copper supply to each floor with flexible and non-flexible connections to each fixture.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Upgrade domestic water system.		
<u>Commentary</u>	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

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> <span style="color: green; font-weight: bold;">■</span>
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$133,152		
<u>What &amp; Where</u>	Gravity based risers to sewer line in basement.		
<u>Commentary (Condition ...)</u>	Appears to be in good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$133,152		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Consultant study required.		
<u>Commentary</u>	Assess at time of Consultant Domestic Water Distribution study.		



### D2040 Rain Water Drainage

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> <span style="color: green; font-weight: bold;">■</span>
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$28,860		
<u>What &amp; Where</u>	External rigid rainwater leaders run into perimeter drainage to main collector on site.		
<u>Commentary (Condition ...)</u>	Internal rain water drainage, cast iron.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$28,860		
<u>Action Year</u>	2022.		
<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.		



**D3012 Gas Supply System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$18,147		
<u>What &amp; Where</u>	2 inch main gas supply typically maintained by utility provider (BC Gas).		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$18,147		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D3043 Hydronic Distribution Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Cost</u>	\$57,940		
<u>What &amp; Where</u>	2 - "Supreme Hot" natural gas boilers.		
<u>Commentary (Condition ...)</u>	Good working order.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$57,940		
<u>Action Year</u>	2040.		
<u>Brief Description</u>	Replace boilers.		
<u>Commentary</u>			



### D3045 Exhaust Ventilation Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$8,746		
<u>What &amp; Where</u>	Various exhaust systems throughout facility.		
<u>Commentary (Condition ...)</u>	Require Mechanical Consultant study.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,746		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Upgrade mechanical exhaust systems.		
<u>Commentary</u>	Recommend Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



### D3051 Terminal Self-Contained Units

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$273,300		
<u>What &amp; Where</u>			
<u>Commentary (Condition ...)</u>			


### D3055 Fin Tube Radiation

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$99,263		
<u>What &amp; Where</u>	Boiler fed hot water radiators throughout the building		
<u>Commentary (Condition ...)</u>	Appear to be in fair condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$99,263		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace fin tube radiators as required.		
<u>Commentary</u>			



**D3060 Controls And Instrumentation**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$64,280		
<u>What &amp; Where</u>	Zoned controlled thermostats and control systems.		
<u>Commentary (Condition ...)</u>	Omega air compressor with pneumatic controls.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$64,280		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace thermostats and control systems.		
<u>Commentary</u>	Original equipment with some upgrades. Require Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		



**D4010 Sprinklers**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1946.		
<u>Replacement Cost</u>	\$102,105		
<u>What &amp; Where</u>	Not sprinklered.		
<u>Commentary (Condition ...)</u>	Fire hose cabinets in hallways on each floor. Equipment maintained by service contractor, inspected annually.		



**D5010 Electrical Service And Distribution**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$219		
<u>What &amp; Where</u>	Panel is not original. Transformer 15,000V		
<u>Commentary (Condition ...)</u>	Main panel 225 Amp, 240V 3 Phase, 4 wire.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$219		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			



### D5021 Branch Wiring

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$164,636		
<u>What &amp; Where</u>	Original insulated copper wiring.		
<u>Commentary (Condition ...)</u>	Typically not visible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$16,398		
<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.		


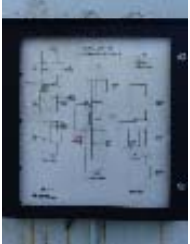
### D5022 Lighting Equipment

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$41,104		
<u>What &amp; Where</u>	Mixture of fluorescent and incandescent.		
<u>Commentary (Condition ...)</u>	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.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace light fixtures.		
<u>Commentary</u>	Conduct lighting study/energy audit to determine possible energy savings. Upgrade exterior/interior light fixtures as required.		

**D5032 Intercommunications And Paging**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1946.		
<u>Replacement Cost</u>	\$30,172		
<u>What &amp; Where</u>	Inter-communications and network equipment located in communications closet.		
<u>Commentary (Condition ...)</u>	New equipment, recent upgrades.		

**D5037 Fire Alarm System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$32,140		
<u>What &amp; Where</u>	Fire alarm panel, smoke alarm/detectors. Smoke detectors are located appropriately throughout the facility. Smoke detectors tend to get replaced, as they fail, by the service contractor.		
<u>Commentary (Condition ...)</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.		



<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$32,140
<u>Action Year</u>	2020.
<u>Brief Description</u>	Replace/upgrade fire alarm system.

Commentary



The facility is equipped with a fire alarm system. (Original to building) The fire alarm panel is located near the main entrance. 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. 32K 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**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$8,500		
<u>What &amp; Where</u>	Exterior door and motion sensor activated intrusion alarm.		
<u>Commentary (Condition ...)</u>	Staff deactivate and reactivate as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,500		
<u>Action Year</u>	2023.		
<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**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$2,186		
<u>What &amp; Where</u>	Emergency exit lights.		
<u>Commentary (Condition ...)</u>	Emergency Lighting fixtures are installed throughout the facility. Fixtures appear to be in fair condition and supported by rechargeable battery back up system.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$2,186		
<u>Action Year</u>	2023.		
<u>Brief Description</u>			
<u>Commentary</u>			

### D5092 Emergency Power & Generation Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$34,108		
<u>What &amp; Where</u>	Emergency backup generator c/w diesel fuel tank - Generator vault.		
<u>Commentary (Condition ...)</u>	Fuel injected, Mitsubishi 6 cyl., 250kw, 600V, 24 hour diesel fuel day tank.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$34,108		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Emergency backup generator.		
<u>Commentary</u>	Re & re system as required.		

### E2010 Fixed Furnishings

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$8,090		
<u>What &amp; Where</u>	Offices, kitchen and boardroom.		
<u>Commentary (Condition ...)</u>	Overall, good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,090		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Miscellaneous furnishings in various areas throughout the building.		
<u>Commentary</u>	Re & re as required.		