

# Building Condition Assessment Report

<b>Asset</b>	F4b - Dogwood Credit Union
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
<b>Construction Year</b>	1955.
<b>Size (Gross Floor Area)</b>	4,320 Sq.Ft.
<b>Asset Type</b>	RV_Credit Union, 2-4 Story with Concrete Block / Steel Joists
<b>Floors Above Ground</b>	2
<b>Report Date</b>	September 2013



## Executive Summary

These two concrete block buildings are joined by a covered walkway. B78459, the old "Credit Union" has 401.4 m2 of space on one and a half floors, currently vacant and is in fair condition. B21865' the old "Telephone Exchange", has 176.70 m2 of space on one level. It is in poor condition. The buildings were not considered architecturally significant and were not rated in the previous heritage evaluations.

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:** F4b - Dogwood Credit Union

Replacement Costs	Renewal Costs	FCI
\$725,680.00	\$548,969.00	76%



**Definitions:**

- **Replacement Cost:** The combined costs (construction only - soft costs are not included) to replace all the components in the building without demolition and rebuilding. This number is arrived at from RS Means and other sources then verified (validated) by the persons doing the building assessments.
  
- **Renewal Cost:** The combined costs (construction only - soft costs are not included) of all the identified renewal needs.
  
- **Facility Condition Index (FCI):** a ratio of renewal costs divided by replacement costs
  
- **FCI Level Definitions:**
  - o Good: 0%-5%
  - o Fair: 6%-10%
  - o Poor: 11%-30%
  - o Critical: greater than 30%

**A10 Foundations**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Footings, slab on grade and foundation's are reinforced concrete cast in place.		
<u>Commentary (Condition ...)</u>	Various locations indicate issues with perimeter drainage.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate extent of perimeter drainage and repair as required.		
<u>Commentary</u>	CREDIT UNION: Cracks visible, overall fair to poor condition. Water ingress visible at exterior perimeter walls (efflorescence). TELEPHONE EXCHANGE: Not accessible due to HazMat concerns. Overall poor condition. Consider Consultant Study to address seismic and overall building(s) conditions if building(s) are to be restored.		

**B10 Superstructure**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$60,000		
<u>What &amp; Where</u>	Reinforced concrete cast in place. Mix of: - reinforced, cast in place walls, columns and floor slabs. - reinforced masonry block walls. - glass block wall feature windows (north wall, Credit Union).		
<u>Commentary (Condition ...)</u>	CREDIT UNION: The buildings roof framing system appears to consist of standard dimensional lumber, joists, beams etc. however; not confirmed due to architectural finishes. TELEPHONE EXCHANGE: Not access to confirm due to HazMat concerns.		

<b><u>Action</u></b>	<b>1.</b>
<u>Action Type</u>	Replacement
<u>Action Cost</u>	\$60,000
<u>Action Year</u>	2014.
<u>Brief Description</u>	CREDIT UNION: The structural system appears to be in fair to poor condition. TELEPHONE EXCHANGE: The structural system appears to be in poor condition.
 <u>Commentary</u>	 Refer to Asbestos inventory to confirm site conditions prior to disturbing or compromising any/all interior building fabric components. Consider Consultant Study to address seismic and overall building(s) conditions if building(s) are to be restored. See "Foundations".



**B2010 Exterior Walls**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$85,000		
<u>What &amp; Where</u>	The majority of the exterior walls are reinforced masonry block on reinforced foundation walls.		
<u>Commentary (Condition ...)</u>	Significant cracking at mortar joints visible.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$85,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair exterior of building.		
<u>Commentary</u>	CREDIT UNION and TELEPHONE EXCHANGE: Consider Building Envelope Consultant Assessment (BECA), to determine overall building conditions including seismic if buildings are to be restored.		



**B2020 Exterior Windows**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$40,000		
<u>What &amp; Where</u>	Original single glazed windows. (40)		
<u>Commentary (Condition ...)</u>	Mix of fixed, awning, vertical slide with fixed above, glass block and storefront types.		
<u>Action</u>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace exterior windows.		
<u>Commentary</u>	Consider Consultant Study to address seismic and overall building conditions to determine and receive new window types if buildings are to be restored.		



**B2030 Exterior Doors**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Aluminum frame, single glazed storefront at front entry. Metal clad with metal frames (1 1/2 hr FRR) other locations.		
<u>Commentary (Condition ...)</u>	Overall, fair condition.		
<u>Action</u>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace exterior doors.		
<u>Commentary</u>	Consider Consultant Study to address seismic and overall building conditions to determine and receive new door types if buildings are to be restored.		



**B30 Roofing**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$50,000		
<u>What &amp; Where</u>	Flat roof 2 ply torch on modified bitumen installed on Credit Union and Telephone Exchange buildings.		
<u>Commentary (Condition ...)</u>	Roofs are in fair to poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Remove and replace existing roofs.		
<u>Commentary</u>	Consider Roofing Consultant to develop drawings and specifications for roof replacement. A Structural Consultant may be required to determine overall seismic and building conditions to receive a new roof system if buildings are to be restored.		



**C1010 Partitions**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$35,000		
<u>What &amp; Where</u>	Interior non-load bearing walls.		
<u>Commentary (Condition ...)</u>	CREDIT UNION: Overall good to fair condition. TELEPHONE EXCHANGE: Overall fair to poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re as required.		
<u>Commentary</u>	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**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$5,000		
<u>What &amp; Where</u>	Mix of solid doors, some with glass lites, safe doors.		
<u>Commentary (Condition ...)</u>	Interior rated compartment doors metal with metal frames (1 1/2 hr. FRR), solid core with closers and mag locks and panic hardware. Other metal doors with/without glass lites with passage sets.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace doors as required to code.		
<u>Commentary</u>	CREDIT UNION: Overall condition, good to fair. TELEPHONE EXCHANGE: Overall condition fair to poor. Asbestos and mould/mildew identified throughout, guidelines must be followed.		



**C1030 Fittings**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	CREDIT UNION: Condition good to fair. TELEPHONE EXCHANGE: No access to review at time of assessment.		
<u>Commentary (Condition ...)</u>	TELEPHONE EXCHANGE: Presumed to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re millwork throughout as required.		
<u>Commentary</u>	Asbestos and mould/mildew identified throughout, guidelines must be followed.		

**C20 Stairs**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	1 interior wood frame stairs to 2nd floor. 1 exterior steel frame stair at rear exit		
<u>Commentary (Condition ...)</u>	Interior stairs concrete, carpeted. Exterior stairs steel, painted.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re & re exterior stairs as required. Re & re interior stairs finish as required.		
<u>Commentary</u>	Exterior stairs to be inspected for structural integrity and modified/ replaced to code as required by local authority having jurisdiction, if building is to be restored.		

**C3010 Wall Finishes**



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$12,000		
<u>What &amp; Where</u>	Interior walls throughout CREDIT UNION & TELEPHONE EXCHANGE buildings.		
<u>Commentary (Condition ...)</u>	Overall conditions range good, fair, poor, critical, impacted by lack of maintenance over varying intervals.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$12,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re walls as required.		
<u>Commentary</u>	Asbestos and mould/mildew identified throughout, guidelines must be followed.		





**C3020 Floor Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$50,000		
<u>What &amp; Where</u>	CREDIT UNION & TELEPHONE EXCHANGE buildings.		
<u>Commentary (Condition ...)</u>	All organic material flooring to be replaced due to exposure mould/mildew.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re flooring as required.		
<u>Commentary</u>	Asbestos and mould/mildew identified throughout, guidelines must be followed.		


**C3030 Ceiling Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$40,000		
<u>What &amp; Where</u>	CREDIT UNION: Condition good to fair. TELEPHONE EXCHANGE: No access to review at time of assessment.		
<u>Commentary (Condition ...)</u>	CREDIT UNION: Mix of t-bar with drop-in acoustic panels and 12" x12" mineral fibre glue on tiles. TELEPHONE EXCHANGE: Presumed to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re ceiling systems.		
<u>Commentary</u>	Asbestos and mould/mildew identified throughout, guidelines must be followed.		



**D2010 Plumbing Fixtures**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$12,000		
<u>What &amp; Where</u>	Ceramic toilets and wall hung vanity sinks, stainless kitchen sinks, janitorial sinks and chrome faucets.		
<u>Commentary (Condition ...)</u>	CREDIT UNION: Condition good to fair. TELEPHONE EXCHANGE: No access to review at time of assessment, presumed to be in poor condition or non-existent.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$12,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re plumbing fixtures as required to code.		
<u>Commentary</u>	Update fixtures with water efficient type units, if building is to be restored.		


**D2020 Domestic Water Distribution**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$5,000		
<u>What &amp; Where</u>	CREDIT UNION: Condition good to fair. TELEPHONE EXCHANGE: No access to review at time of assessment.		
<u>Commentary (Condition ...)</u>	Presumed beyond life cycle, in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Install new system.		
<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. Asbestos and mould/mildew identified throughout, guidelines must be followed.		



**D2030 Sanitary Waste**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$4,000		
<u>What &amp; Where</u>	Sanitary sewer from building to street.		
<u>Commentary (Condition ...)</u>	Gravity based risers leading to 6 inch sewer pipe on ground floor.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2029.		
<u>Brief Description</u>	Sanitary waste lines.		
<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>	Fair 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$4,000		
<u>What &amp; Where</u>	Gravity based storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Internal cast iron drains, gutters and rain water leaders.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re drains as required at time of roof replacement.		
<u>Commentary</u>	Coordinate repairs with roof replacement if building(s) are to be restored.		



**D2095 Domestic Water Heaters**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$3,000		
<u>What &amp; Where</u>	Electric on demand DHW system in mechanical room.		
<u>Commentary (Condition ...)</u>	System has been shut down.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace/upgrade DHW system as required.		
<u>Commentary</u>	Re & re as required if building(s) are to be restored.		



**D3027 Heating Generating Equipment & Piping Insulation**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Critical</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$30,000		
<u>What &amp; Where</u>	Steam supplied air handling unit in mechanical room, credit union building.		
<u>Commentary (Condition ...)</u>	Equipment is in poor condition and shut down.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re heating system.		
<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, if buildings are to be restored.		


### D3034 Packaged Air Conditioning Units

Component	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$85,000		
<u>What &amp; Where</u>	2 air conditioning units on roof.		
<u>Commentary (Condition ...)</u>	Shut down in poor condition.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$85,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re AC system as required.		
<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, if buildings are to be restored.		


### D3041 Air Distribution Systems

Component	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Air distribution equipment.		
<u>Commentary (Condition ...)</u>	Poor condition.		
<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 air distribution systems.		
<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, if buildings are to be restored.		



### D3043 Hydronic Distribution Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$10,000		
<u>What &amp; Where</u>	Intermediate pressure steam distribution to fin tube registers throughout.		
<u>Commentary (Condition ...)</u>	Upgrades to be determined based on future of existing steam plant and if buildings are to be restored.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace systems.		
<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, if buildings are to be restored.		



### D3045 Exhaust Ventilation Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$8,000		
<u>What &amp; Where</u>	Roof vents, kitchen exhaust and mechanical room exhaust.		
<u>Commentary (Condition ...)</u>	Poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace exhaust ventilation systems as required.		
<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, if buildings are to be restored.		



**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>	1955.		
<u>Replacement Value</u>	\$8,000		
<u>What &amp; Where</u>	Hot water heat registers.		
<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>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Re & re heat registers as required.		
<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, if buildings are to be restored.		



**D3060 Controls And Instrumentation**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$25,000		
<u>What &amp; Where</u>	Thermostats and manual control systems.		
<u>Commentary (Condition ...)</u>	Fair condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Original equipment with some upgrades. Re & re as required.		
<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, if buildings are to be restored.		

**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>	1955.		
<u>Replacement Value</u>	\$20,000		
<u>What &amp; Where</u>	Electrical room main floor. 175 amp 129/208v 3 phase, 4w.		
<u>Commentary (Condition ...)</u>	CREDIT UNION: Appears to be in good condition. TELEPHONE EXCHANGE: No access at time of assessment.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace/upgrade electrical systems as required. Consider Infra red scanning of electrical system.		
<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 if buildings are to be restored.		

**D5021 Branch Wiring**


<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$55,000		
<u>What &amp; Where</u>	Insulated copper wiring (2 wire).		
<u>Commentary (Condition ...)</u>	Typically not visible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,500		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	All wiring 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 considered. Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale if buildings are to be restored.		





**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>	1955.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	Fixtures typically original to construction of building. Mix of metal halide, 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>	\$15,000		
<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 Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale if buildings are to be restored.		



**D5031 Public Address And Music System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Good</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$3,500		
<u>What &amp; Where</u>			
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,500		
<u>Action Year</u>	2030.		
<u>Brief Description</u>			
<u>Commentary</u>			



**D5032 Intercommunications And Paging**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$4,500		
<u>What &amp; Where</u>	Communications hub in electronics room.		
<u>Commentary (Condition ...)</u>	Monitored by Palladin Security on site.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$4,500		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Replace/upgrade equipment.		
<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 if buildings are to be restored.		



**D5033 Telephone Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$6,500		
<u>What &amp; Where</u>	Service provider equipment ground floor, handset at various locations in building.		
<u>Commentary (Condition ...)</u>	Phone system provided and maintained by service provider (Telus typically).		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$6,500		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Re & re equipment as required.		
<u>Commentary</u>			



**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>	1955.		
<u>Replacement Value</u>	\$15,000		
<u>What &amp; Where</u>	Fire alarm system with interconnected smoke detectors, fire bells and pull stations each floor.		
<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/fair condition and may require additional periodic maintenance.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace fire alarm system.		
<u>Commentary</u>	Altogether, the fire alarm system is in good condition and may require additional periodic maintenance. System should be replaced/upgraded if buildings are to be restored. Consider a Consultant Study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale if buildings are to be restored.		

**D5038 Security Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$5,000		
<u>What &amp; Where</u>	Door and motion sensor activated intrusion alarm.		
<u>Commentary (Condition ...)</u>	Security staff deactivate and reactivate as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2030.		
<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>	Fair 
<u>Last Major Action Year</u>	1955.		
<u>Replacement Value</u>	\$2,500		
<u>What &amp; Where</u>	Exit & Emergency Light Systems throughout.		
<u>Commentary (Condition ...)</u>	Exit & emergency light systems are regularly tested by service provider as required by code.		
 <b><u>Action</u></b>	<b>1.</b>		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$2,500		
<u>Action Year</u>	2030.		
<u>Brief Description</u>	Replace/upgrade systems.		
<u>Commentary</u>	Upgrades and maintenance will be required if building is to be restored. See "Fire Alarm System."		