

# Building Condition Assessment Report

<b>Asset</b>	E7b Hillside
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
<b>Construction Year</b>	1948.
<b>Size (Gross Floor Area)</b>	11,738 Sq.Ft.
<b>Asset Type</b>	RV_Hillside Residence, 2-3 Story with Decorative Concrete Block / Steel Frame
<b>Floors Above Ground</b>	2
<b>Report Date</b>	July 2013



**Executive Summary**

Hillside is a 1,091 m2 two storey reinforced concrete and concrete block structure completed in 1966. The exterior is painted concrete with some stucco trim. As one of the newer and less architecturally significant site buildings, it was not rated in the previous heritage evaluations. This building was recently vacated by BCMHS. The building mechanical room includes forced air furnaces, hot water boiler, air handling unit and fire alarm panel. Some asbestos containing piping exists. The kitchen area includes a stainless steel servery. The building is in reasonably good condition although some work, including substantial roof repairs, is necessary to correct wear and deterioration.

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:** E7b Hillside

Replacement Costs	Renewal Costs	FCI
\$1,969,110.00	\$1,345,940.00	68%



**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>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$61,977		
<u>What &amp; Where</u>	Footings and foundation's are reinforced concrete cast in place. Partial basement contains mechanical room, ground floor, reinforced slab on grade, cast in place.		
<u>Commentary (Condition ...)</u>	No visual evidence of water infiltration, mould or foundation cracking. Recommend reducing level of grade to min. 6" below bottom of cladding for improved drainage and pest control.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$6,221		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Seismic study.		
<u>Commentary</u>	Recommend Consultant Study to address seismic and overall building conditions.		



**A20 Basement Construction**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$185,813		
<u>What &amp; Where</u>	Basement mechanical room. Reinforced concrete slab on grade, footings and foundations cast in place.		
<u>Commentary (Condition ...)</u>	Overall good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Seismic study, see A10 Foundations.		
<u>Commentary</u>	Recommend Consultant Study to address seismic and overall building conditions.		



**B10 Superstructure**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$600,400		
<u>What &amp; Where</u>	Reinforced concrete walls (painted), cast in place, with some stucco feature insets. Reinforced concrete roof slab, cast in place.		
<u>Commentary (Condition ...)</u>	Consultant Study required to determine seismic and overall building condition upgrade requirements.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$600,399		
<u>Action Year</u>	2098.		
<u>Brief Description</u>			
<u>Commentary</u>			



**B2010 Exterior Walls**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$147,899		
<u>What &amp; Where</u>	Mix of reinforced concrete, cast in place with some stucco feature insets and architectural inset reveals.		
<u>Commentary (Condition ...)</u>	Reinforced concrete walls (painted), cast in place, with some stucco feature insets.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$14,790		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Repair as required, repaint.		
<u>Commentary</u>			



**B2020 Exterior Windows**

<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 Value</u>	\$75,006		
<u>What &amp; Where</u>	Aluminum glazed single glazed. Front entry has double doors with additional windows.		
<u>Commentary (Condition ...)</u>	Mix of fixed and vertical awning types. 35 window openings.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$75,006		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace windows.		
<u>Commentary</u>	Approx. 35 - 10' x 5' aluminum frame, single glazed require replacement.		



**B2030 Exterior 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 Value</u>	\$31,223		
<u>What &amp; Where</u>	Front entry is storefront single glazed doors with aluminum framework. 8 additional exit man doors.		
<u>Commentary (Condition ...)</u>	Fire resistance tag information is not visible on doors or frames.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$31,223		
<u>Action Year</u>	2015.		
<u>Brief Description</u>	Replace doors and frames to code.		
<u>Commentary</u>	Ensure all doors are equipped with necessary hardware per requirements of BCBC and Fire Code.		



**B30 Roofing**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1998.		
<u>Replacement Value</u>	\$92,907		
<u>What &amp; Where</u>	SBS (torch-on) over rigid insulation (sloped to drains) over reinforced roof slab, cast in place.		
<u>Commentary (Condition ...)</u>	Overall good condition with some wrinkles visible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$92,907		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace roof.		
<u>Commentary</u>	Roof will have reached the end of its projected life cycle.		



**C1010 Partitions**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$98,717		
<u>What &amp; Where</u>	Offices, bathrooms and reception.		
<u>Commentary (Condition ...)</u>	Mix of aluminum frame with double glazing; non-load bearing stud walls, with dry wall, some glazing & paint. Bathrooms have commercial grade toilet stall partitions.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$9,860		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Partitions and partition walls.		
<u>Commentary</u>	Repair and maintain integrity of all partitions and partition walls.		



**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 Value</u>	\$29,345		
<u>What &amp; Where</u>	Doors throughout facility.		
<u>Commentary (Condition ...)</u>	Mix of expanded metal door frames with solid core doors; some with Georgian Wire glass lites. Doors and frames have 45 - 90 minute Fire Resistance Rating.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$29,345		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace doors as required.		
<u>Commentary</u>	Re & re as required by code. Install mag locks, tied into fire panel per code requirements.		



**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 Value</u>	\$101,534		
<u>What &amp; Where</u>	Kitchen and some offices.		
<u>Commentary (Condition ...)</u>	Most millwork is paint grade.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$101,534		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Repair or replace as required.		
<u>Commentary</u>	Fittings generally require upgrades based on occupant needs.		

**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 Value</u>	\$38,735		
<u>What &amp; Where</u>	Reinforced concrete stairs, cast in place.		
<u>Commentary (Condition ...)</u>	Mix of reinforced exposed concrete, carpet and painted concrete with vinyl stair treads and nosings with vinyl on landings.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$38,736		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Repair/replace as required.		
<u>Commentary</u>			

**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 Value</u>	\$68,433		
<u>What &amp; Where</u>	Concrete, masonry block and framed walls.		
<u>Commentary (Condition ...)</u>	Walls mix of reinforced concrete, cast in place, reinforced masonry block and load/non-load bearing stud walls with drywall painted finish.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$11,738		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Maintain integrity and aesthetics of all walls.		
<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.		





**C3020 Floor Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$150,364		
<u>What &amp; Where</u>	Flooring throughout facility.		
<u>Commentary (Condition ...)</u>	Mix of VC Tile, vinyl sheet goods, newer PVC (wood grain look), and mosaic ceramic tile.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$150,364		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace flooring as required.		
<u>Commentary</u>	Resilient floors range good, fair, poor. Carpet condition range good, fair, poor. Re & re as required. Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



**C3030 Ceiling Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$14,320		
<u>What &amp; Where</u>	Mix of t-bar ceiling grid with drop in acoustic panels and drywall, painted.		
<u>Commentary (Condition ...)</u>	Overall in good condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$14,320		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Ceiling conditions range fair to poor. Repair/replace as required.		
<u>Commentary</u>	Asbestos identified in various areas, guidelines must be followed. Ensure Asbestos inventory is updated.		



**D2010 Plumbing Fixtures**

<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 Value</u>	\$191,799		
<u>What &amp; Where</u>	Common area bathrooms, janitorial sinks, emergency stations and drinking fountains.		
<u>Commentary (Condition ...)</u>	Mostly original units.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$191,799		
<u>Action Year</u>	2020.		
<u>Brief Description</u>	Replace bathroom fixtures, janitorial sinks and emergency stations (eyewash).		
<u>Commentary</u>	Mostly original units. Era, finishes and types vary. 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>	<b>Good</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$80,171		
<u>What &amp; Where</u>	Main supply with check valve on 3 inch supply for hot water with copper risers to each floor.		
<u>Commentary (Condition ...)</u>	1/2 inch supply to each service area with flexible and non-flexible connections to each fixture.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$80,171		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Replace domestic water system.		
<u>Commentary</u>	Recommend Mechanical 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> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$63,972		
<u>What &amp; Where</u>	Gravity based risers leading to sewer pipe in basement.		
<u>Commentary (Condition ...)</u>	Assessment required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$63,972		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Assessment required.		
<u>Commentary</u>	Assess at time of Consultant water distribution study.		



**D2040 Rain Water Drainage**

<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 Value</u>	\$8,921		
<u>What &amp; Where</u>	Internal rainwater drainage cast iron.		
<u>Commentary (Condition ...)</u>	Gravity based storm system, terminating in main collector on site.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$8,921		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Gravity based roof drainage system.		
<u>Commentary</u>	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 Value</u>	\$10,564		
<u>What &amp; Where</u>	Natural gas, not metered.		
<u>Commentary (Condition ...)</u>	PRV & controls supply furnaces & DHW boiler.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,564		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Re & re equipment.		
<u>Commentary</u>	Install automatic shut off valve on gas tran.		

**D3022 Hot Water Boilers**



<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 Value</u>	\$1,878		
<u>What &amp; Where</u>	Mechanical room, basement. DHW boiler, AO Smith, Ellett HW expansion holding tank.		
<u>Commentary (Condition ...)</u>	Equipment appears to be shutdown since 2005.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,878		
<u>Action Year</u>	2017.		
<u>Brief Description</u>	Replace DHW boiler.		
<u>Commentary</u>	Recommend Mechanical Consultant study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		

**D3023 Furnaces**

<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 Value</u>	\$20,189		
<u>What &amp; Where</u>	Mechanical room, basement. 4 - forced air furnaces, 1- Airflo, 3 Lennox. DHW boiler.		
<u>Commentary (Condition ...)</u>	Equipment appears to be shutdown since 2005.		

<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$20,189
<u>Action Year</u>	2017.
<u>Brief Description</u>	Replace forced air furnaces c/w all required ancillary equipment.
<u>Commentary</u>	

**D3024 Boiler Room Piping And Specialties**

<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 Value</u>	\$1,878		
<u>What &amp; Where</u>	Basement mechanical room.		
<u>Commentary (Condition ...)</u>	Equipment appears to be shutdown since 2005.		

<b><u>Action</u></b>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$1,878
<u>Action Year</u>	2038.
<u>Brief Description</u>	Consultant study.
<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.

### D3034 Packaged Air Conditioning Units



<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good <span style="color: green;">■</span>
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$81,579		
<u>What &amp; Where</u>	AHU in mechanical room.		
<u>Commentary (Condition ...)</u>	Equipment appears to be shutdown since 2005.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$81,579		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	AHU equipment in basement currently shut down.		
<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.		

### D3041 Air Distribution Systems



<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good <span style="color: green;">■</span>
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$18,311		
<u>What &amp; Where</u>	Misc. room air cleaner equipment.		
<u>Commentary (Condition ...)</u>	Re & re as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$18,311		
<u>Action Year</u>	2058.		
<u>Brief Description</u>			
<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 Value</u>	\$7,395		
<u>What &amp; Where</u>	Located throughout facility.		
<u>Commentary (Condition ...)</u>	Various equipment shut down.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$7,395		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Various exhaust systems throughout facility.		
<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.		

### 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 Value</u>	\$38,031		
<u>What &amp; Where</u>	Controls & Instrumentation.		
<u>Commentary (Condition ...)</u>	Eagle compressor with pneumatic controls.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$38,031		
<u>Action Year</u>	2020.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D4010 Sprinklers**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$42,844		
<u>What &amp; Where</u>	Building is not sprinklered.		
<u>Commentary (Condition ...)</u>			

<u>Action</u>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$42,844
<u>Action Year</u>	2042.
<u>Brief Description</u>	
<u>Commentary</u>	


**D4020 Standpipes**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$11,855		
<u>What &amp; Where</u>	No stand pipes or hose cabinets.		
<u>Commentary (Condition ...)</u>			



<u>Action</u>	<b>1.</b>
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$11,855
<u>Action Year</u>	2042.
<u>Brief Description</u>	
<u>Commentary</u>	





### 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 Value</u>	\$43,665		
<u>What &amp; Where</u>	Electrical distribution located in basement.		
<u>Commentary (Condition ...)</u>	Existing Main Electrical Distribution is a 150 Amp 120/208V 3Ø 4 wire service which feeds a distribution splitter.		
 <b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$43,665		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Electrical distribution panels.		
<u>Commentary</u>	Perform infra-red scans of electrical distribution and panels. All feeder conductors should be checked for condition and ground continuity.		



### D5021 Branch Wiring

<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 Value</u>	\$114,446		
<u>What &amp; Where</u>	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>	\$11,503		
<u>Action Year</u>	2013.		
<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>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$28,641		
<u>What &amp; Where</u>	Majority of lighting fluorescent. Some metal halide at exterior.		
<u>Commentary (Condition ...)</u>	Fixtures typically original to construction of building.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$28,641		
<u>Action Year</u>	2023.		
<u>Brief Description</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.		
<u>Commentary</u>	Conduct lighting study/energy audit to determine possible energy savings. Upgrade exterior/interior light fixtures as required.		

**D5031 Public Address And Music System**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$12,208		
<u>What &amp; Where</u>	PPA annunciator located by front entry office.		
<u>Commentary (Condition ...)</u>	Devices located throughout facility.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$12,208		
<u>Action Year</u>	2023.		
<u>Brief Description</u>			
<u>Commentary</u>			



### 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>	1948.		
<u>Replacement Value</u>	\$22,185		
<u>What &amp; Where</u>	System wiring remains in place.		
<u>Commentary (Condition ...)</u>	System components and handsets have been removed/decommissioned.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$22,185		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	System components and handsets have been removed/decommissioned.		
<u>Commentary</u>	Install telephone system as required.		



### D5037 Fire Alarm System

<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 Value</u>	\$16,668		
<u>What &amp; Where</u>	Main annunciation panel located in basement mechanical room. Edwards custom 6500, installed 1988. Last inspection entry, Nov. 2012.		
<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>	\$16,668		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	The facility is equipped with a fire alarm system. The fire alarm panel is located near the main entrance of the building.		
<u>Commentary</u>	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. 17K 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>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$44,605		
<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>	\$44,605		
<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>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Value</u>	\$1,174		
<u>What &amp; Where</u>	Lighting - Emergency Lighting fixtures are installed throughout the facility. These fixtures appear to be in fair condition and supported by rechargeable battery back up system.		
<u>Commentary (Condition ...)</u>	Upgrade based on Consultant study.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,174		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace exit & emergency lighting as required.		
<u>Commentary</u>	Recommend systems upgrades to ensure code compliance.		

**E1010 Commercial Equipment**

**Component** 1

Last Major Action Year 1948.  
Replacement Value \$7,395  
What & Where Commercial grade equipment second floor kitchen.  
Commentary (Condition ...) Equipment has been decommissioned.

Overall Condition Good 



**Action** 1.

Action type Replacement  
Action Cost \$7,395  
Action Year 2018.  
Brief Description Re & re as required.  
Commentary

**E1020 Institutional Equipment**

**Component** 1

Last Major Action Year 1948.  
Replacement Value \$14,673  
What & Where Grease interceptor for kitchen equipment. (Decommissioned).  
Commentary (Condition ...)

Overall Condition Good 




**Action** 1.

Action type Replacement  
Action Cost \$14,673  
Action Year 2018.  
Brief Description  
Commentary

**E2010 Fixed Furnishings**

**Component** 1

Last Major Action Year 1948.  
Replacement Value \$6,104  
What & Where Located in various areas of the facility.  
Commentary (Condition ...) Paint grade millwork. Some stainless countertops.

Overall Condition Good 



**Action** 1.

Action type Replacement  
Action Cost \$6,104  
Action Year 2018.  
Brief Description Re & re as required.  
Commentary