

# Building Condition Assessment Report

<b>Asset</b>	E7a - Leaside	
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC V5C 4J2	
<b>Construction Year</b>	1948.	
<b>Size (Gross Floor Area)</b>	19,037	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>	June 2013	



## Executive Summary

The building was opened in 1949 as a Nurses' residence and contains 1,768.60 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.

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 - Leaside

Replacement Costs	Renewal Costs	FCI
\$673,148.00	\$608,266.00	90%



**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>	<b>Fair</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$44,737		
<u>What &amp; Where</u>	Footings and foundations 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>	\$44,737		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Various areas indicate water ingress damage.		
<u>Commentary</u>	Investigate extent of perimeter drainage and repair as required.		



**A20 Basement Construction**

<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>	\$124,883		
<u>What &amp; Where</u>	Reinforced concrete slab on grade.		
<u>Commentary (Condition ...)</u>	Footings and foundations reinforced, cast in place.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$60,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Investigate source and extent of leakage into basement.		
<u>Commentary</u>	Possible perimeter drainage failure.		



**B10 Superstructure**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$296,787		
<u>What &amp; Where</u>	Wood frame structure. Wooden exterior fire escape.		
<u>Commentary (Condition ...)</u>	The building's framing system appears to consist of standard sawn lumber, joists, studs and beams; however this was not verified due to the presence of architectural finishes. The gravity load resisting system has provided acceptable performance levels. Study required to address seismic and overall building conditions.		



**B2010 Exterior Walls**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$327,817		
<u>What &amp; Where</u>	Stucco finish.		
<u>Commentary (Condition ...)</u>	The building's framing system appears to consist of standard sawn lumber, joists, studs and beams. The gravity load resisting system has provided acceptable performance levels. Targeted repairs required.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$32,744		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Exterior stucco walls.		
<u>Commentary</u>	Targeted repairs required due to age and exposure to elements.		



### 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>	1970.		
<u>Replacement Cost</u>	\$132,878		
<u>What &amp; Where</u>	Aluminum Frames put in to the wood jambs. 86 windows.		
<u>Commentary (Condition ...)</u>	Original wood casement frames with aluminum window upgrades.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$19,037		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Wood casement window frames.		
<u>Commentary</u>	Window frames require repair and painting.		



### B2030 Exterior Doors

<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>	\$38,455		
<u>What &amp; Where</u>	Mostly solid core wood with panic hardware. Some doors are exit only. 3 main entry doors. Ground floor have some georgian wired glass. One double door and 2 singles.		
<u>Commentary (Condition ...)</u>	Doors in fair to poor condition. Doors and frames not fire rated. Compartment fire doors do not have magnetic hold open devices.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$38,455		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace exterior doors and frames.		
<u>Commentary</u>	Doors are beyond life cycle. Condition is fair to poor. Doors with glass lites and side lets are single glazed.		



### 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>	1948.		
<u>Replacement Cost</u>	\$139,922		
<u>What &amp; Where</u>	Mix of EPDM over ballasted roof, modified bitumen roof and ballasted roof.		
<u>Commentary (Condition ...)</u>	Roofs are in poor condition		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$139,922		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace roofs.		
<u>Commentary</u>	Roofs are well beyond life expectancy and in poor condition.		



### 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>	\$277,940		
<u>What &amp; Where</u>	Washroom toilet partitions, good condition.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$27,794		
<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>	\$246,339		
<u>What &amp; Where</u>	Solid core wooden doors		
<u>Commentary (Condition ...)</u>	Flat panel, wood doors and frames, not fire rated. Mostly original.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Interior doors.		
<u>Commentary</u>	Targeted repairs to interior doors. Install door closers where required by code.		



### 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>	\$6,282		
<u>What &amp; Where</u>	Stainless steel counters and sink, cabinets and shelving.		
<u>Commentary (Condition ...)</u>	Replace fittings.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$571		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Damaged components.		
<u>Commentary</u>	Re & re damaged items as required.		

### C20 Stairs



<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>	\$17,514		
<u>What &amp; Where</u>	2 stairwells. One interior, one exterior.		
<u>Commentary (Condition ...)</u>	Interior: Wood frame with vinyl. Exterior: painted concrete and painted wood.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$19,037		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Exterior stairs.		
<u>Commentary</u>	Targeted repairs and paint.		

### C3010 Wall Finishes



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$85,476		
<u>What &amp; Where</u>	Plaster on drywall, ceramic tiles in bathrooms, wood panelling some locations.		
<u>Commentary (Condition ...)</u>	Water damage visible.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$85,476		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair basement walls.		
<u>Commentary</u>	Investigate source of water ingress damage to basement walls, repair and paint. Compromised perimeter drainage is suspected, and or lack of ventilation.		





**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>	\$163,147		
<u>What &amp; Where</u>	Carpet in rooms and linoleum and some hardwood in common areas.		
<u>Commentary (Condition ...)</u>	Repair, replace as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$163,147		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair, replace flooring as required.		
<u>Commentary</u>	Floor types vary. Basement floor damage due to water ingress. Source and repair flooring prior to repairs or replacement. Hardwood floors need repairs prior to resanding and finishing. Asbestos guidelines must be followed for older vinyl flooring.		



**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>	\$142,016		
<u>What &amp; Where</u>	Mix of plaster on drywall, and t-bar with lay in acoustic tiles.		
<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>	\$142,016		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and repaint ceilings.		
<u>Commentary</u>	Confirm Asbestos inventory prior to disturbing acoustic tiles.		



### D2010 Plumbing Fixtures

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$347,616		
<u>What &amp; Where</u>	Sinks, tubs, showers and toilets in common area washrooms and janitor rooms.		
<u>Commentary (Condition ...)</u>	Mostly original units. Finishes and types vary. Recommend study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$347,616		
<u>Action Year</u>	2018.		
<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>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$122,408		
<u>What &amp; Where</u>	Domestic water distribution system.		
<u>Commentary (Condition ...)</u>	Electric domestic hot water tank, utilizing existing expansion tank for additional storage supply for hot water with copper risers to each floor. 1/2" copper supply to each fixture with flexible and non flexible connections to each fixture. Recommend study to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$122,408		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Mostly original mixture of copper hot and cold piping.		
<u>Commentary</u>	Replace Domestic water distribution system.		


**D2030 Sanitary Waste**

<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>	\$115,935		
<u>What &amp; Where</u>	Gravity based risers leading to sewer pipe 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>	\$115,935		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Study required		
<u>Commentary</u>	Assess at time of Consultant domestic water distribution system study.		


**D2040 Rain Water Drainage**

<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>	\$25,129		
<u>What &amp; Where</u>	External rigid pvc rainwater leaders.		
<u>Commentary (Condition ...)</u>	Rigid pipe drains to storm sewer. Signs of perimeter drainage issues (Water ingress).		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$25,129		
<u>Action Year</u>	2022.		
<u>Brief Description</u>	Repair rain water drainage system during investigation of perimeter drainage system.		
<u>Commentary</u>			



### D2095 Domestic Water Heaters

<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>	\$25,700		
<u>What &amp; Where</u>	2010 - One electric John Wood 240V 60 gal., 284 litre hot water tank.		
<u>Commentary (Condition ...)</u>	Flows into existing expansion tank being used for additional DHW storage.		



### 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>	\$15,801		
<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>	\$15,801		
<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>Fair</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$50,448		
<u>What &amp; Where</u>	Intermediate pressure steam distribution to fin tube registers throughout.		
<u>Commentary (Condition ...)</u>	Recommend study to determine future heating and cooling needs for this site to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$50,448		
<u>Action Year</u>	2038.		
<u>Brief Description</u>	Intermediate pressure steam distribution system. Cast iron pipes from steam plant to fin tube heaters.		
<u>Commentary</u>	Upgrades to be determined based on future of steam plant. Action costs reflect repairs to existing. Replacement to an alternate system likely would be much higher.		



### 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>	\$7,615		
<u>What &amp; Where</u>	Kitchen, bathroom and miscellaneous exhaust fans.		
<u>Commentary (Condition ...)</u>	Require Mechanical Consultant study.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$19,037		
<u>Action Year</u>	2014.		
<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>	\$237,962		
<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>	\$86,428		
<u>What &amp; Where</u>	Fin tube and cast iron radiators throughout the building.		
<u>Commentary (Condition ...)</u>	Replace as required. A Consultant study is required to determine alternative heat technology if/when steam plant is shut down.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$86,428		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace fin tube radiators as required.		
<u>Commentary</u>	Appear to be in fair condition.		



**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>	\$55,969		
<u>What &amp; Where</u>	Thermostats and control systems.		
<u>Commentary (Condition ...)</u>	Swan air compressor with Omega pneumatic controls.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$55,969		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Original equipment with some upgrades.		
<u>Commentary</u>	Replace thermostats and control systems.		



**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>	\$190		
<u>What &amp; Where</u>	Westinghouse 600V 120/208V, Delta Wye 60Hz. Essential 400 Amp 3Ph 4W. Located in basement electrical room.		
<u>Commentary (Condition ...)</u>	Electrical feeds and panels are not original, but are aging. Consultant study required to define scope of work and order of magnitude for multiple buildings on site to achieve economies of scale.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$190		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace upgrade as determined by Consultant study.		
<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 Cost</u>	\$143,349		
<u>What &amp; Where</u>	Insulated copper wiring original to building construction.		
<u>Commentary (Condition ...)</u>	Typically not visible. Replace plugs in bathrooms, kitchens and exterior GFI outlets to code, as required.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$14,278		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Interior/exterior wiring & devices.		
<u>Commentary</u>	All wiring devices (interior and exterior) should be tested for correct wiring, polarity and retentive force. Any defective device should be replaced.		



### D5022 Lighting Equipment

<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>	\$35,790		
<u>What &amp; Where</u>	Mixture of flourescent and incandescant		
<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>	\$35,790		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace light fixtures.		
<u>Commentary</u>	Conduct lighting study/energy audit to determine possible energy savings. Replace interior/exterior light fixtures.		

### D5033 Telephone Systems



<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$37,122		
<u>What &amp; Where</u>	Phone system provided and maintained by service (Telus typically).		
<u>Commentary (Condition ...)</u>	Telephone equipment, handsets, etc. have been removed.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$37,122		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Building is currently vacant.		
<u>Commentary</u>	Install new system where and when 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 Cost</u>	\$27,984		
<u>What &amp; Where</u>	Fire alarm panels, smoke alarms, 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>	Annual inspection is complete. 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>	\$27,984		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace the fire alarm panel and accessories.		
<u>Commentary</u>	The facility is equipped with a fire alarm system. The fire alarm panel is located near the main entrance of the building. The panel 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.		





### 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>	\$74,625		
<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>	\$74,625		
<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>Fair</b> 
<u>Last Major Action Year</u>	1948.		
<u>Replacement Cost</u>	\$1,904		
<u>What &amp; Where</u>	Emergency exit lights are installed throughout the facility.		
<u>Commentary (Condition ...)</u>	Fixtures appear to be in fair condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,904		
<u>Action Year</u>	2023.		
<u>Brief Description</u>	Replace exit and emergency lighting.		
<u>Commentary</u>	Recommend systems upgrades to ensure code compliance.		

### E1020 Institutional 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>	\$0		
<u>What &amp; Where</u>	Medical equipment washer.		
<u>Commentary (Condition ...)</u>	Redundant, remove equipment.		