

# Building Condition Assessment Report

<b>Asset</b>	F4a - Old Fire Hall	
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
<b>Construction Year</b>	1924.	
<b>Size (Gross Floor Area)</b>	11,206	Sq.Ft.
<b>Asset Type</b>	RV_Fire Station Maintenance Building, 2 Story with Wood Siding / Wood Frame	
<b>Floors Above Ground</b>	2	
<b>Report Date</b>	June 2013	



**Executive Summary**

This building is a 1,042 m2 wooden two-storey structure constructed in 1924 and added to in 1953. It is in fair to poor condition with a variety of structural and fabric deficiencies. Approximately half of the space is used by grounds maintenance staff and the remainder of the building is vacant and difficult to re-use due to water infiltration resulting in significant 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:** F4a - Old Fire Hall

Replacement Costs	Renewal Costs	FCI
\$833,649.00	\$417,423.00	50%


**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>Poor</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$21,067		
<u>What &amp; Where</u>	Footings and foundation's are reinforced concrete cast in place.		
<u>Commentary (Condition ...)</u>	Structures with bay doors are slab on grade. Offices portion has footings and foundations with crawlspace.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$21,067		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Footings and foundations.		
<u>Commentary</u>	Overall condition is fair to poor.		



### A20 Basement Construction

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$89,760		
<u>What &amp; Where</u>	Centre portion of building has crawlspace.		
<u>Commentary (Condition ...)</u>	Not accessible to review.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Crawlspace framed flooring, Offices (centre) section only.		
<u>Commentary</u>	Overall condition is poor. Mould and mildew present. Mid section shut down and not accessible due to presence of mould/mildew and exposure to Asbestos containing materials.		



### B10 Superstructure

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$52,108		
<u>What &amp; Where</u>	The building's framing system appears to consist of standard dimensional lumber, joists, studs and trusses (for its era).		
<u>Commentary (Condition ...)</u>	The structural system for the above grade portion of the building is wood framing, which would be typical for this building type/era.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$52,108		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Beveled wood siding exterior with plywood diaphragm interior in shops in poor condition. Maintain short term. Salvage materials as required at time of demolition.		
<u>Commentary</u>	Costs for seismic upgrade including exterior cladding, hazmat abatement, footings and foundations etc., would rival costs for complete renewal.		



### B2010 Exterior Walls

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$136,937		
<u>What &amp; Where</u>	The above grade walls have been clad with painted beveled horizontal wood siding. Standalone maintenance building is stucco.		
<u>Commentary (Condition ...)</u>	The exterior cladding has been exposed to the elements and is worn and rotting.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$136,937		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Poor condition due to age, exposure to elements and lack of maintenance. Maintain short term. Salvage materials as required at time of demolition.		
<u>Commentary</u>	Bay doored building areas are currently utilized by WSI Maintenance. Centre portion of building not habitable due to roof leaks that have compromised the framed structure and interior finish materials. Mould and asbestos containing materials identified in various areas. Guidelines must be followed prior to demolition.		


### B2020 Exterior Windows

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$48,186		
<u>What &amp; Where</u>	Original wood framed single glazed vertical and fixed casement windows. Some awning type.		
<u>Commentary (Condition ...)</u>	Widows are in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Windows are beyond their life expectancy and are in poor condition.		
<u>Commentary</u>	Maintain short term. Salvage as required at time of building demolition.		



### B2030 Exterior Doors

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$13,223		
<u>What &amp; Where</u>	Main entry wood framed door with lite in door with lites each side. Rear entry wood framed door with 6 panel lite in door.		
<u>Commentary (Condition ...)</u>	3 Single with lites. 3 solid. 7 bay doors. Doors are in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Repair and paint, short term.		
<u>Commentary</u>	Doors are beyond life cycle. Condition is poor. Doors with lites are single glazed. Bay doors need painting. Maintain short term. Salvage as required at time of demolition.		


**B2040 Industrial Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Good 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$14,904		
<u>What &amp; Where</u>	Service bays have 7 industrial doors		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$14,904		
<u>Action Year</u>	2044.		
<u>Brief Description</u>			
<u>Commentary</u>			



**B30 Roofing**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$84,549		
<u>What &amp; Where</u>	Gabled roof on office, pitched roof on service bay on one side of the building and flat roof on the opposite side, service bays.		
<u>Commentary (Condition ...)</u>	Asphalt shingles on pitched roof. Torch-on roofing on flat roofs.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$5,603		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Pitched and flat roofs. Mould and asbestos containing materials identified in various areas. Guidelines must be followed prior to demolition or repairs.		
<u>Commentary</u>	Roofs overall are in poor condition. A Consultant may be required to determine structural and seismic needs and address repairs to maintain any heritage and aesthetic issues if the building is to remain.		



**C1010 Partitions**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$75,080		
<u>What &amp; Where</u>	Wood frame with painted over lath and plaster and or drywall.		
<u>Commentary (Condition ...)</u>	Office area is in poor condition due to roof leaks.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Poor condition due to leaking roof.		
<u>Commentary</u>	Mould and asbestos containing materials identified in various areas. Guidelines must be followed prior to salvage/demolition.		



**C1020 Interior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Fair 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$34,402		
<u>What &amp; Where</u>	Wooden interior doors, styles vary, mostly original with wood frames.		
<u>Commentary (Condition ...)</u>	Maintain as required, short term.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Interior doors.		
<u>Commentary</u>	Conditions range fair to poor. Maintain short term. Salvage as required prior to building demolition.		

**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>	1924.		
<u>Replacement Cost</u>	\$5,715		
<u>What &amp; Where</u>	Maintenance shop cupboards and shelving.		
<u>Commentary (Condition ...)</u>	Maintain short term. Salvage as required at time of demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Maintenance		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Paint grade storage cupboards etc.		
<u>Commentary</u>			

**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>	1924.		
<u>Replacement Cost</u>	\$14,008		
<u>What &amp; Where</u>	1 stairwell.		
<u>Commentary (Condition ...)</u>	Poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Interior/exterior stairs.		
<u>Commentary</u>	Interior and exterior stairs in poor condition. Interior has asbestos identified in various areas, guidelines must be followed prior to demolition.		





**C3010 Wall Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$57,935		
<u>What &amp; Where</u>	Lath and plaster, plywood and laminate.		
<u>Commentary (Condition ...)</u>	Condition ranges from fair, poor, critical. Maintain shop areas short term. Salvage as required at time of demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Wall finishes.		
<u>Commentary</u>	Office wall finishes in poor condition due to roof leaks. Asbestos identified in various areas, guidelines must be followed prior to demolition.		



**C3020 Floor Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$26,782		
<u>What &amp; Where</u>	Maintenance shops - Concrete Office - carpet and vinyl		
<u>Commentary (Condition ...)</u>	Carpet and vinyl in poor condition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Remove and dispose of flooring.		
<u>Commentary</u>	Carpet and vinyl in poor condition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		



### C3030 Ceiling Finishes

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$30,592		
<u>What &amp; Where</u>	Offices - Lath and plaster. Shops - plywood.		
<u>Commentary (Condition ...)</u>	Office ceilings in poor condition due to roof leaks. Asbestos identified in various areas, guidelines must be followed prior to demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Ceiling finishes.		
<u>Commentary</u>	Office ceilings in poor condition due to roof leaks. Asbestos identified in various areas, guidelines must be followed prior to demolition.		


### 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>	1924.		
<u>Replacement Cost</u>	\$85,950		
<u>What &amp; Where</u>	Sinks in Maintenance shops.		
<u>Commentary (Condition ...)</u>	Salvage at time of demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Plumbing fixtures.		
<u>Commentary</u>	Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		



**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>	1924.		
<u>Replacement Cost</u>	\$34,627		
<u>What &amp; Where</u>	Maintenance shop.		
<u>Commentary (Condition ...)</u>	Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$34,627		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Domestic water distribution lines.		
 <u>Commentary</u>	 Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		



**D2030 Sanitary Waste**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$28,687		
<u>What &amp; Where</u>	Maintenance washroom.		
<u>Commentary (Condition ...)</u>	Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Sanitary waste lines.		
 <u>Commentary</u>	 Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		



### D2040 Rain Water Drainage

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$10,197		
<u>What &amp; Where</u>	Exterior rainwater leaders rigid pvc pipe.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$10,197		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Rain water drainage system.		
<u>Commentary</u>	Salvage/recycle components at time of demolition.		



### 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>	1924.		
<u>Replacement Cost</u>	\$9,861		
<u>What &amp; Where</u>	Intermediate steam to fin tube unit heater and pipe tubing convection heater. (Radiator style).		
<u>Commentary (Condition ...)</u>	Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Intermediate pressure steam.		
<u>Commentary</u>	Currently operating to provide heat as needed.		


### D3045 Exhaust Ventilation Systems

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Fair</b> 
<u>Last Major Action Year</u>	1924.		
<u>Replacement Cost</u>	\$7,060		
<u>What &amp; Where</u>	Exhaust fans		
<u>Commentary (Condition ...)</u>	Provides exhaust for Maintenance shop.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2013.		
<u>Brief Description</u>	Shop ventilation.		
<u>Commentary</u>	Provides exhaust for Maintenance shop.		



### 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>	1924.		
<u>Replacement Cost</u>	\$16,921		
<u>What &amp; Where</u>	Intermediate steam to fin tube unit heater and pipe tubing convection heater. (Radiator style).		
<u>Commentary (Condition ...)</u>	Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$11,206		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Fin tube radiation system.		
<u>Commentary</u>	Salvage components at time of demolition. Asbestos identified in various areas, guidelines must be followed prior to demolition.		


**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>	1924.		
<u>Replacement Cost</u>	\$77,433		
<u>What &amp; Where</u>	Branch wiring.		
<u>Commentary (Condition ...)</u>	Salvage/recycle at time of demolition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$7,732		
<u>Action Year</u>	2015.		
<u>Brief Description</u>			
<u>Commentary</u>			

**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>	1924.		
<u>Replacement Cost</u>	\$19,386		
<u>What &amp; Where</u>	Incandescent and T8 Fluorescent.		
<u>Commentary (Condition ...)</u>	Salvage/recycle at time of demolition.		
			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$19,386		
<u>Action Year</u>	2024.		
<u>Brief Description</u>			
<u>Commentary</u>			

**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>	1924.		
<u>Replacement Cost</u>	\$6,387		
<u>What &amp; Where</u>	Bunk beds.		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$6,387		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>			