

File No.: 04-1000-20-2023-623

November 22, 2023

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 9, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Record of City studies regarding a building condition assessment of 2294 W 10<sup>th</sup> Avenue (completed approximately April 2020), including:**

- 1. Repairs or upgrades required to maintain the current use and occupancy of the school building and/or extend the existing lease; and**
- 2. Correspondence from the City to the current leaseholder, communicating the results of the building condition assessment, if any.**

**Date range: January 1, 2020 to December 31, 2021.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.17(1) of the Act. You can read or download this section here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-623); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:pm

**From:** [Newman, Andrew](#)  
**To:** [Maureen Steltman](#)  
**Cc:** [Wiebe, Michael](#); [Cornborough, Andrea](#); [Kuzyk, Jillian](#); [Kassam, Nick](#); [David Sacks](#); [Neil Johnston](#); ["Natalie Glover"](#)  
**Subject:** RE: Lease Renewal Request  
**Date:** Friday, July 10, 2020 12:48:00 PM  
**Attachments:** [image001.jpg](#)  
[2294 W 10th BCA Updated Report- July 10th 2020.pdf](#)

---

Hi Maureen,

Thanks very much for speaking with Andrea and myself last month regarding Fraser Academy's proposal for the future of 2294 W 10<sup>th</sup> Avenue (the "Site"), and sharing the historical documentation Fraser Academy has on your tenure at the Site. Thanks also for your formal lease renewal request and the associated PowerPoint outlining the important work your organization does for children facing dyslexia and learning disabilities.

To follow-up on your last correspondence with Sandra Singh, GM of Arts, Culture & Community Services, and the next steps we discussed back in June, I can confirm the following:

1. Fraser Academy's Historical Documentation on Tenure at the Site:

s.17(1)



2. Updated Building Condition Assessment:

- Please find attached the BCA report completed April 17, 2020;
- This 10 year building needs summary indicates approximately \$3.5M in repairs/recapitalization costs anticipated for main building systems over the next 6 years;
- Disclaimer:
  - i. This report was prepared by the City for internal use only and is not intended to be relied upon by any third party, including the Fraser Academy
  - ii. This report is provided to Fraser Academy for informational purposes only, in its capacity as tenant under the lease expiring on July 16, 2025

3. Test Fits for the Site

- City Staff are commissioning a study to determine how much capacity the Site holds to accommodate the City's non-market housing and childcare targets;
- This work will inform what excess capacity remains to locate other uses at the Site;
- We expect these studies to be completed by early-Fall and would be happy to share the results at that time.

In order to make the best use of our time, I would prefer that we await the Test Fit results before meeting again. We will be much better informed to consider next steps once this work is completed,

and I appreciate your patience as we wrap this piece up - likely by September. Rest assured, City Staff and Council are very cognizant of your time pressures and are working expeditiously to provide you the clarity Fraser Academy needs to continue the next chapter of your work.

Please let me know if you have any questions regarding the above points.

Best regards,  
Andrew

Andrew Newman, RI, B.Comm  
Associate Director | Real Estate Services | Real Estate and Facilities Management  
CITY OF VANCOUVER 507 West Broadway, Suite 320 Vancouver BC V5Z 0B4  
t: 604.673.8105 | f: 604.873-7064 | e: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)

**From:** Natalie Glover [mailto:[nglover@fraseracademy.ca](mailto:nglover@fraseracademy.ca)]  
**Sent:** Friday, July 3, 2020 11:16 AM  
**To:** Newman, Andrew  
**Cc:** Wiebe, Michael; Cornborough, Andrea; Kuzyk, Jillian; Kassam, Nick; David Sacks; Maureen Steltman; Neil Johnston  
**Subject:** Lease Renewal Request

*Sent on behalf of Maureen Steltman*

Andrew,

We hope you are well and had a good time away. Further to our last meeting, please find attached the formal lease renewal request letter, together with an attachment.

Further to Sandra's email of June 26, please let me know when you and Andrea would be free to have a follow-up conversation.

We appreciate the opportunity to continue a community partnership that supports the health and well-being of Vancouver citizens, with expansion could serve more citizens and also the City's other priorities including increased childcare delivery and offers economic drivers and benefits.

Warm regards,

Maureen Steltman

Natalie Glover | Executive Assistant to the Head of School  
T: 604 736 5575 | [nglover@fraseracademy.ca](mailto:nglover@fraseracademy.ca)

Fraser Academy | F: 604 736 5578  
2294 West 10th Ave, Vancouver BC V6K 2H8  
[fraseracademy.ca](http://fraseracademy.ca) [[fraseracademy.ca](http://fraseracademy.ca)]



[facebook.com][twitter.com]

This email contains privileged or confidential information and is intended only for the named recipients. If you have received this email in error or are not a named recipient, please notify the sender and destroy the email.

## CA Report

### SOCL\_6485\_2294 W 10th Av



<b>Facility Portfolio</b>	Yes
<b>Address</b>	2294 W 10th Av
<b>ModelType</b>	Building
<b>Size</b>	25,000 Sq.Ft.
<b>Site Size</b>	0.00 Sq.Ft.
<b>Construction Year</b>	1955
<b>Template</b>	Office
<b>Replacement Cost</b>	\$6,065,000
<b>Floor Above Grade</b>	4
<b>Divisional Units</b>	0
<b>Description</b>	The building is an approximately 25,000sf, five storey building with a basement (East Wing) and two story building (West Wing) constructed circa 1955. The building is primarily used as a school.

Report Generated On:2020-07-10 10:59:30

## Condition Summary

### Limitations

#### BCA REPORT NOTES:

- The attached report is not a capital plan but a tool to assist in developing one.
- Actions noted on the report are based on repair or renewal needs identified in an on-site visual component review. This is not a detailed facility condition assessment (not invasive testing or detailed review of existing drawings have been done as part of this assessment).
- This is also not a code compliance review or hazardous materials survey. Values for hazardous materials abatement, seismic retrofit, buildings upgrades or renovations are not included.
- It is expected that if needs occur on critical components before the date on which the report is indicating that they will be addressed and not deferred. Alternately if needs are not present on the date indicated the component will be monitored on an appropriate schedule and the work will be deferred.
- Component Replacement Values and Action Costs are based on RS Means average for building type and location values are for hard costs only.
- Overall project scope and detailed budget remains to be fully developed.
- These values do not constitute requested project budgets for the facility.

### Executive Summary

### General Summary

The building is understood to have been constructed circa 1955. The building is largely provided with systems and components originating from the initial building construction. Known renewals include:

- Select interior finishes updated circa 2019, 2009 and 2000

### Architectural Summary

The building's east and west wings appear to be constructed on spread footings. Where exposed, the superstructure appears to be of concrete construction. No significant deficiencies were observed to suggest differential settlement of the building foundations or movement of the building structure.

The building exterior walls are generally comprised of stucco, brick and painted concrete. The building windows are typically metal-framed units with single-pane glass. The exterior entrance doors are typically glass doors set in aluminum frames. The service doors are hollow metal doors in metal frames. The roof cover is a 2-ply modified bituminous roof assembly and asphalt shingle roof assembly. Overall, the building envelope components appear to be in fair condition.

The interior finishes in the building include ceramic floor tiles, vinyl sheet flooring, painted concrete floor, vinyl floor tiles, carpet flooring, painted wall assemblies, ceramic wall tiles, painted ceiling assemblies, adhered acoustical ceiling tiles and suspended acoustic tile ceiling assemblies. The interior finishes appear to be in good to fair condition overall.

### Mechanical Summary

The building domestic water distribution system includes a main water supply with valves, fittings and associated piping. The building includes a sanitary waste piping system with gravity discharge to the municipal sewer. There are eleven washrooms, and the washroom plumbing fixtures include floor-mounted water closets with flush tanks, countersunk vitreous china lavatories and urinals. The domestic hot water is provided by a gas-fired water heater rated 65 MBH / 50 gallons and located in the boiler room. The plumbing systems and components generally appeared to be in good condition. The water heater is in poor condition. The sanitary waste piping and roof drains are in fair condition.

Cooling medium is provided by: 1) an air-cooled rooftop condensing unit; 2) a split unit serving the elevator machine room. The heating is provided by a gas fired boiler rated 2525 MBH, located in the boiler room (B5). The HVAC system includes three air handling units: 1) two air handling units (Supply Fan 1 & Supply Fan 2) are located in the basement fan room; 2) an air handling unit is located in the 5th floor fan room. The HVAC units generally appeared to be in good condition. The boiler and air handling units are in poor condition.

### Electrical Summary

The building includes a 600A electrical service, which includes incoming feeder, main switchboard, and metering. The distribution sub

panels, and branch wiring are in fair condition.

Lighting fixtures include suspended / recessed / ceiling-mounted fixtures that incorporate fluorescent and incandescent lamps. 50% of the lighting fixtures are in poor condition. The other electrical components include a telephone system, a local area network system and a security alarm system. These systems are in good condition. The exit signs are in poor condition and emergency battery packs are in fair condition.



**Elements by Category****A10 - Foundations [1]**

<b>Discipline</b>	Substructure
<b>Category</b>	A10 - Foundations
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$278,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Building Foundation
<b>Brief Description</b>	<p>The five-storey structure with a basement (east wing) and two-story structure (west wing) are understood to be constructed on concrete spread-footings which bear on native soil or engineered fill. Where exposed the foundation walls are poured concrete walls.</p> <p>The area of the foundation is estimated to be approximately 783 sq.m. The perimeter of the foundation is estimated to be approximately 141 LM and the perimeter of the basement wall is estimated to be approximately 67 LM.</p>
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-65678-20200131192022.jpg



E-65678-20200131192227.jpg



E-65678-20200131192032.jpg

**Actions**

**B10 - Superstructure [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B10 - Superstructure
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$742,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Building Structure
<b>Brief Description</b>	According to information provided and observations captured during our site assessment visit, the building superstructure is likely a concrete frame structure and concrete floor slab.

The area of the floor construction is estimated to be approximately 2,323 sq.m. and the area of the roof construction is estimated to be approximately 783 sq.m.

<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review. However, honeycombing of concrete surfaces was observed on the suspended floor soffit located above the basement mechanical room. Steel reinforcement was visible through the honeycombed surfaces. The impacted areas are recommended to be patched as a maintenance activity.

**Pictures**

E-65679-20200131181805.jpg

E-65679-20200131181755.jpg

E-65679-20200131181827.jpg

E-65679-20200131181813.jpg

**Actions****B10 - Superstructure [2]**

<b>Discipline</b>	Shell
<b>Category</b>	B10 - Superstructure
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$40,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	South Elevation/Metal Canopies
<b>Brief Description</b>	The facility is provided with metal canopies on the south elevation of the building.

The area of the metal canopies is estimated to be approximately 250 sq.m.

<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Deformation and deterioration of the in metal canopies

## Pictures



E-66615-20200131195935.jpg

## Actions

### Action Summary:

### Lifecycle Replacement – Metal Canopies

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$40,000
<b>Year</b>	2024
<b>Deferred Since</b>	
<b>Repeat Interval</b>	30
<b>Priority</b>	High
<b>Priority Score</b>	26.50
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

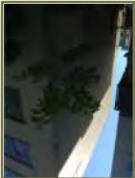
## B2010 - Exterior Walls [1]

<b>Discipline</b>	Shell
<b>Category</b>	B2010 - Exterior Walls
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,375,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Exterior Painted Concrete Walls
<b>Brief Description</b>	The exterior walls appear to be painted concrete.
	The area of the exterior painted concrete walls is estimated to be approximately 2115 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

Pictures



comp.80587.6e8mwxo.hg6.jpg



comp.80587.1ghja04m.tro.jpg



comp.80587.zx3d7e6j.vw7.jpg



comp.80587.3xrqqed.yd1.jpg

Actions

Action Summary:

Lifecycle Replacement – Exterior Painted Concrete Walls

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	Major
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$1,375,000
Year	2030
Deferred Since	
Repeat Interval	75
Priority	Low
Priority Score	10.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

B2010 - Exterior Walls [2]

Discipline	Shell
Category	B2010 - Exterior Walls
Maintenance Type	
Element Number	2
Replacement Cost	\$16,000
Last Major Action	1955
Location/Name	Root Penthouse/Exterior Succo Wall
Brief Description	The penthouse exterior walls are clad with stucco.
	The area of the exterior stucco walls is estimated to be approximately 50 sq.m.
Validated	Yes

**Commentary**

The following deficiencies were observed at the time of the field review:

- Hairline cracks
- Discoloration
- Stains

**Pictures**

comp.115093.3ob3jpyn.4j5.jpg



comp.115093.iha78q2x.zek.jpg



E-65681-20200131174122.jpg



E-65681-20200131174146.jpg

**Actions****Action Summary:**

Condition Based Replacement – Exterior Succo Wall

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

High

**Operation / Energy Savings**

Moderate or significant savings

**Component Condition**

Poor

**Status****Funding Source****Cost**

\$16,000

**Year**

2021

**Deferred Since**

2018

**Repeat Interval**

40

**Priority**

Urgent

**Priority Score**

57.75

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**B2010 - Exterior Walls [3]**

<b>Discipline</b>	Shell
<b>Category</b>	B2010 - Exterior Walls
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$90,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	West and South Elevations of the West Wing/Exterior Brick Walls
<b>Brief Description</b>	Brick cladding is installed on the south and west elevations of the west wing.  The area of the exterior brick walls is estimated to be approximately 138 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66618-20200131194610.jpg

E-66618-20200131200309.jpg

**Actions****Action Summary:**

## Lifecycle Replacement – Exterior Brick Walls

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$90,000
<b>Year</b>	2030
<b>Deferred Since</b>	
<b>Repeat Interval</b>	75
<b>Priority</b>	Low
<b>Priority Score</b>	10.50
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**B2020 - Exterior Windows [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B2020 - Exterior Windows
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$210,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Exterior Windows
<b>Brief Description</b>	Exterior aluminum-framed windows with single-pane glass are installed on the building's north, south and west elevations.

The area of the exterior windows is estimated to be approximately 300 sq.m.

**Validated**

Yes

**Commentary**

The following deficiencies were observed at the time of the field review:

- Evidence of stains
- Active leakage through the north elevation of the 5th floor and 3rd floor
- Energy loss

**Pictures**

comp.80588.8jxzt36.6c8.jpg



comp.80588.646co313.xwq.jpg



comp.80588.8vv6o9op.ng4.jpg



comp.80588.avmh0fsg.7wq.jpg

**Actions****Action Summary:**

Condition Based Replacement – Exterior Windows

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Major**Urgency of Action?**

High

**Operation / Energy Savings**

Moderate or significant savings

**Component Condition**

Poor

**Status****Funding Source****Cost**

\$210,000

**Year**

2021

**Deferred Since**

2019

**Repeat Interval**

30

**Priority**

Urgent

**Priority Score**

57.75

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**B2030 - Exterior Doors [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B2030 - Exterior Doors
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$20,000
<b>Last Major Action</b>	2009
<b>Location/Name</b>	North and South Elevations/Exterior Glass Doors
<b>Brief Description</b>	The facility is provided with two aluminum frame double glass entrance doors on the north and south elevations of the building.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.80589.bk08ujc3.pzj.jpg



comp.80589.vqj98qrv.agr.jpg



E-65683-20200131194113.jpg



E-65683-20200131194432.jpg

**Actions****Action Summary:****Lifecycle Replacement – Exterior Glass Doors**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$20,000
<b>Year</b>	2034
<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	10.50
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.



**B2030 - Exterior Doors [2]**

<b>Discipline</b>	Shell
<b>Category</b>	B2030 - Exterior Doors
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$12,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Exterior Metal Doors
<b>Brief Description</b>	The facility is provided with four metal doors on the roof and ground floor levels.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Corrosion on the roof penthouse door. Painting is recommended as part of maintenance.

**Pictures**

comp.115092.x6z5s2ey.u6a.jpg

comp.115092.hfpwd0f5.3fi.jpg

comp.115092.b3215d80.7s3.jpg

comp.115092.9po5xpym.bql.jpg

**Actions****Action Summary:****Lifecycle Replacement – Exterior Metal Doors**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$12,000
<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	10.50
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**B30 - Roofing [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B30 - Roofing
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$130,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	East Wing Roof
<b>Brief Description</b>	The flat roof on the east wing (5 story building with a basement) structure has a roof assembly system, where the roof membrane is a modified bitumen membrane consisting of a base sheet and cap sheet.

The area of the roof is estimated to be approximately 479 sq.m.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Validated**  
**Commentary**

Yes  
The following deficiencies were observed at the time of the field review:

- Water ponding
- Improper drainage
- Vegetation growth

**Pictures**

comp.115089.0eyf4a4k.ek9.jpg



comp.115089.239d8dt7.h02.jpg



comp.115089.xgv7mfsv.lme.jpg



comp.115089.898kcha1.f16.jpg

**Actions****Action Summary:**

Condition Based Replacement – East Wing Roof

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$130,000
<b>Year</b>	2021
<b>Deferred Since</b>	2018

<b>Repeat Interval</b>	22
<b>Priority</b>	Urgent
<b>Priority Score</b>	56.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

### B30 - Roofing [2]

<b>Discipline</b>	Shell
<b>Category</b>	B30 - Roofing
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$2,000
<b>Last Major Action</b>	1980
<b>Location/Name</b>	Asphalt Shingles
<b>Brief Description</b>	The sloped roof of the east stair penthouse is covered with asphalt shingles.
	The area of the asphalt shingles is estimated to be approximately 20 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: <ul style="list-style-type: none"> <li>- Vegetation growth</li> <li>- Aged</li> <li>- Wear and tear</li> </ul>

### Pictures



comp.115091.7ky06x6w.y7n.jpg

comp.115091.7y0btpmy.kdy.jpg

E-65687-20200131173804.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement – Asphalt Shingles
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$2,000
<b>Year</b>	2021

<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	15
<b>Priority</b>	Urgent
<b>Priority Score</b>	58.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

### B30 - Roofing [3]

<b>Discipline</b>	Shell
<b>Category</b>	B30 - Roofing
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$71,000
<b>Last Major Action</b>	1995
<b>Location/Name</b>	West Wing/Roof
<b>Brief Description</b>	The flat roof structure of the, 2 story building (west wing) has a roof assembly system, where the roof membrane is a modified bitumen membrane consisting of a base sheet and cap sheet.
	The area of the roof is estimated to be approximately 264 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Improper drainage - Water ponding

### Pictures



E-65685-20200131174205.jpg



E-65685-20200131174211.jpg

comp.80591.erhml3nb.rfr.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement – West Wing Roof
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$71,000
<b>Year</b>	2021

<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	22
<b>Priority</b>	Urgent
<b>Priority Score</b>	58.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

### B30 - Roofing [4]

<b>Discipline</b>	Shell
<b>Category</b>	B30 - Roofing
<b>Maintenance Type</b>	
<b>Element Number</b>	4
<b>Replacement Cost</b>	\$10,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	Roof/Wood Patio
<b>Brief Description</b>	The east wing roof is provided with a wood patio.

<b>Validated</b>	The area of the wood patio is estimated to be approximately 40 sq.m.
<b>Commentary</b>	Yes The following deficiencies were observed at the time of the field review: - Deteriorated Wood

### Pictures



E-66602-20200131174050.jpg



E-66602-20200131174335.jpg



E-66602-20200131174043.jpg



E-66602-20200131174812.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement – Wood Patio
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2021
<b>Deferred Since</b>	
<b>Repeat Interval</b>	30
<b>Priority</b>	Urgent

**Priority Score**

56.75

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**B3021 - Skylights [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B3021 - Skylights
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$23,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Skylights
<b>Brief Description</b>	The facility is provided with three single glazed metal frame skylight assemblies.

The area of the skylights is estimated to be approximately 15 sq.m.

**Validated**

Yes

**Commentary**

The following deficiencies were observed at the time of the field review:

- Corroded framework
- Cracked glazing
- Aged

**Pictures**

comp.115090.nfbv5wx5.ns3.jpg



comp.115090.rujyfliz.g6r.jpg



comp.115090.juh57e7l.0jt.jpg



comp.115090.96j4jvbn.lhc.jpg

**Actions****Action Summary:**

Condition Based Replacement – Skylights

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**
☐ Major
**Urgency of Action?**

High

**Operation / Energy Savings**

Moderate or significant savings

**Component Condition**

Poor

**Status****Funding Source****Cost**

\$23,000

**Year**

2021

**Deferred Since**

2018

**Repeat Interval**

22

**Priority**

Urgent

**Priority Score**

49.75

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**C1010 - Partitions [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1010 - Partitions
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$287,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Partitions
<b>Brief Description</b>	Painted concrete and drywall partitions are provided in various locations.

The area of the partitions is estimated to be approximately 2,323 sq.m.

Based on the information provided, the component is reported to contain hazardous and designated building materials. As such, the replacement cost is adjusted with a 30% escalation factor to abate the reported designated substance(s). The escalation factor is an estimate, which is subject to scope of work, material quantity, tipping fees, etc.

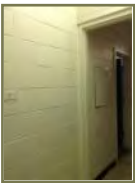
**Validated**

Yes

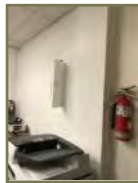
**Commentary**

The following deficiencies were observed at the time of the site assessment:

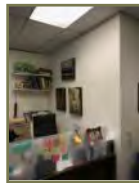
- The HVAC pipe and electric conduit penetrations from the 5th floor fan room and basement mechanical room do not have fire stopping as required by British Columbia Building Code.

**Pictures**

comp.80592.gjwwijvj.5mu.jpg



E-65688-20200131180054.jpg



E-65688-20200131180046.jpg



E-65688-20200131181605.jpg

**Actions****Action Summary:**

Further Investigation – Fire Stop Missing

**Action Type**

Study

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

Immediate Code Issue

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**
☐ Study
**Urgency of Action?**

Urgent

**Operation / Energy Savings**

N/A

**Component Condition**


Defective

**Status**

<b>Funding Source</b>	
<b>Cost</b>	\$5,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	Urgent
<b>Priority Score</b>	41.75
<b>Action: Commentary</b>	Based on the limited understanding of the component condition, further investigation is recommended to determine the source, extent, and severity of the observed deficiencies

**Action Summary:**

Repair Allowance – Fire Stop Missing

<b>Action Type</b>	Repair
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	Grandfathered Code Issue
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	 Upgrade
<b>Urgency of Action?</b>	Urgent
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Defective
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	High
<b>Priority Score</b>	36.75
<b>Action: Commentary</b>	Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.

**C1010 - Partitions [2]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1010 - Partitions
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$38,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	5th Floor Office/Glass Partitions
<b>Brief Description</b>	The facility is provided with single pane glass with wood frame partitions in the 5th floor office area.
<b>Validated</b>	The area of the glass partitions is estimated to be approximately 50 sq.m. Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.



## Pictures



comp.115097.p2y1hyb0.huv.jpg

E-65689-20200131180206.jpg

E-65689-20200131180019.jpg

E-65689-20200131182252.jpg

## Actions

### Action Summary:

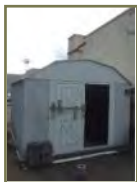
### Lifecycle Replacement – Glass Partitions

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$38,000
Year	2026
Deferred Since	
Repeat Interval	30
Priority	Low
Priority Score	3.00
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1020 - Fittings [1]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	
Element Number	1
Replacement Cost	\$24,000
Last Major Action	2000
Location/Name	Throughout the Building/Wood Cabinets
Brief Description	The facility is provided with wood cabinets throughout the building.
Validated	The total length of the cabinets is estimated to be approximately 20 LM. Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.

## Pictures



comp.80593.f8fjexah.5ks.jpg



comp.80593.m1h3doo9.ahq.jpg



E-65691-20200131180237.jpg



E-65691-20200131191802.jpg

## Actions

### Action Summary:

### Lifecycle Replacement – Wood Cabinets

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$24,000
Year	2030
Deferred Since	2018
Repeat Interval	30
Priority	Low
Priority Score	3.00
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1020 - Fittings [2]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	
Element Number	2
Replacement Cost	\$70,000
Last Major Action	2009
Location/Name	4th Floor, 3rd Floor, 2nd Floor, Basement/Metal Lockers
Brief Description	The facility is provided with 139 metal lockers on the 4th, 3rd, 2nd floors and basement.
Validated	Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.

## Pictures



comp.115105.tp884bxi.sqb.jpg



E-65692-20200131185350.jpg



E-65692-20200131191043.jpg

comp.115105.hch85yrr.brs.jpg

## Actions

### Action Summary:

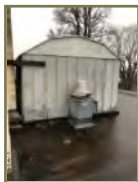
### Lifecycle Replacement – Metal Lockers

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$70,000
Year	2034
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	3.00
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1020 - Fittings [3]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	
Element Number	3
Replacement Cost	\$5,000
Last Major Action	1990
Location/Name	Roof/Shed
Brief Description	The facility is provided with a metal-clad storage shed on the roof of the east wing.
Validated	Yes
Commentary	The following deficiencies were observed at the time of the field review: <ul style="list-style-type: none"> <li>- Poor paint</li> <li>- Deteriorated wood door</li> </ul>

## Pictures



E-66612-20200131173945.jpg

E-66612-20200131173900.jpg

## Actions

### Action Summary:

Condition Based Replacement – Shed

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

High

**Operation / Energy Savings**

N/A

**Component Condition**

Poor

**Status****Funding Source****Cost**

\$5,000

**Year**

2021

**Deferred Since****Repeat Interval**

30

**Priority**

Urgent

**Priority Score**

48.25

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

## C1020 - Fittings [4]

**Discipline**

Interiors

**Category**

C1020 - Fittings

**Maintenance Type****Element Number**

4

**Replacement Cost**

\$5,000

**Last Major Action**

1990

**Location/Name**

5th Floor and Lobby Area/Reception Desks

**Brief Description**

The facility is provided with two wood reception desks in the 5th floor and first floor lobby area.

The total length of the reception desks is estimated to be approximately 4 LM.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Validated**

Yes

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66606-20200131175622.jpg



E-66606-20200131175638.jpg



E-66606-20200131193218.jpg

E-66606-20200131175631.jpg

**Actions****Action Summary:****Lifecycle Replacement – Reception Desks****Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**

☐ Minor

**Urgency of Action?**

Low

**Operation / Energy Savings**

N/A

**Component Condition**

Good

**Status****Funding Source****Cost**

\$5,000

**Year**

2026

**Deferred Since****Repeat Interval**

30

**Priority**

Low

**Priority Score**

3.00

**Action: Commentary**

Based on age, the component is anticipated to require lifecycle replacement.

**C1020 - Fittings [5]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1020 - Fittings
<b>Maintenance Type</b>	
<b>Element Number</b>	5
<b>Replacement Cost</b>	\$3,000
<b>Last Major Action</b>	2019
<b>Location/Name</b>	Basement Boys Change Room/Benches
<b>Brief Description</b>	The facility is provided with three wood benches in the basement boys change room.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66611-20200131191234.jpg



E-66611-20200131191228.jpg

**Actions****Action Summary:**

## Lifecycle Replacement – Benches

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$3,000
<b>Year</b>	2039
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

C1020 - Fittings [6]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	
Element Number	6
Replacement Cost	\$2,000
Last Major Action	1955
Location/Name	Basement Building Manager Room/Workshop Table
Brief Description	The facility is provided with a wood workshop table in the basement building manager room.

The length of the workshop table is estimated to be approximately 1.5 LM.

Validated	Yes
Commentary	The following deficiencies were observed at the time of the field review: - Wear and tear - Aged

Pictures	
----------	--



E-66609-20200131192624.jpg

Actions	
<a href="#">Action Summary:</a>	Condition Based Replacement – Workshop Table
Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	High
Operation / Energy Savings	N/A
Component Condition	Poor
Status	
Funding Source	
Cost	\$2,000
Year	2021
Deferred Since	30
Repeat Interval	Urgent
Priority	48.25
Priority Score	
Action: Commentary	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**C1020 - Fittings [7]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1020 - Fittings
<b>Maintenance Type</b>	
<b>Element Number</b>	7
<b>Replacement Cost</b>	\$3,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Lost and Found Area/Wood Closet
<b>Brief Description</b>	The facility is provided with a wood closet in the lost and found area.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66617-20200131194005.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Wood Closet

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$3,000
<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.



**C1030 - Interior Doors [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1030 - Interior Doors
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$150,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Interior Wood Doors
<b>Brief Description</b>	The facility is provided with approximately 75 interior wood doors.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Missing one door on the 4th floor - Missing one door on the 3rd floor

**Pictures**

comp.80637.pgrhxbkt.iip.jpg



comp.80637.6pg7kq5q.zmt.jpg



comp.80637.cmrrqftg.gmy.jpg



comp.80637.r99r5qmj.z14.jpg

**Actions****Action Summary:****Lifecycle Replacement – Interior Wood Doors**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$150,000
<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	40
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**Action Summary:**

Repair Allowance – Install 2 Doors on 4th and 3rd Floor

<b>Action Type</b>	Repair
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$4,000
<b>Year</b>	2021
<b>Deferred Since</b>	
<b>Repeat Interval</b>	40
<b>Priority</b>	High
<b>Priority Score</b>	26.75
<b>Action: Commentary</b>	Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.

**C1080 - Kitchen Fittings & Finishes [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1080 - Kitchen Fittings & Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$12,000
<b>Last Major Action</b>	2009
<b>Location/Name</b>	5th Floor Staff Kitchen/Wood Cabinets
<b>Brief Description</b>	The facility is provided a staff kitchen on the 5th floor. The kitchen is provided with wood cabinets and counters.  The total length of the wood cabinets is estimated to be approximately 10 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

## Pictures



comp.80645.tow8h7u6.iqd.jpg

E-65710-20200131180355.jpg

E-65710-20200131180400.jpg

## Actions

### Action Summary:

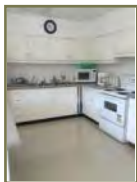
Lifecycle Replacement – 5th Floor Staff Kitchen - Wood Cabinets

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$12,000
Year	2039
Deferred Since	
Repeat Interval	30
Priority	Low
Priority Score	2.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1080 - Kitchen Fittings & Finishes [2]

Discipline	Interiors
Category	C1080 - Kitchen Fittings & Finishes
Maintenance Type	
Element Number	2
Replacement Cost	\$18,000
Last Major Action	2016
Location/Name	3rd Floor Kitchen/Wood Cabinets
Brief Description	The facility is provided a kitchen on the 3rd floor. The kitchen is provided with wood cabinets and counters.  The total length of the wood cabinets is estimated to be approximately 15 LM.
Validated	Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.

## Pictures



E-65711-20200131184920.jpg



E-65711-20200131184909.jpg

comp.115102.va096ijj.apc.jpg

## Actions

### Action Summary:

Lifecycle Replacement – 3rd Floor Kitchen - Wood Cabinets

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$18,000
Year	2046
Deferred Since	2018
Repeat Interval	30
Priority	Low
Priority Score	2.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1080 - Kitchen Fittings & Finishes [3]

Discipline	Interiors
Category	C1080 - Kitchen Fittings & Finishes
Maintenance Type	
Element Number	3
Replacement Cost	\$6,000
Last Major Action	2000
Location/Name	First Floor Staff Room/Wood Cabinets
Brief Description	The facility is provided a kitchen in the first floor staff room. The kitchen is provided with wood cabinets and counters.
	The length of the cabinets is estimated to be approximately 5 LM.
Validated	Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.

Pictures



comp.115104.a318e7a.8eb.jpg E-65712-20200131190257.jpg E-65712-20200131190346.jpg

Actions

**Action Summary:** Lifecycle Replacement – First Floor Staff Room - Wood Cabinets

Action Type	Recycle Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$6,000
Year	2030
Deferred Since	2018
Repeat Interval	30
Priority	Low
Priority Score	2.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

C1090 - Bathroom Fittings & Finishes [1]

Discipline	Interiors
Category	C1090 - Bathroom Fittings & Finishes
Maintenance Type	
Element Number	1
Replacement Cost	\$11,000
Last Major Action	2009
Location/Name	Washrooms/Countertops
Brief Description	Washrooms are provided with laminate wood countertops.

The total length of the countertops is estimated to be approximately 9 LM.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

Yes

Validated

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.80646.xgyrdaiq.f57.jpg



comp.80646.hb86bjcb.xb8.jpg



comp.80646.jrbsawt9.6li.jpg



comp.80646.9lbu7ga3.odn.jpg

**Actions****Action Summary:****Lifecycle Replacement – Washrooms - Countertops****Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

Low

**Operation / Energy Savings**

N/A

**Component Condition**

Good

**Status****Funding Source****Cost**

\$11,000

**Year**

2039

**Deferred Since**

2018

**Repeat Interval**

30

**Priority**

Low

**Priority Score**

2.50

**Action: Commentary**

Based on age, the component is anticipated to require lifecycle replacement.

**C1090 - Bathroom Fittings & Finishes [2]****Discipline**

Interiors

**Category**

C1090 - Bathroom Fittings &amp; Finishes

**Maintenance Type****Element Number**

2

**Replacement Cost**

\$6,000

**Last Major Action**

2019

**Location/Name**

5th Floor Washroom/Countertops

**Brief Description**

5th floor washrooms are provided with laminate wood cabinets and countertops.

**Validated**

The total length of the countertops is estimated to be approximately 5 LM.  
Yes

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

## Pictures



E-66608-20200131181431.jpg



E-66608-20200131181054.jpg

## Actions

### Action Summary:

Lifecycle Replacement – 5th Floor Washrooms - Countertops

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$6,000
Year	2049
Deferred Since	
Repeat Interval	30
Priority	Low
Priority Score	2.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1090 - Bathroom Fittings & Finishes [3]

Discipline	Interiors
Category	C1090 - Bathroom Fittings & Finishes
Maintenance Type	
Element Number	3
Replacement Cost	\$3,000
Last Major Action	2019
Location/Name	5th Floor Washroom/Metal Partitions
Brief Description	5th floor washrooms are provided with two toilet partitions comprised of metal.
Validated	Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.

## Pictures



E-66607-20200131181500.jpg

## Actions

### Action Summary:

Lifecycle Replacement – 5th Floor Washroom Metal Partitions

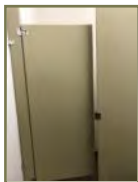
Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$3,000
Year	2044
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	2.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C1090 - Bathroom Fittings & Finishes [4]

Discipline	Interiors
Category	C1090 - Bathroom Fittings & Finishes
Maintenance Type	
Element Number	4
Replacement Cost	\$15,000
Last Major Action	2009
Location/Name	Washrooms/Metal Partitions
Brief Description	The public washrooms are provided with approximately 10 toilet partitions comprised of metal.
Validated	Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.



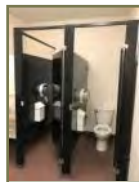
## Pictures



E-66604-20200131185645.jpg



E-66604-20200131190742.jpg



E-66604-20200131182626.jpg



E-66604-20200131190716.jpg

## Actions

### Action Summary:

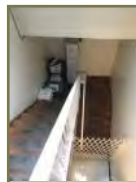
### Lifecycle Replacement – Washrooms Metal Partitions

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$15,000
Year	2034
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	2.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C20 - Stairs [1]

Discipline	Interiors
Category	C20 - Stairs
Maintenance Type	
Element Number	1
Replacement Cost	\$15,000
Last Major Action	1955
Location/Name	Interior Wood Stair
Brief Description	The facility is provided with one wood stair providing access to the roof of the east wing.
Validated	Yes
Commentary	The following deficiencies were observed at the time of the field review: - Discoloration of wood stair treads

## Pictures



comp.115094.dzems1nu.ndq.jpg

comp.115094.h3zrq7qy.jzz.jpg

E-65694-20200131175035.jpg

E-65694-20200131175040.jpg

## Actions

### Action Summary:

Repair Allowance – Interior Wood Stair

**Action Type**

Repair

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

High

**Operation / Energy Savings**

N/A

**Component Condition**

Poor

**Status****Funding Source****Cost**

\$3,000

**Year**

2021

**Deferred Since****Repeat Interval**

0

**Priority**

High

**Priority Score**

26.75

**Action: Commentary**

Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.

## C20 - Stairs [2]

**Discipline**

Interiors

**Category**

C20 - Stairs

**Maintenance Type****Element Number**

2

**Replacement Cost**

\$75,000

**Last Major Action**

1955

**Location/Name**

Interior Concrete Stair

**Brief Description**

The facility is provided with one concrete stair providing access between its various floors. The stair is covered with rubber flooring.

**Validated**

Yes

**Commentary**

The following deficiencies were observed at the time of the field review:

- Wear and tear of rubber flooring

## Pictures



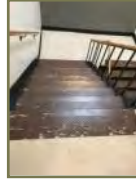
comp.115095.z6d4e6tf.h8a.jpg



comp.115095.hah1tz1t.6lq.jpg



E-65695-20200131175322.jpg



E-65695-20200131175317.jpg

## Actions

### Action Summary:

Repair Allowance – Rubber Flooring

Action Type

Repair

Data Source

FCA Project 2020

Life Safety / Code Related?

No

Adverse Effect on Security?

No

If component fails will building shut down?

No

Action Definition

☐ Minor

Urgency of Action?

High

Operation / Energy Savings

N/A

Component Condition

Poor

Status

Funding Source

Cost

\$3,000

Year

2021

Deferred Since

2018

Repeat Interval

20

Priority

High

Priority Score

26.75

Action: Commentary

Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.

## C20 - Stairs [3]

Discipline

Interiors

Category

C20 - Stairs

Maintenance Type

Element Number

3

Replacement Cost

\$75,000

Last Major Action

1955

Location/Name

Interior Concrete Stair

Brief Description

The facility is provided with one painted concrete stair at the northwest corner of the building providing access between its various floors. The stair was painted in 2019.

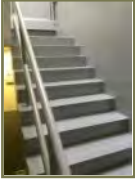
Validated

Yes

Commentary

No significant deficiencies were observed or reported at the time of the field review.

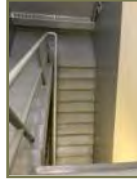
## Pictures



comp.115101.c57a06p2.45j.jpg



comp.115101.x2jpy8kn.l2l.jpg



E-65696-20200131181930.jpg



E-65696-20200131181924.jpg

## Actions

### Action Summary:

Repair Allowance - Painted Stairs

Action Type	Repair
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$3,000
Year	2029
Deferred Since	
Repeat Interval	10
Priority	Low
Priority Score	5.50
Action: Commentary	Budgetary allowance to undertake stair repainting.

## C3010 - Wall Finishes [1]

Discipline	Interiors
Category	C3010 - Wall Finishes
Maintenance Type	
Element Number	1
Replacement Cost	\$97,000
Last Major Action	1955
Location/Name	Painted Wall Finsh
Brief Description	The interior walls throughout the facility are provided with a painted finish.

The area of the painted wall finish is estimated to be approximately 1,858 sq.m.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Validated** Yes

**Commentary**

The following deficiencies were observed at the time of the field review:

- Aged
- Scuffs and stains paint in some areas

**Pictures**

comp.80638.yc83qxt0.ipm.jpg



comp.80638.xrikpgcy.x5e.jpg



comp.80638.jmup5qzs.u55.jpg



comp.80638.lvnrexyy.h4n.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Painted Wall Finish

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Major**Urgency of Action?**

Medium

**Operation / Energy Savings**

N/A

**Component Condition**

Fair

**Status****Funding Source****Cost**

\$97,000

**Year**

2023

**Deferred Since****Repeat Interval**

10

**Priority**

Low

**Priority Score**

19.50

**Action: Commentary**

Based on age, the component is anticipated to require lifecycle replacement.

**C3010 - Wall Finishes [2]****Discipline**

Interiors

**Category**

C3010 - Wall Finishes

**Maintenance Type****Element Number**

2

**Replacement Cost**

\$4,000

**Last Major Action**

1955

**Location/Name**

Basement Boys Change Room/Ceramic Wall Tiles

**Brief Description**

The interior walls in the basement boys change room showers are provided with ceramic tiles.

The area of the ceramic wall tiles is estimated to be approximately 20 sq.m.

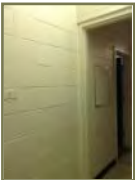
Based on the information provided, the component is reported to contain hazardous and designated building materials. As such, the replacement cost is adjusted with a 30% escalation factor to abate the reported designated substance(s). The escalation factor is an estimate, which is subject to scope of work, material quantity, tipping fees, etc.

**Validated**

Yes

**Commentary**

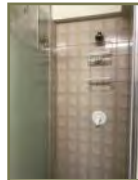
No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.113952.2y6aacie.euy.jpg



E-65700-20200131191533.jpg



E-65700-20200131191540.jpg

**Actions****Action Summary:****Lifecycle Replacement – Ceramic Wall Tiles****Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**

☐ Minor

**Urgency of Action?**

Low

**Operation / Energy Savings**

N/A

**Component Condition**

Good

**Status****Funding Source****Cost**

\$4,000

**Year**

2026

**Deferred Since****Repeat Interval**

20

**Priority**

Low

**Priority Score**

3.00

**Action: Commentary**

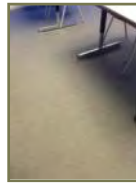
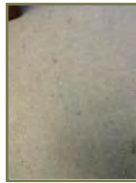
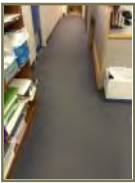
Based on age, the component is anticipated to require lifecycle replacement.

**C3020 - Floor Finishes [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$24,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	5th Floor and 4th Floor/Carpet Flooring
<b>Brief Description</b>	Carpet flooring is installed on half of the 5th floor and in some offices on the 4th floor.

The area of the carpet flooring is estimated to be approximately 200 sq.m.

<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: <ul style="list-style-type: none"> <li>- Stains</li> <li>- Aged</li> <li>- Wear and tear</li> </ul>

**Pictures**

comp.80639.rjd42aq7.67k.jpg

comp.80639.udxmj34f.bxe.jpg

comp.80639.inljtaut.mzd.jpg

comp.80639.4nvzxmh3.eca.jpg

**Actions**

<b>Action Summary:</b>	Condition Based Replacement – Carpet Flooring
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$24,000
<b>Year</b>	2021
<b>Deferred Since</b>	
<b>Repeat Interval</b>	10
<b>Priority</b>	Urgent
<b>Priority Score</b>	48.25
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**C3020 - Floor Finishes [2]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$319,000
<b>Last Major Action</b>	1980
<b>Location/Name</b>	5th Floor, 4th Floor, 3rd floor, 2nd Floor and First Floor/Vinyl Floor Tiles
<b>Brief Description</b>	The majority of the floor covering in the building is vinyl floor tiles.

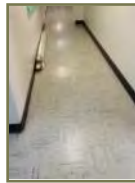
The area of the vinyl floor tiles is estimated to be approximately 2044 sq.m.

Based on the information provided, the component is reported to contain hazardous and designated building materials. As such, the replacement cost is adjusted with a 30% escalation factor to abate the reported designated substance(s). The escalation factor is an estimate, which is subject to scope of work, material quantity, tipping fees, etc.

**Validated  
Commentary**

Yes  
The following deficiencies were observed at the time of the field review:

- Scratches
- Aged
- Wear and tear

**Pictures**

comp.111137.5g1rrxq.3ja.jpg

comp.111137.5k6wlmzd.wlo.jpg

comp.111137.77e3mema.69i.jpg

comp.111137.yiyi69sn.w4c.jpg

**Actions****Action Summary:**

Condition Based Replacement – Vinyl Floor Tiles

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$319,000
<b>Year</b>	2021
<b>Deferred Since</b>	



<b>Repeat Interval</b>	15
<b>Priority</b>	Urgent
<b>Priority Score</b>	48.25
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

### C3020 - Floor Finishes [3]

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$2,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Painted Concrete Floor
<b>Brief Description</b>	The floor covering in the mechanical rooms is painted concrete.

The area of the painted concrete floor is estimated to be approximately 50 sq.m.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Peeling / flaking paint and worn surfaces

### Pictures



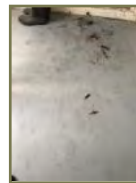
comp.111138.gyfrprjl.57r.jpg



comp.111138.03q0vfue.fbb.jpg



comp.111138.aboxzpxs.59w.jpg



E-65703-20200131175157.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement – Painted Concrete Floor
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	

<b>Cost</b>	\$2,000
<b>Year</b>	2021
<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	15
<b>Priority</b>	Urgent
<b>Priority Score</b>	48.25
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**C3020 - Floor Finishes [4]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	4
<b>Replacement Cost</b>	\$1,000
<b>Last Major Action</b>	2000
<b>Location/Name</b>	5th Floor Staff Kitchen/Vinyl Sheet Flooring
<b>Brief Description</b>	The floor covering in the 5th floor staff kitchen is vinyl sheet flooring.
	The area of the vinyl sheet flooring is estimated to be approximately 4 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.115096.428x9aof.lqg.jpg

E-65704-20200131180326.jpg

**Actions**

<b><u>Action Summary:</u></b>	Lifecycle Replacement – Vinyl Sheet Flooring
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$1,000

<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

### C3020 - Floor Finishes [5]

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	5
<b>Replacement Cost</b>	\$13,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Washrooms/Ceramic Floor Tiles
<b>Brief Description</b>	The floor covering in the washrooms is ceramic floor tiles.
	The area of the ceramic floor tiles is estimated to be approximately 100 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Missing tiles in the first floor boys washroom

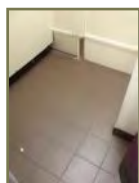
### Pictures



comp.115099.8qxt2t5n.g1h.jpg



comp.115099.xa7hwuse.w7a.jpg



comp.115099.nd8ftapz.twi.jpg



comp.115099.3q59jcmv.l2u.jpg

### Actions

<b>Action Summary:</b>	Lifecycle Replacement – Ceramic Floor Tiles
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$13,000
<b>Year</b>	2026
<b>Deferred Since</b>	2018

<b>Repeat Interval</b>	30
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**Action Summary:**

Repair Allowance - Ceramic Floor Tiles in the First Floor Boys Washroom

<b>Action Type</b>	Repair
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$3,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	High
<b>Priority Score</b>	26.75
<b>Action: Commentary</b>	Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.

**C3020 - Floor Finishes [6]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	6
<b>Replacement Cost</b>	\$1,500
<b>Last Major Action</b>	2000
<b>Location/Name</b>	Lobby Area/Painted Concrete Floor
<b>Brief Description</b>	The floor covering in the lobby area in painted concrete.

The area of the painted concrete floor is estimated to be approximately 30 sq.m.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Validated**

Yes

**Commentary**

The following deficiencies were observed at the time of the field review:  
- Scratches

## Pictures



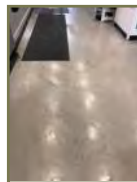
comp.115103.e8q2zukf.8cv.jpg



comp.115103.6pi51ibo.irs.jpg



E-65706-20200131193039.jpg



E-65706-20200131193803.jpg

## Actions

### Action Summary:

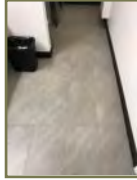
### Lifecycle Replacement – Painted Concrete Floor

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Medium
Operation / Energy Savings	N/A
Component Condition	Fair
Status	
Funding Source	
Cost	\$1,500
Year	2025
Deferred Since	2018
Repeat Interval	15
Priority	Low
Priority Score	19.50
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C3020 - Floor Finishes [7]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	
Element Number	7
Replacement Cost	\$4,000
Last Major Action	2019
Location/Name	5th Floor Washroom/Ceramic Floor Tiles
Brief Description	The floor covering in the 5th floor washrooms is ceramic tiles.
	The area of the ceramic floor tiles is estimated to be approximately 30 sq.m.
Validated	Yes
Commentary	No significant deficiencies were observed or reported at the time of the field review.

## Pictures



E-66603-20200131181021.jpg

E-66603-20200131181017.jpg

E-66603-20200131181424.jpg

## Actions

### Action Summary:

Lifecycle Replacement – 5th Floor Washroom - Ceramic Floor Tiles

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$4,000
Year	2049
Deferred Since	
Repeat Interval	30
Priority	Low
Priority Score	3.00
Action: Commentary	Based on age, the component is anticipated to require lifecycle replacement.

## C3020 - Floor Finishes [8]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	
Element Number	8
Replacement Cost	\$16,000
Last Major Action	1955
Location/Name	Basement/Vinyl Floor Tiles
Brief Description	The floor covering in the basement is vinyl floor tiles.

The area of the vinyl floor tiles is estimated to be approximately 100 sq.m.

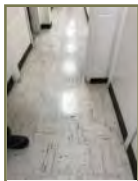
At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Validated** Yes

**Commentary**

The following deficiencies were observed at the time of the field review:

- Aged
- Wear and tear

**Pictures**

E-66605-20200131190956.jpg

**Actions****Action Summary:**

Condition Based Replacement – Basement Vinyl Floor Tiles

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

High

**Operation / Energy Savings**

N/A

**Component Condition**

Poor

**Status****Funding Source****Cost**

\$16,000

**Year**

2021

**Deferred Since****Repeat Interval**

15

**Priority**

Urgent

**Priority Score**

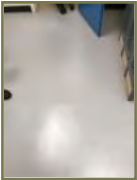
48.25

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

**C3020 - Floor Finishes [9]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3020 - Floor Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	9
<b>Replacement Cost</b>	\$1,500
<b>Last Major Action</b>	2019
<b>Location/Name</b>	Basement Boys Change Room/Epoxy Paint on Top of the Tiles
<b>Brief Description</b>	The floor covering in the boys change room in the basement is epoxy paint on top of the tiles.
	The area of the epoxy paint is estimated to be approximately 30 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66613-20200131191349.jpg

E-66613-20200131191344.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Epoxy Paint

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$1,500
<b>Year</b>	2034
<b>Deferred Since</b>	
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.



**C3030 - Ceiling Finishes [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3030 - Ceiling Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$10,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Painted Ceiling Finish
<b>Brief Description</b>	The ceiling throughout the 4th floor and some areas in the basement are provided with a painted ceiling finish.

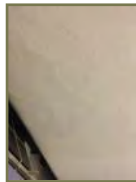
The area of the painted ceiling is estimated to be approximately 400 sq.m.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Stains in the shower area of the boys change room in basement

**Pictures**

comp.80640.fve0vbnj.b8h.jpg



comp.80640.zqvv2j4k.su3.jpg



comp.80640.2xq0lq9s.rwd.jpg



comp.80640.sqh0cb3a.h2b.jpg

**Actions****Action Summary:****Lifecycle Replacement – Painted Ceiling Finish**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2023
<b>Deferred Since</b>	
<b>Repeat Interval</b>	15
<b>Priority</b>	Low

**Priority Score**

19.50

**Action: Commentary**

Based on age, the component is anticipated to require lifecycle replacement.

**C3030 - Ceiling Finishes [2]****Discipline**

Interiors

**Category**

C3030 - Ceiling Finishes

**Maintenance Type****Element Number**

2

**Replacement Cost**

\$120,000

**Last Major Action**

2000

**Location/Name**

5th Floor, 3rd Floor, 2nd floor and Basement/Acoustical Ceiling Tiles

**Brief Description**

The ceilings throughout the building are primarily provided with suspended metal T-bar grids with inlaid acoustic panels.

The area of the acoustical ceiling tiles is estimated to be approximately 1,500 sq.m.

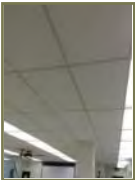
At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Validated**

Yes

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.111139.ug4vxlslr.lvq.jpg



comp.111139.4o0byojj.ue4.jpg



comp.111139.q57o6n53.6pp.jpg

comp.111139.a9mde9h2.m07.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Acoustical Ceiling Tiles

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Major**Urgency of Action?**

Low

**Operation / Energy Savings**

N/A

**Component Condition**

Good

**Status****Funding Source****Cost**

\$120,000

<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	3.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

### C3030 - Ceiling Finishes [3]

<b>Discipline</b>	Interiors
<b>Category</b>	C3030 - Ceiling Finishes
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$16,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	4th Floor/Acoustical Ceiling Tiles
<b>Brief Description</b>	The ceiling throughout the 4th floor is primarily provided with adhered acoustical ceiling tiles.  The area of the adhered acoustical ceiling tiles is estimated to be approximately 200 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: - Deteriorated ceiling tiles - Localized stains

### Pictures



E-66616-20200131182734.jpg



E-66616-20200131182751.jpg



E-66616-20200131183152.jpg



E-66616-20200131183725.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement – Acoustical Ceiling Tiles
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$16,000
<b>Year</b>	2021

<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Urgent
<b>Priority Score</b>	48.25
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement is recommended in the foreseeable future.

### D1010 - Elevators & Lifts [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D1010 - Elevators & Lifts
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$250,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Passenger Traction Elevator
<b>Brief Description</b>	The conveying equipment includes a passenger traction elevator rated 1500 LBS that serves all floors (5th, 4th, 3rd, 1st & B).
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The elevator has surpassed its expected useful life. - Wearing consistent with age of the component. No access was provided to elevator machine room during site visit.

### Pictures



comp.85559.s4b0xudf.5h1.jpg



comp.85559.wubwpwc8.1q2.jpg



comp.85559.hjy0arnw.8n5.jpg



comp.85559.lwv1tgja.znl.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement - Passenger Traction Elevator
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$250,000
<b>Year</b>	2022
<b>Deferred Since</b>	2018

<b>Repeat Interval</b>	30
<b>Priority</b>	Urgent
<b>Priority Score</b>	54.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

## D2010 - Plumbing Fixtures [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2010 - Plumbing Fixtures
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$36,000
<b>Last Major Action</b>	2010
<b>Location/Name</b>	Plumbing Fixtures (2010)
<b>Brief Description</b>	The plumbing fixtures include lavatories, water closets, urinals, kitchen sinks, lab sinks and utility sink. The building has 8 washrooms which includes 12 lavatories, 11 water closets and 3 urinals. In the facility there are approximately 5 kitchen sinks, 3 lab sinks (302, 303 & 308) and a utility sink (B1).
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

## Pictures



comp.80595.8qygkao6.8yd.jpg



comp.80595.qmqaclbf.1yr.jpg



comp.80595.kd0w0uhc.y6v.jpg



comp.80595.c257ma1x.iqo.jpg

## Actions

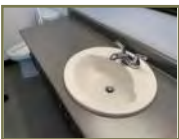
<b>Action Summary:</b>	Lifecycle Replacement - Plumbing Fixtures (2010)
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Good

<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$36,000
<b>Year</b>	2045
<b>Deferred Since</b>	
<b>Repeat Interval</b>	35
<b>Priority</b>	Low
<b>Priority Score</b>	5.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

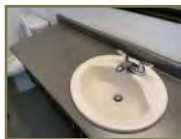
## D2010 - Plumbing Fixtures [2]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2010 - Plumbing Fixtures
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$9,000
<b>Last Major Action</b>	2019
<b>Location/Name</b>	Plumbing Fixtures (2019)
<b>Brief Description</b>	The plumbing fixtures include lavatories, water closets and a kitchen sink. The building has 3 washrooms which includes 4 lavatories and 4 water closets. In the facility there is approximately 1 kitchen sink (5th floor kitchen).
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

### Pictures



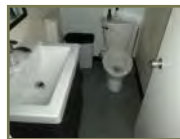
E-66625-20200131181042.jpg



E-66625-20200131181033.jpg



E-66625-20200131180547.jpg



E-66625-20200131190141.jpg

### Actions

<b>Action Summary:</b>	Lifecycle Replacement - Plumbing Fixtures (2019)
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$9,000
<b>Year</b>	2054

<b>Deferred Since</b>	
<b>Repeat Interval</b>	35
<b>Priority</b>	Low
<b>Priority Score</b>	5.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

### D2010 - Plumbing Fixtures [3]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2010 - Plumbing Fixtures
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$15,000
<b>Last Major Action</b>	2015
<b>Location/Name</b>	Drinking Fountains (2015)
<b>Brief Description</b>	The plumbing fixtures includes three drinking fountains with a bottle fill station.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

### Pictures



E-66627-20200131184640.jpg



E-66627-20200131182651.jpg



E-66627-20200131190457.jpg

### Actions

<b>Action Summary:</b>	Lifecycle Replacement - Drinking Fountains (2015)
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$15,000
<b>Year</b>	2030
<b>Deferred Since</b>	
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	3.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**D2010 - Plumbing Fixtures [4]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2010 - Plumbing Fixtures
<b>Maintenance Type</b>	
<b>Element Number</b>	4
<b>Replacement Cost</b>	\$8,000
<b>Last Major Action</b>	2000
<b>Location/Name</b>	Plumbing Fixtures (1955)
<b>Brief Description</b>	The plumbing fixtures include custodial sinks, drinking fountains and a kitchen sink. In the facility there are approximately 2 custodial sinks, 2 drinking fountains and a kitchen sink (woodwork shop)
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The plumbing fixtures have surpassed their expected useful life. - Wearing consistent with age of the component.

**Pictures**

E-66629-20200131191002.jpg

E-66629-20200131184732.jpg

E-66629-20200131193308.jpg

E-66629-20200131190801.jpg

**Actions****Action Summary:**

Condition Based Replacement - Plumbing Fixtures (1955)

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$8,000
<b>Year</b>	2021
<b>Deferred Since</b>	
<b>Repeat Interval</b>	35
<b>Priority</b>	Urgent
<b>Priority Score</b>	50.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.



**D2020 - Domestic Water Distribution [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2020 - Domestic Water Distribution
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$93,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Domestic Water Piping
<b>Brief Description</b>	The building domestic water distribution system includes a main water supply with valves, fittings and associated piping. The main water shut off is located in the boiler room. The external hose bibs do not have back-siphonage protection as required by 2012 British Columbia Plumbing Code Section 2.6.2.7. The installation of vacuum breakers as routine maintenance is recommended. The area of the piping is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: <ul style="list-style-type: none"> <li>- The piping system has surpassed its expected useful life.</li> <li>- Given the system age a study to confirm system performance is recommended.</li> </ul>

**Pictures**

comp.80641.0l0fdhjl.b27.jpg



comp.80641.hxhh1dde.al1.jpg



comp.80641.3hpcpdow3.4zo.jpg



comp.80641.te94o7ic.vn3.jpg


**Actions****Action Summary:****Lifecycle Replacement - Domestic Water Piping**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$93,000
<b>Year</b>	2025
<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	40
<b>Priority</b>	High

<b>Priority Score</b>	25.00
<b>Action: Commentary</b>	Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.

**Action Summary:**

## Further Investigation - Domestic Water Piping

<b>Action Type</b>	Study
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	 Study
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	High
<b>Priority Score</b>	38.75
<b>Action: Commentary</b>	Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the concealed domestic water piping system. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.

**D2030 - Sanitary Waste [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2030 - Sanitary Waste
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$105,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Sanitary Waste Piping
<b>Brief Description</b>	The building includes a sanitary waste piping system with gravity discharge to the municipal sewer. The area of the component is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The piping system is approaching its expected useful life. - Wearing consistent with age of the component.

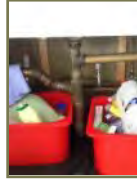
## Pictures



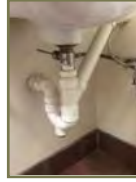
comp.80596.ub2g0c5x.k1z.jpg



comp.80596.vnm0rzro.jcb.jpg



comp.80596.zknoi81a.iv8.jpg



comp.80596.9np5vjtq.3pp.jpg

## Actions

### Action Summary:

### Lifecycle Replacement - Sanitary Waste Piping

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Medium
Operation / Energy Savings	N/A
Component Condition	Fair
Status	
Funding Source	
Cost	\$105,000
Year	2025
Deferred Since	
Repeat Interval	50
Priority	Medium
Priority Score	23.00
Action: Commentary	Based on age, the system is expected to require a lifecycle replacement.

## D2040 - Rain Water Drainage [1]

Discipline	Services - Mechanical
Category	D2040 - Rain Water Drainage
Maintenance Type	
Element Number	1
Replacement Cost	\$70,000
Last Major Action	1955
Location/Name	Rain Water Drainage
Brief Description	Rain water system includes roof drains connected to rain water leaders that discharge to the municipal storm water management system. Strainers are missing which can cause clogging of the roof drainage system. Installation of strainers as routine maintenance is recommended. The area of the piping is estimated to be approximately 2323 sq.m.
Validated	Yes
Commentary	The following deficiencies were observed at the time of the site assessment: - The piping system has surpassed its expected useful life. - Wearing consistent with age of the component.

## Pictures



comp.80597.foakyn1t.gro.jpg



comp.80597.ap8vaibx.2c6.jpg



comp.80597.gyb2fxe4.qw5.jpg



comp.80597.xp4hl7l.x09.jpg

## Actions

### Action Summary:

### Lifecycle Replacement - Rain Water Drainage

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Medium
Operation / Energy Savings	N/A
Component Condition	Fair
Status	
Funding Source	
Cost	\$70,000
Year	2025
Deferred Since	2013
Repeat Interval	50
Priority	Medium
Priority Score	21.50
Action: Commentary	Based on age, the system is expected to require a lifecycle replacement.

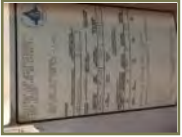
## D2095 - Domestic Water Heaters [1]

Discipline	Services - Mechanical
Category	D2095 - Domestic Water Heaters
Maintenance Type	
Element Number	1
Replacement Cost	\$9,000
Last Major Action	2003
Location/Name	Boiler Room / Water Heater (Gas-Fired)
Brief Description	The domestic hot water is provided by a gas-fired water heater rated 65 MBH / 50 gallons and located in the boiler room. (State Industries Inc. - MN:SBT5065NECGAW & SN:B03317718)
Validated	Yes
Commentary	The following deficiencies were observed at the time of the site assessment: - The water heater has surpassed its expected useful life. - Wearing consistent with age of the component.

**Pictures**



comp.80598.cbssj2gn.4ar.jpg



comp.80598.uhwx2box.mvr.jpg



comp.80598.lyczn25n.ubx.jpg



E-65798-20200131192855.jpg

**Actions**

**Action Summary:**

**Action Type**

**Data Source**

**Life Safety / Code Related?**

**Adverse Effect on Security?**

**If component fails will building shut down?**

**Action Definition**

**Urgency of Action?**

**Operation / Energy Savings**

**Component Condition**

**Status**

**Funding Source**

**Cost**

**Year**

**Deferred Since**

**Repeat Interval**

**Priority**

**Priority Score**

**Action: Commentary**

**Condition Based Replacement - Water Heater (Gas-Fired)**

**Replacement**

**FCA Project 2020**

No

No

No

Minor

High

Moderate or significant savings

Poor

\$9,000

2022

2013

15

Urgent

52.75

Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

**D3012 - Gas Supply System [1]**

**Discipline**

**Category**

**Maintenance Type**

**Element Number**

**Replacement Cost**

**Last Major Action**

**Location/Name**

**Brief Description**

Services - Mechanical

D3012 - Gas Supply System

1

\$20,000

1955

Natural Gas Piping

The distribution of natural gas throughout the building is typically via black piping.

The area of the piping is estimated to be approximately 1000 sq.m.

Yes

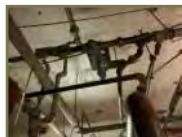
The following deficiencies were observed at the time of the site assessment:

- The piping system has surpassed its expected useful life.
- Given the system age a study to confirm system performance is recommended.

**Validated**

**Commentary**

## Pictures



E-65799-20200131192533.jpg

comp.80600.42s5qr31.fzi.jpg

## Actions

### Action Summary:

### Lifecycle Replacement - Natural Gas Piping

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Medium
Operation / Energy Savings	N/A
Component Condition	Fair
Status	
Funding Source	
Cost	\$20,000
Year	2025
Deferred Since	
Repeat Interval	40
Priority	High
Priority Score	26.00
Action: Commentary	Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.

### Action Summary:

### Further Investigation - Natural Gas Piping

Action Type	Study
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Study
Urgency of Action?	High
Operation / Energy Savings	N/A
Component Condition	Poor
Status	
Funding Source	
Cost	\$5,000
Year	2020
Deferred Since	
Repeat Interval	0

<b>Priority</b>	High
<b>Priority Score</b>	39.75
<b>Action: Commentary</b>	Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the natural piping system. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.

### D3022 - Hot Water Boilers [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3022 - Hot Water Boilers
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$151,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Boiler Room (B5) / Boiler (Gas-Fired)
<b>Brief Description</b>	The heating is provided by a gas fired boiler rated 2525 MBH, located in the boiler room (B5). (Cleaver-Brooks - MN:CB-523-60 & SN:0-13797)
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: <ul style="list-style-type: none"> <li>- The boiler has surpassed its expected useful life.</li> <li>- Wearing consistent with age of the component.</li> <li>- Inefficient boiler.</li> </ul>

### Pictures



comp.80604.9wgvnka.fvp.jpg



comp.80604.v2qogwyu.q8v.jpg



comp.80604.3ijmimfy.cg2.jpg



comp.80604.8vcl8ovw.o7z.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement - Boiler (Gas-Fired)
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	Yes
<b>Action Definition</b>	Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	



<b>Cost</b>	\$151,000
<b>Year</b>	2021
<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	30
<b>Priority</b>	Urgent
<b>Priority Score</b>	59.25
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

### D3025 - Primary HVAC Pumps [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3025 - Primary HVAC Pumps
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$12,000
<b>Last Major Action</b>	2000
<b>Location/Name</b>	Boiler Room (B5) / HVAC Pumps
<b>Brief Description</b>	Four heating hot water circulating pumps are located in the boiler room (B5).
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The HVAC pumps have surpassed their expected useful life. - Wearing consistent with age of the component. - Inefficient pumps.

### Pictures



comp.80607.vo6z0114.rvi.jpg



comp.80607.k7j1v48m.m65.jpg



E-65802-20200131192745.jpg



E-65802-20200131192756.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement - HVAC Pumps
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$12,000



<b>Year</b>	2021
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Urgent
<b>Priority Score</b>	56.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

### D3026 - Heating Generating Auxiliary Equipment [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3026 - Heating Generating Auxiliary Equipment
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$12,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Mechanical Fan Room (5th floor) / Expansion Tanks
<b>Brief Description</b>	Two suspended expansion tanks are located in the mechanical fan room (5th floor).
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The expansion tanks have surpassed their expected useful life. - Wearing consistent with age of the component.

### Pictures



comp.80606.hb4xak5t.ogy.jpg



comp.80606.0lxcbl25.igt.jpg



comp.80606.g7p4i9ew.jk7.jpg



comp.80606.l7f13vo2n.exa.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement - Expansion Tanks
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$12,000
<b>Year</b>	2021
<b>Deferred Since</b>	2018

<b>Repeat Interval</b>	30
<b>Priority</b>	Urgent
<b>Priority Score</b>	54.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

### D3033 - Condensing Units [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3033 - Condensing Units
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$8,000
<b>Last Major Action</b>	2016
<b>Location/Name</b>	Roof / Condensing Unit
<b>Brief Description</b>	Cooling medium is provided by an air-cooled rooftop condensing unit. (Carrier - MN:24ABB360A340 & SN:1016E19068)
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

### Pictures



comp.114332.tywx45sw.4nz.jpg



comp.114332.lgmizllv.kf6.jpg



E-65804-20200131173752.jpg



E-65804-20200131173759.jpg

### Actions

<b>Action Summary:</b>	Lifecycle Replacement - Condensing Unit
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$8,000
<b>Year</b>	2036
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	11.50

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D3034 - Packaged Air Conditioning Units [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3034 - Packaged Air Conditioning Units
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Abandoned HVAC Units
<b>Brief Description</b>	- A rooftop unit has been abandoned in place. - Public address system has been abandoned in place.
<b>Validated</b>	Yes
<b>Commentary</b>	Abandoned HVAC units.

**Pictures**

E-65803-20200131173928.jpg

comp.80610.p1qjkh0r.7yt.jpg

**Actions****Action Summary:**

Remove Abandoned HVAC Units

<b>Action Type</b>	Repair
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$20,000
<b>Year</b>	2023
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	High
<b>Priority Score</b>	28.50
<b>Action: Commentary</b>	Remove abandoned HVAC units to make room for future renovation.

**D3034 - Packaged Air Conditioning Units [2]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3034 - Packaged Air Conditioning Units
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$8,000
<b>Last Major Action</b>	2011
<b>Location/Name</b>	Split Unit
<b>Brief Description</b>	Cooling medium for elevator machine room is provided by a split unit, equipped with a rooftop condensing unit. (Eco-Air - MN:TUH12VM-E)
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

IMG\_9960.JPG



IMG\_9958.JPG



IMG\_9957.JPG



IMG\_9959.JPG

**Actions****Action Summary:**

Lifecycle Replacement - Split Unit

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

Low

**Operation / Energy Savings**

Moderate or significant savings

**Component Condition**

Good

**Status****Funding Source****Cost**

\$8,000

**Year**

2026

**Deferred Since****Repeat Interval**

15

**Priority**

Low

**Priority Score**

11.50

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D3034 - Packaged Air Conditioning Units [3]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3034 - Packaged Air Conditioning Units
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$180,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Air Handling Units
<b>Brief Description</b>	The HVAC system includes three air handling units: 1) two air handling units (Supply Fan 1 & Supply Fan 2) are located in the basement fan room; 2) an air handling unit is located in the 5th floor fan room.
<b>Validated</b>	Yes
<b>Commentary</b>	<p>The following deficiencies were observed at the time of the site assessment:</p> <ul style="list-style-type: none"> <li>- The air handling units have surpassed their expected useful life.</li> <li>- Wearing consistent with age of the component.</li> <li>- Inefficient air handling units.</li> </ul>

**Pictures**

comp.114333.5fivfbm8.da8.jpg

comp.114333.56ip7j4v.3xe.jpg

comp.114333.to1asq0r.es8.jpg

comp.114333.ryj41haq.9xe.jpg

**Actions****Action Summary:****Condition Based Replacement - Air Handling Units**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$180,000
<b>Year</b>	2021
<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	25
<b>Priority</b>	Urgent
<b>Priority Score</b>	56.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

**D3041 - Air Distribution Systems [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3041 - Air Distribution Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$279,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Ductwork
<b>Brief Description</b>	The distribution of tempered air throughout the building is via galvanized sheet metal ductwork. The area of the ductwork is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The ductwork has surpassed its expected useful life. - Wearing consistent with age of the component.

**Pictures**

comp.80611.do1l5pl1.6zw.jpg

comp.80611.rgwyw6p4.ume.jpg

comp.80611.n0s88kn8.cyf.jpg

comp.80611.v5c4v7jh.urs.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Ductwork

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$279,000
<b>Year</b>	2025
<b>Deferred Since</b>	2015
<b>Repeat Interval</b>	50
<b>Priority</b>	High
<b>Priority Score</b>	28.00
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**D3043 - Hydronic Distribution Systems [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3043 - Hydronic Distribution Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$272,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Heating Hot Water Distribution Piping
<b>Brief Description</b>	System includes heating hot water distribution piping system with associated valves and fittings. The area of the piping is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The piping system has surpassed its expected useful life. - Wearing consistent with age of the component. - "Based on the information provided, the component is reported to contain hazardous and designated building materials. (e.g. pipe elbow and pipe insulation laying on duct). As such, the replacement cost is adjusted with a 30% escalation factor to abate the reported designated substance(s). The escalation factor is an estimate, which is subject to scope of work, material quantity, tipping fees, etc."

**Pictures**

comp.80613.44nmp0ud.i6q.jpg



comp.80613.5s8mni8f.cn5.jpg



comp.80613.j0u3begx.p7h.jpg



E-65806-20200131181844.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Heating Hot Water Distribution Piping

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$272,000
<b>Year</b>	2023
<b>Deferred Since</b>	2019
<b>Repeat Interval</b>	45



<b>Priority</b>	High
<b>Priority Score</b>	28.00
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

### D3045 - Exhaust Ventilation Systems [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3045 - Exhaust Ventilation Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$9,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	Rooftop Exhaust Fans
<b>Brief Description</b>	The ventilation system includes two rooftop exhaust fans.
<b>Validated</b>	Yes
<b>Commentary</b>	<p>The following deficiencies were observed at the time of the site assessment:</p> <ul style="list-style-type: none"> <li>- The exhaust fans have surpassed their expected useful life.</li> <li>- Wearing consistent with age of the component.</li> <li>- Inefficient exhaust fans.</li> </ul> <p>At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.</p>

### Pictures



comp.80614.ohsglkuh.61h.jpg



comp.80614.96n00j4f.skq.jpg



E-65807-20200131173813.jpg



E-65807-20200131173854.jpg

### Actions

<b>Action Summary:</b>	Condition Based Replacement - Rooftop Exhaust Fans
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$9,000
<b>Year</b>	2022
<b>Deferred Since</b>	2013

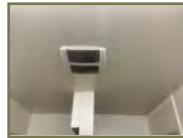


<b>Repeat Interval</b>	25
<b>Priority</b>	Urgent
<b>Priority Score</b>	56.25
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

### D3045 - Exhaust Ventilation Systems [2]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3045 - Exhaust Ventilation Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$6,000
<b>Last Major Action</b>	2018
<b>Location/Name</b>	Exhaust Fans (Residential Type)
<b>Brief Description</b>	The ventilation system includes six exhaust fans (residential type): 1) three exhaust fans serving the washrooms; 2) three exhaust fans serving the kitchen 300.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

#### Pictures



E-65808-20200131191303.jpg



IMG\_0074.JPG

comp.114331.wzyy2lpy.3yd.jpg

comp.114331.z6cpuga5.sem.jpg

#### Actions

<b>Action Summary:</b>	Lifecycle Replacement - Exhaust Fans (Residential Type)
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$6,000
<b>Year</b>	2033
<b>Deferred Since</b>	2013
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	11.00

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D3045 - Exhaust Ventilation Systems [4]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3045 - Exhaust Ventilation Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	4
<b>Replacement Cost</b>	\$5,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	Boiler Room / Supply Fan
<b>Brief Description</b>	A suspended supply fan serving the band room is located in the boiler room (B5).
<b>Validated</b>	Yes
<b>Commentary</b>	<p>The following deficiencies were observed at the time of the site assessment:</p> <ul style="list-style-type: none"> <li>- The supply fan has surpassed its expected useful life.</li> <li>- Wearing consistent with age of the component.</li> </ul>

**Pictures**

comp.114335.j7gr97yf.jc9.jpg



comp.114335.u31h0co7.5jc.jpg



comp.114335.xq1ug8aj.0qx.jpg



comp.114335.a8cmd62j.gui.jpg

**Actions**

<b><u>Action Summary:</u></b>	Lifecycle Replacement - Supply Fan
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$5,000
<b>Year</b>	2023
<b>Deferred Since</b>	2014
<b>Repeat Interval</b>	25
<b>Priority</b>	High
<b>Priority Score</b>	25.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**D3054 - Fan Coil Units [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3054 - Fan Coil Units
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$10,000
<b>Last Major Action</b>	2016
<b>Location/Name</b>	Fan Room (5th Floor) / Fan Coil Unit
<b>Brief Description</b>	Conditioned air for multipurpose room is provided by a fan coil unit, located in the 5th floor fan room. (Carrier - MN:FB4CNP060 & SN:1516A93217)
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-65812-20200131181542.jpg



E-65812-20200131181535.jpg



E-65812-20200131181524.jpg

comp.80616.qbwo83k6.otg.jpg

**Actions****Action Summary:**

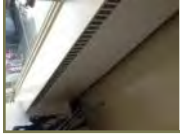
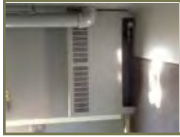
Lifecycle Replacement - Fan Coil Unit

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2041
<b>Deferred Since</b>	2014
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	11.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

D3055 - Fin Tube Radiation [1]

Discipline	Services - Mechanical	
Category	D3055 - Fin Tube Radiation	
Maintenance Type		
Element Number	1	
Replacement Cost	\$116,000	
Last Major Action	1955	
Location/Name	Hydronic Fin Tube Radiators	
Brief Description	The heating is provided by hydronic fin tube radiators. The area of the radiators is estimated to be approximately 2323 sq.m.	
Validated	Yes	
Commentary	The following deficiencies were observed at the time of the site assessment: - The radiators have surpassed their expected useful life. - Wearing consistent with age of the component. - Inefficient radiators.	

Pictures



comp.80617.m3plkz96.sn3.jpg

comp.80617.xv2atcoi.cbw.jpg

comp.80617.11b5l4pl.iea.jpg

comp.80617.5aghtbss.04m.jpg

Actions

Action Summary:

Action Type

Data Source

Life Safety / Code Related?

Adverse Effect on Security?

If component fails will building shut down?

Action Definition

Urgency of Action?

Operation / Energy Savings

Component Condition

Status

Funding Source

Cost

Year

Deferred Since

Repeat Interval

Priority

Priority Score

Action: Commentary

Lifecycle Replacement - - Hydronic Fin Tube Radiators

Replacement

FCA Project 2020

No

No

No

Major

Medium

Moderate or significant savings

Fair

\$116,000

2023

2019

30

High

28.00

Based on age, the system is expected to require a lifecycle replacement.

**D3060 - Controls And Instrumentation [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3060 - Controls And Instrumentation
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$35,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Electrical Controls
<b>Brief Description</b>	The building is provided with individual non-programmable thermostats which are reportedly used to customize space comfort levels. The area of the electrical controls is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The electrical control system has surpassed its expected useful life. - An upgrade DDC (direct digital control) system is recommended as opposed to replacing the electrical control system. A DDC system allows for increased system control and monitoring as compared to an electric system thereby reducing the HVAC system energy consumption and maintenance costs.

**Pictures**

comp.80620.vbirg9bk.p6w.jpg



comp.80620.6qnt1uzz.yt7.jpg



comp.80620.c063jygm.9d2.jpg



comp.80620.qx3ub4nz.cug.jpg

**Actions****Action Summary:****Lifecycle Replacement - Electrical Controls**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$35,000
<b>Year</b>	2023
<b>Deferred Since</b>	2019
<b>Repeat Interval</b>	30
<b>Priority</b>	Urgent

**Priority Score**

43.60

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D4010 - Sprinklers [1]****Discipline**

Services - Mechanical

**Category**

D4010 - Sprinklers

**Maintenance Type****Element Number**

1

**Replacement Cost**

\$6,000

**Last Major Action**

1985

**Location/Name**

Boiler Room / Sprinkler System

**Brief Description**

The boiler room is provided with a wet sprinkler system.

The area of the sprinkler system is estimated to be approximately 100 sq.m.

**Validated**

Yes

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.80621.pt4551um.eds.jpg



comp.80621.fj4ehfqk.juh.jpg



E-65817-20200131193053.jpg



E-65817-20200131192406.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Sprinkler System

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

Low

**Operation / Energy Savings**

N/A

**Component Condition**

Good

**Status****Funding Source****Cost**

\$6,000

**Year**

2026

**Deferred Since**

2018

**Repeat Interval**

40

**Priority**

Low

**Priority Score**

11.50

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D4020 - Standpipes [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D4020 - Standpipes
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$60,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Wet Standpipe System
<b>Brief Description</b>	Fire suppression is addressed by a standpipe system with a fire hose at designated locations. The area of the standpipe system is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The standpipe system has surpassed its expected useful life. - Given the system age a study to confirm system performance is recommended.

**Pictures**

comp.80622.k771cjlw8.9pt.jpg



comp.80622.cp33ttry.hos.jpg



comp.80622.pypeggyg.170.jpg



comp.80622.fxbyv6t7.1h3.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Wet Standpipe System

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$60,000
<b>Year</b>	2025
<b>Deferred Since</b>	
<b>Repeat Interval</b>	40
<b>Priority</b>	High
<b>Priority Score</b>	28.00

**Action: Commentary**

Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.

**Action Summary:****Further Investigation - Wet Standpipe System**

<b>Action Type</b>	Study
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Study
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	Urgent
<b>Priority Score</b>	41.75
<b>Action: Commentary</b>	

Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the standpipe system. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.

**D4030 - Fire Protection Specialties [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D4030 - Fire Protection Specialties
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,000
<b>Last Major Action</b>	2010
<b>Location/Name</b>	Fire Extinguishers
<b>Brief Description</b>	Conventional ABC type fire extinguishers are located in strategic locations in the facility. The inspection tags were current at the time of the field assessment. In the facility there are approximately 20 fire extinguishers.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.



## Pictures



comp.80623.c6pg5ste.4cb.jpg



comp.80623.kuxz01mf.ggp.jpg



comp.80623.7yr0fxnw.wq6.jpg



comp.80623.p2a7h9oe.qje.jpg

## Actions

### Action Summary:

### Lifecycle Replacement - Fire Extinguishers

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Minor
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$2,000
Year	2030
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	11.50
Action: Commentary	Based on age, the system is expected to require a lifecycle replacement.

## D5010 - Electrical Service And Distribution [1]

Discipline	Services - Electrical
Category	D5010 - Electrical Service And Distribution
Maintenance Type	
Element Number	1
Replacement Cost	\$140,000
Last Major Action	1955
Location/Name	Distribution Sub Panels
Brief Description	The electrical distribution system includes distribution sub panels and associated equipment.
Validated	The area of the sub panels is estimated to be approximately 2323 sq.m. Yes
Commentary	The following deficiencies were observed at the time of the site assessment: - The panels have surpassed their expected useful life. - Given the system age a study to confirm system performance is recommended.

## Pictures



comp.80624.w8nl6qvr.ne7.jpg

comp.80624.m3gqa59h.9en.jpg

comp.80624.ffu0l0mf.qq0.jpg

comp.80624.mevqm9b9.25s.jpg

## Actions

### Action Summary:

### Lifecycle Replacement - Distribution Sub Panels

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Medium
Operation / Energy Savings	N/A
Component Condition	Fair
Status	
Funding Source	
Cost	\$140,000
Year	2025
Deferred Since	
Repeat Interval	40
Priority	High
Priority Score	25.50
Action: Commentary	Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.

### Action Summary:

### Thermal Imaging Tests - Distribution Sub Panels

Action Type	Study
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Study
Urgency of Action?	High
Operation / Energy Savings	N/A
Component Condition	Poor
Status	
Funding Source	
Cost	\$10,000
Year	2020
Deferred Since	
Repeat Interval	0

High	39.25	Given the age of the system, a thermal imaging scan to ensure safe and efficient operation.
Priority Score	Action: Commentary	

D5010 - Electrical Service And Distribution [2]


Discipline	Services - Electrical	
Category	D5010 - Electrical Service And Distribution	
Maintenance Type	2	
Replacement Cost	\$60,000	
Last Major Action	2000	
Location/Name	Fan Room (B4) / Main Electrical Service	
Brief Description	System includes a 600A electrical service, which includes incoming feeder, main disconnect, and metering. The main switchboard is located in the fan room B4.	
Validated	Yes	
Commentary	No significant deficiencies were observed or reported at the time of the field review.	

Pictures



E-66628-20200131193519.jpgE-66628-20200131193435.jpgE-66628-20200131193459.jpgE-66628-20200131193507.jpg

Actions

<a href="#">Action Summary:</a>		Lifecycle Replacement - Main Electrical Service	
Action Type	Replacement		
Data Source	FCA Project 2020		
Life Safety / Code Related?	No		
Adverse Effect on Security?	No		
If component fails will building shut down?	No		
Action Definition	Major 		
Urgency of Action?	Low		
Operation / Energy Savings	N/A		
Component Condition	Good		
Status			
Funding Source			
Cost	\$60,000		
Year	2040		
Deferred Since	40		
Repeat Interval	Low		
Priority	9.00		
Priority Score	Based on age, the system is expected to require a lifecycle replacement.		
Action: Commentary			

**D5021 - Branch Wiring [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5021 - Branch Wiring
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$220,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Branch Wiring
<b>Brief Description</b>	The branch wiring is comprised of plastic-coated wires encapsulated with rigid metal or flexible metal conduits. The area of the branch wiring is estimated to be approximately 2323 sq.m.

<b>Validated</b>	Yes
<b>Commentary</b>	<p>The following deficiencies were observed at the time of the site assessment:</p> <ul style="list-style-type: none"> <li>- The branch wiring has surpassed its expected useful life.</li> <li>- Given the system age a study to confirm system performance is recommended.</li> <li>- Branch wiring outlets in wet locations (kitchen sinks) are not protected against ground faults as required by the Canadian Electrical Code.</li> <li>- Facility staff reported a breaker tripping issue (2nd floor).</li> <li>- At the time of field review open junction boxes were noticed in a fan room (5th floor).</li> </ul>

**Pictures**

comp.80625.0mt2ibeb.5v5.jpg



comp.80625.ew3ij9rf.p0v.jpg



comp.80625.mhl1fzry.veh.jpg



comp.80625.rajbqc74.i5u.jpg

**Actions****Action Summary:**


Lifecycle Replacement - Branch Wiring

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$220,000
<b>Year</b>	2025
<b>Deferred Since</b>	2014

<b>Repeat Interval</b>	50
<b>Priority</b>	Medium
<b>Priority Score</b>	21.50
<b>Action: Commentary</b>	Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.


**Action Summary:**

## Further Investigation - Branch Wiring

<b>Action Type</b>	Study
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	 Study
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2020
<b>Deferred Since</b>	2015
<b>Repeat Interval</b>	0
<b>Priority</b>	High
<b>Priority Score</b>	35.25
<b>Action: Commentary</b>	Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of branch wiring. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.

**Action Summary:**

## Repair Allowance - Resolve Electrical Deficiencies

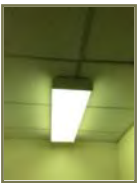
<b>Action Type</b>	Repair
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	Immediate Code Issue
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	 Major
<b>Urgency of Action?</b>	Urgent
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Defective
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$20,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	Urgent
<b>Priority Score</b>	55.25

**Action: Commentary**

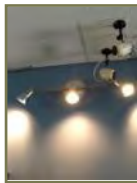
Budgetary repair allowance to undertake a remedial action to address the observed deficiencies and mitigate further deterioration.

**D5022 - Lighting Equipment [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5022 - Lighting Equipment
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$78,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Interior Lighting Fixtures (T12)
<b>Brief Description</b>	Lighting fixtures include suspended / recessed / surface-mounted fixtures that incorporate fluorescent (T12 lamps) and incandescent lamps. The area of the lighting fixtures is estimated to be approximately 929 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The lighting fixtures are beyond their recommended useful design life and utilize outdated and obsolete T12 lamps. - Inefficient fixtures.

**Pictures**

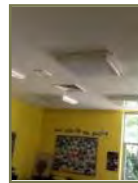
comp.80642.79djdug0.kzb.jpg



comp.80642.k7tj8mj8.lcq.jpg



comp.80642.d7tpxbtr.isx.jpg



comp.80642.hnatv6w8.dlt.jpg

**Actions****Action Summary:**

<b>Action Type</b>	Condition Based Replacement - Interior Lighting Fixtures (T12)
<b>Data Source</b>	Replacement
<b>Life Safety / Code Related?</b>	FCA Project 2020
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$78,000
<b>Year</b>	2021
<b>Deferred Since</b>	
<b>Repeat Interval</b>	35
<b>Priority</b>	Urgent

**Priority Score**

56.25

**Action: Commentary**

Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

**D5022 - Lighting Equipment [2]****Discipline**

Services - Electrical

**Category**

D5022 - Lighting Equipment

**Maintenance Type****Element Number**

2

**Replacement Cost**

\$40,000

**Last Major Action**

2018

**Location/Name**

Interior Lighting Fixtures (LED)

**Brief Description**

Lighting fixtures include recessed fixtures that incorporate fluorescent (LED lamps).

The area of the lighting fixtures is estimated to be approximately 465 sq.m.

**Validated**

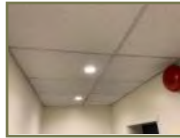
Yes

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66626-20200131181313.jpg



E-66626-20200131175258.jpg



E-66626-20200131175432.jpg



E-66626-20200131191357.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Interior Lighting Fixtures (LED)

**Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Major**Urgency of Action?**

Low

**Operation / Energy Savings**

Moderate or significant savings

**Component Condition**

Good

**Status****Funding Source****Cost**

\$40,000

**Year**

2053

**Deferred Since****Repeat Interval**

35

**Priority**

Low

**Priority Score**

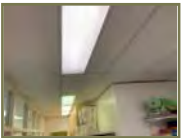
11.00

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D5022 - Lighting Equipment [3]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5022 - Lighting Equipment
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$78,000
<b>Last Major Action</b>	2010
<b>Location/Name</b>	Interior Lighting Fixtures (T8)
<b>Brief Description</b>	Lighting fixtures include surface-mounted fixtures that incorporate fluorescent (T8 lamps). The area of the lighting fixtures is estimated to be approximately 930 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.  At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Pictures**

E-66623-20200131180234.jpg

**Actions**

<b><u>Action Summary:</u></b>	Lifecycle Replacement - Interior Lighting Fixtures (T8)
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	Moderate or significant savings
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$78,000
<b>Year</b>	2045
<b>Deferred Since</b>	
<b>Repeat Interval</b>	35



<b>Priority</b>	Low
<b>Priority Score</b>	11.00
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

### D5031 - Public Address And Music System [1]

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5031 - Public Address And Music System
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2015
<b>Location/Name</b>	Sound System
<b>Brief Description</b>	The building is equipped with: 1) a sound system serving the multi purpose room (5th floor); 2) a sound system serving the music room (L2).
<b>Validated</b>	Yes
<b>Commentary</b>	Not a capital renewal item.

#### Pictures



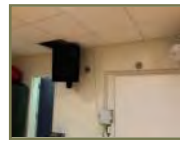
E-66632-20200131180919.jpg



E-66632-20200131180844.jpg



E-66632-20200131194844.jpg



E-66632-20200131194817.jpg

#### Actions

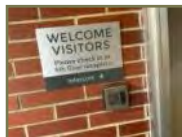
### D5032 - Intercommunications And Paging [1]

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5032 - Intercommunications And Paging
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2000
<b>Location/Name</b>	Intercom System
<b>Brief Description</b>	The facility is equipped with an intercom system.
<b>Validated</b>	Yes
<b>Commentary</b>	Not a capital renewal item.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Pictures**

E-66631-20200131200038.jpg

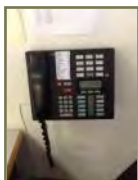


E-66631-20200131200053.jpg

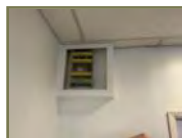
**Actions****D5033 - Telephone Systems [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5033 - Telephone Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2010
<b>Location/Name</b>	Telephone System
<b>Brief Description</b>	The building is equipped with a telephone system.
<b>Validated</b>	Yes
<b>Commentary</b>	Not a capital cost renewal item.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Pictures**

E-65823-20200131175501.jpg



E-65823-20200131175630.jpg

comp.80627.ow4t3kel.y7d.jpg

**Actions**

**D5037 - Fire Alarm System [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5037 - Fire Alarm System
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$116,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	Fire Alarm System
<b>Brief Description</b>	<p>This building includes a fire alarm system with voice evacuation and control panel. System includes head end equipment, pull stations at all exit doors, audio/visual strobes, smokes detectors, conduit, wire and connections.</p> <p>The area of the fire alarm system is estimated to be approximately 2323 sq.m.</p>
<b>Validated</b>	Yes
<b>Commentary</b>	<p>The following deficiencies were observed at the time of the site assessment:</p> <ul style="list-style-type: none"> <li>- The fire alarm system has surpassed its expected useful life.</li> <li>- Given the system age a study to confirm system performance is recommended.</li> </ul> <p>At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.</p>

**Pictures**

comp.80629.it7k66xw.dim.jpg



comp.80629.2z5xy01e.yun.jpg



comp.80629.fgg46ay0.mf7.jpg



comp.80629.uyd9h1n3.eup.jpg


**Actions****Action Summary:****Lifecycle Replacement - Fire Alarm System**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$116,000
<b>Year</b>	2022

<b>Deferred Since</b>	2018
<b>Repeat Interval</b>	20
<b>Priority</b>	Urgent
<b>Priority Score</b>	57.25
<b>Action: Commentary</b>	Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.

**Action Summary:**

## Further Investigation - Fire Alarm System

<b>Action Type</b>	Study
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	 Study
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$10,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	Urgent
<b>Priority Score</b>	57.25
<b>Action: Commentary</b>	Based on the limited understanding of the component condition, further investigation is recommended to confirm performance and remaining useful life of the fire alarm system. The scope of the investigation should include potential remedial options, a renewal schedule and a cost to address the deficiencies and mitigate further deterioration.

**D5038 - Security Systems [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5038 - Security Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$23,000
<b>Last Major Action</b>	2015
<b>Location/Name</b>	Security Alarm System
<b>Brief Description</b>	The building includes a security system (burglar alarm). The security system includes control panels, key pads, detection devices, conduit, and cabling. The area of the security alarm system is estimated to be approximately 2323 sq.m.
<b>Validated</b>	Yes

**Commentary**

No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-65825-20200131194730.jpg



E-65825-20200131194532.jpg

comp.80630.9jkkwm64.vok.jpg

comp.80630.39vawlz6.un7.jpg

**Actions****Action Summary:****Lifecycle Replacement - Security Alarm System****Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Major**Urgency of Action?**

Low

**Operation / Energy Savings**

N/A

**Component Condition**

Good

**Status****Funding Source****Cost**

\$23,000

**Year**

2035

**Deferred Since**

2018

**Repeat Interval**

20

**Priority**

Low

**Priority Score**

12.00

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.

**D5038 - Security Systems [2]****Discipline**

Services - Electrical

**Category**

D5038 - Security Systems

**Maintenance Type****Element Number**

2

**Replacement Cost**

\$0

**Last Major Action**

2015

**Location/Name**

CCTV System

**Brief Description**

The upstairs includes a CCTV Security System. The system monitors points of egress. The CCTV Security System includes video recorder, monitoring station, cameras, conduit, and cabling.

**Validated**

Yes

**Commentary**

Not a capital renewal item.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Pictures**

E-66621-20200131175558.jpg

**Actions****D5038 - Security Systems [3]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5038 - Security Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2015
<b>Location/Name</b>	Card Access System
<b>Brief Description</b>	The building includes a card access security system with proximity technology serving points of entrance and selected rooms. The security system includes control panels, sensors, conduit, and cabling.
<b>Validated</b>	Yes
<b>Commentary</b>	Not a capital renewal item.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

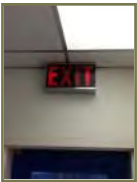
**Pictures**

E-66633-20200131200121.jpg

**Actions**

**D5091 - Exit & Emergency Light Systems [1]**

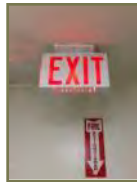
<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5091 - Exit & Emergency Light Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$6,000
<b>Last Major Action</b>	1985
<b>Location/Name</b>	Exit Signs
<b>Brief Description</b>	Exit signs are strategically located throughout the building. The area of exit signs is estimated to be approximately 2000 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The exit signs have surpassed their expected useful life. - At the time of the assessment, exit signs appeared to be missing in many locations.

**Pictures**

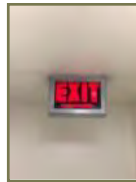
comp.80631.ygdps7h9.0jb.jpg



comp.80631.tyg4b0ga.ivk.jpg



comp.80631.qq1vas07.cwr.jpg



comp.80631.andbmrb.bvr.jpg

**Actions****Action Summary:**

Condition Based Replacement - Exit Signs

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$6,000
<b>Year</b>	2021
<b>Deferred Since</b>	2014
<b>Repeat Interval</b>	35
<b>Priority</b>	Urgent
<b>Priority Score</b>	56.75
<b>Action: Commentary</b>	Based on our current understanding of the component condition, a comprehensive replacement of the component is recommended in the short time future.

**D5091 - Exit & Emergency Light Systems [2]**

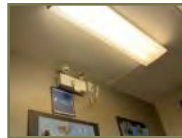
<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5091 - Exit & Emergency Light Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$5,000
<b>Last Major Action</b>	1999
<b>Location/Name</b>	Emergency Battery Packs
<b>Brief Description</b>	The emergency lighting system includes self-contained battery packs and lights. The inspection tags were current at the time of the field assessment. The area of the emergency battery packs is estimated to be approximately 1000 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66624-20200131185313.jpg



E-66624-20200131185333.jpg



E-66624-20200131183745.jpg

**Actions****Action Summary:**

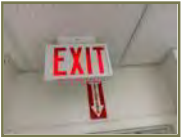
Lifecycle Replacement - Emergency Battery Packs

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$5,000
<b>Year</b>	2024
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	High
<b>Priority Score</b>	28.00
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.



**D5091 - Exit & Emergency Light Systems [3]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5091 - Exit & Emergency Light Systems
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$1,000
<b>Last Major Action</b>	2010
<b>Location/Name</b>	Exit Signs (2010)
<b>Brief Description</b>	Exit signs are strategically located throughout the building. The area of exit signs is estimated to be approximately 323 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66630-20200131193155.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Exit Signs (2010)

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$1,000
<b>Year</b>	2045
<b>Deferred Since</b>	
<b>Repeat Interval</b>	35
<b>Priority</b>	Low
<b>Priority Score</b>	11.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**D5093 - Local Area Networks [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5093 - Local Area Networks
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2015
<b>Location/Name</b>	LAN System
<b>Brief Description</b>	The building is equipped with a local area network system.
<b>Validated</b>	Yes
<b>Commentary</b>	Not a capital renewal item.

**Pictures**

E-66622-20200131180409.jpg



E-66622-20200131175534.jpg

**Actions****E1090 - Other Equipment [1]**

<b>Discipline</b>	Equipment and Furnishings
<b>Category</b>	E1090 - Other Equipment
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2010
<b>Location/Name</b>	Equipments
<b>Brief Description</b>	The building is equipped with: 1) a refrigerator and a dishwasher, located in 5th floor kitchen; 2) 3 stoves, a refrigerator, a laundry washer and a laundry dryer, located in the kitchen 300; 3) a dishwasher and a refrigerator, located in staff room (1st floor); 4) a kiln, located in the boiler room; 5) an air compressor is located in the boiler room.
<b>Validated</b>	Yes
<b>Commentary</b>	Not a capital renewal item.

## Pictures



E-65827-20200131180506.jpg



E-65827-20200131184956.jpg



E-65827-20200131192429.jpg



IMG\_0132.JPG

## Actions

## CA Report

### SOCL\_6485\_2294 W 10th Av - Site



<b>Facility Portfolio</b>	Yes
<b>Address</b>	2294 W 10th Av
<b>ModelType</b>	Site
<b>Size</b>	18,544 Sq.Ft.
<b>Site Size</b>	0.00 Sq.Ft.
<b>Construction Year</b>	1955
<b>Template</b>	Fully Developed Site <150k
<b>Replacement Cost</b>	\$403,331
<b>Description</b>	The building is located on an approximately 18,544 sq.ft. site which generally includes an asphalt paved parking area, concrete walkways, trailers, rubber flooring, wood fencing, basketball hoops and chain?link fencing.

Report Generated On:2020-07-10 10:59:34

## Condition Summary

### Limitations

#### BCA REPORT NOTES:

- The attached report is not a capital plan but a tool to assist in developing one.
- Actions noted on the report are based on repair or renewal needs identified in an on-site visual component review. This is not a detailed facility condition assessment (not invasive testing or detailed review of existing drawings have been done as part of this assessment).
- This is also not a code compliance review or hazardous materials survey. Values for hazardous materials abatement, seismic retrofit, buildings upgrades or renovations are not included.
- It is expected that if needs occur on critical components before the date on which the report is indicating that they will be addressed and not deferred. Alternately if needs are not present on the date indicated the component will be monitored on an appropriate schedule and the work will be deferred.
- Component Replacement Values and Action Costs are based on RS Means average for building type and location values are for hard costs only.
- Overall project scope and detailed budget remains to be fully developed.
- These values do not constitute requested project budgets for the facility.

## Elements by Category

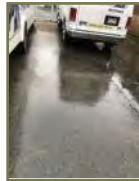
### G2020 - Parking Lots [1]

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2020 - Parking Lots
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$3,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	South Portion of the Site/Asphalt Paved Parking Lot
<b>Brief Description</b>	The south portion of the site is provided with an asphalt paved parking lot.
	The area of the asphalt paved parking lot is estimated to be approximately 83 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

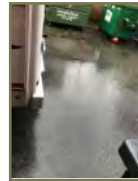
#### Pictures



comp.95752.jmvt7cr3.y3k.jpg



E-65715-20200131200202.jpg



E-65715-20200131200151.jpg

comp.95752.3b7u4oiz.nyo.jpg

#### Actions

##### Action Summary:

Lifecycle Replacement – Asphalt Paved Parking Lot

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$3,000
<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	7.00

**Action: Commentary**

Based on age, the component is anticipated to require lifecycle replacement.

**G2030 - Pedestrian Paving [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2030 - Pedestrian Paving
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	North Portion of the Site/Concrete Paved Walkway
<b>Brief Description</b>	The north portion of the site is provided with a concrete paved walkway.  The area of the concrete paved walkway is estimated to be approximately 10 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.95753.oisgefme.pho.jpg



comp.95753.29wyni1h.lpq.jpg



E-65716-20200131194348.jpg



E-65716-20200131200117.jpg

**Actions****Action Summary:****Lifecycle Replacement – Concrete Paved Walkway**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$2,000
<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	30
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$11,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	North Portion of the Site/Brick Planter
<b>Brief Description</b>	The north portion of the site is provided with brick planter around a flower bed at the front of the building.
	The area of the brick planter is estimated to be approximately 7 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.95754.ndf8xfdq.ykx.jpg



E-65717-20200131200457.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Brick Planter

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$11,000
<b>Year</b>	2026
<b>Deferred Since</b>	
<b>Repeat Interval</b>	50
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.



**G2040 - Site Development [2]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$65,000
<b>Last Major Action</b>	2019
<b>Location/Name</b>	South Portion of the Site/Rubber Flooring
<b>Brief Description</b>	The south portion of the site is provided with rubber flooring in the basketball area.

The area of the rubber flooring is estimated to be approximately 460 sq.m.

<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-65718-20200131185142.jpg

E-65718-20200131195059.jpg

E-65718-20200131195105.jpg

comp.113342.tudo8huw.pkk.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Rubber Flooring

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$65,000
<b>Year</b>	2039
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [3]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	3
<b>Replacement Cost</b>	\$5,000
<b>Last Major Action</b>	2010
<b>Location/Name</b>	North Portion of the Site/Flagpole
<b>Brief Description</b>	The north portion of the site is provided with a base-mounted metal flagpole.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.113343.kebk1gu8.so4.jpg



E-65719-20200131200444.jpg



E-65719-20200131200452.jpg

**Actions****Action Summary:****Lifecycle Replacement – Flagpole**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$5,000
<b>Year</b>	2035
<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [4]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	4
<b>Replacement Cost</b>	\$5,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	South and West Portions of the Site/Chain Link Fence
<b>Brief Description</b>	The south and west portions of the site are provided with chain link fence.
	The total length of the chain link fence is estimated to be approximately 20 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.114000.ba6e5raa.e61.jpg



comp.114000.cx3tqkrn.he2.jpg



comp.114000.o5sexw1g.v18.jpg



E-65722-20200131194848.jpg

**Actions****Action Summary:****Lifecycle Replacement – Chain Link Fence**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$5,000
<b>Year</b>	2026
<b>Deferred Since</b>	2013
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [5]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	5
<b>Replacement Cost</b>	\$8,000
<b>Last Major Action</b>	2019
<b>Location/Name</b>	South Portion of the Site/Basketball Hoops
<b>Brief Description</b>	The south portion of the site is provided with two basketball hoops on base-mounted, prefinished metal posts.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

comp.115108.ej48yd1h.rsib.jpg



comp.115108.7ndefrz7.wq2.jpg



E-65724-20200131194956.jpg



E-65724-20200131195002.jpg

**Actions****Action Summary:****Lifecycle Replacement – Basketball Hoops**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$8,000
<b>Year</b>	2049
<b>Deferred Since</b>	
<b>Repeat Interval</b>	30
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [6]**

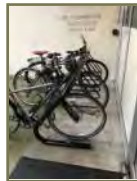
<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	6
<b>Replacement Cost</b>	\$2,500
<b>Last Major Action</b>	2019
<b>Location/Name</b>	North Portion of the Site/Bicycle Racks
<b>Brief Description</b>	The north portion of the site is provided with three prefinished metal bicycle racks.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

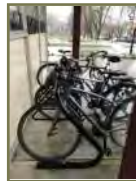
comp.115109.bwqmjr01.h5f.jpg



E-65725-20200131194156.jpg



E-65725-20200131194201.jpg



E-65725-20200131194206.jpg

**Actions****Action Summary:****Lifecycle Replacement – Bicycle Racks**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$2,500
<b>Year</b>	2039
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [7]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	7
<b>Replacement Cost</b>	\$8,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	South Portion of the Site/Wood Fence
<b>Brief Description</b>	The south portion of the site is provided with a wood fence.
	The total length of the wood fence is estimated to be approximately 40 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the field review: <ul style="list-style-type: none"> <li>- Discoloration</li> <li>- Aged</li> <li>- Wear and tear</li> </ul>

**Pictures**

E-66599-20200131194925.jpg



E-66599-20200131194918.jpg

**Actions****Action Summary:****Lifecycle Replacement – Wood Fence**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$8,000
<b>Year</b>	2025
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Medium
<b>Priority Score</b>	23.50
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [8]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	8
<b>Replacement Cost</b>	\$30,000
<b>Last Major Action</b>	2019
<b>Location/Name</b>	South Portion of the Site/Trailers
<b>Brief Description</b>	The south portion of the site is provided with three metal trailers.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66600-20200131195756.jpg

**Actions****Action Summary:**

## Lifecycle Replacement – Trailers

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$30,000
<b>Year</b>	2044
<b>Deferred Since</b>	
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.

**G2040 - Site Development [9]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	9
<b>Replacement Cost</b>	\$6,000
<b>Last Major Action</b>	2019
<b>Location/Name</b>	South Portion of the Site/Metal Bollards
<b>Brief Description</b>	The south portion of the site is provided with 5 metal bollards.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

E-66601-20200131195843.jpg

**Actions****Action Summary:**

## Lifecycle Replacement – Metal Bollards

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$6,000
<b>Year</b>	2039
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require lifecycle replacement.



**G2040 - Site Development [10]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	10
<b>Replacement Cost</b>	\$14,000
<b>Last Major Action</b>	1960
<b>Location/Name</b>	South Portion of the Site/Concrete Walls
<b>Brief Description</b>	The south portion of the site is provided with concrete walls.
<b>Validated</b>	The area of the concrete walls is estimated to be approximately 21 sq.m. Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

IMG\_5135.jpg



IMG\_5147.jpg

**Actions****Action Summary:**

## Lifecycle Replacement – Concrete Walls

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$14,000
<b>Year</b>	2030
<b>Deferred Since</b>	
<b>Repeat Interval</b>	75
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require replacement.

**G2040 - Site Development [11]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	11
<b>Replacement Cost</b>	\$16,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	West Portion of the Site/Masonry Walls
<b>Brief Description</b>	The west portion of the site is provided with masonry walls.
<b>Validated</b>	The area of the masonry walls is estimated to be approximately 25 sq.m. Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

IMG\_5168.jpg



IMG\_5170.jpg



IMG\_5177.jpg

**Actions****Action Summary:**

Lifecycle Replacement – Masonry Walls

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$16,000
<b>Year</b>	2065
<b>Deferred Since</b>	
<b>Repeat Interval</b>	75
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require replacement.

**G2040 - Site Development [12]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2040 - Site Development
<b>Maintenance Type</b>	
<b>Element Number</b>	12
<b>Replacement Cost</b>	\$30,000
<b>Last Major Action</b>	1990
<b>Location/Name</b>	West Portion of the Site/Wood Planters
<b>Brief Description</b>	The west portion of the site is provided with wood planters.
<b>Validated</b>	The area of the wood planters is estimated to be approximately 10 sq.m. Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

**Pictures**

IMG\_5220.jpg



IMG\_5219.jpg

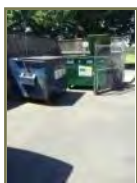
**Actions****Action Summary:**

Lifecycle Replacement – Wood Planters

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$30,000
<b>Year</b>	2040
<b>Deferred Since</b>	
<b>Repeat Interval</b>	50
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the component is anticipated to require replacement.

**G2049-A - Garbage Area & Structure [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2049-A - Garbage Area & Structure
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,214
<b>Last Major Action</b>	1955
<b>Location/Name</b>	
<b>Brief Description</b>	Garbage dumpster and cardboard waste box in back of building.
<b>Validated</b>	Yes
<b>Commentary</b>	

**Pictures**

comp.95768.e4e2mwuo.sat.jpg

**Actions**

**Action Summary:** Replace garbage dumpster and cardboard waste box.

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$1,214
<b>Year</b>	2032
<b>Deferred Since</b>	
<b>Repeat Interval</b>	10
<b>Priority</b>	Low
<b>Priority Score</b>	2.50
<b>Action: Commentary</b>	

**G3010 - Water Supply [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3010 - Water Supply
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$23,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Water Supply
<b>Brief Description</b>	The building domestic water supply is provided by the city. The length of the piping is estimated to be approximately 100 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The piping system has surpassed its expected useful life.  No photo attached as the system is completely concealed.

**Pictures**

comp.95757.u2a0opx6.mup.jpg

**Actions**

<b>Action Summary:</b>	Lifecycle Replacement - Water Supply
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$23,000
<b>Year</b>	2025
<b>Deferred Since</b>	
<b>Repeat Interval</b>	40
<b>Priority</b>	Medium
<b>Priority Score</b>	23.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**G3010 - Water Supply [2]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3010 - Water Supply
<b>Maintenance Type</b>	
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$3,000
<b>Last Major Action</b>	2018
<b>Location/Name</b>	Irrigation System
<b>Brief Description</b>	The site is equipped with an irrigation system serving the planters. The area of the irrigation system is estimated to be approximately 600 sq.m.
<b>Validated</b>	Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Pictures**

E-66620-20200131200341.jpg



E-66620-20200131200326.jpg



E-66620-20200131200348.jpg



E-66620-20200131200400.jpg

**Actions****Action Summary:****Lifecycle Replacement - Irrigation System**

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Good
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$3,000
<b>Year</b>	2038
<b>Deferred Since</b>	
<b>Repeat Interval</b>	20
<b>Priority</b>	Low
<b>Priority Score</b>	7.00
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**G3020 - Sanitary Sewer [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3020 - Sanitary Sewer
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$30,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Sanitary Sewer
<b>Brief Description</b>	The building sanitary sewer system is connected to the municipal infrastructure. The length of the piping is estimated to be approximately 100 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The sanitary piping has surpassed its typical expected useful life.  No photo attached as the system is completely concealed.

**Pictures****Actions**

<b><u>Action Summary:</u></b>	Lifecycle Replacement - Sanitary Sewer
<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$30,000
<b>Year</b>	2025
<b>Deferred Since</b>	
<b>Repeat Interval</b>	50
<b>Priority</b>	Medium
<b>Priority Score</b>	23.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.

**G3030 - Storm Sewer [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3030 - Storm Sewer
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$43,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Storm Sewer
<b>Brief Description</b>	The site includes storm drainage from roof and site to the City storm sewer. The length of the piping is estimated to be approximately 150 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The piping system has surpassed its expected useful life.

**Pictures**

E-65834-20200131200159.jpg

E-65834-20200131195858.jpg

comp.95759.jjsrg8oz.2oe.jpg

**Actions****Action Summary:**

Lifecycle Replacement - Storm Sewer

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Major
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$43,000
<b>Year</b>	2025
<b>Deferred Since</b>	
<b>Repeat Interval</b>	50
<b>Priority</b>	Medium
<b>Priority Score</b>	23.50
<b>Action: Commentary</b>	Based on age, the system is expected to require a lifecycle replacement.



**G3060 - Fuel Distribution [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3060 - Fuel Distribution
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$9,000
<b>Last Major Action</b>	1955
<b>Location/Name</b>	Natural Gas Piping
<b>Brief Description</b>	The site includes the natural gas entering the building. The seismic shutoff valve was noticed at the time of field review. The length of the piping is estimated to be approximately 100 LM.
<b>Validated</b>	Yes
<b>Commentary</b>	The following deficiencies were observed at the time of the site assessment: - The piping system has surpassed its expected useful life. - Given the system age a study to confirm system performance is recommended.

**Pictures**

E-66619-20200131200517.jpg



E-66619-20200131200535.jpg


**Actions****Action Summary:**

Lifecycle Replacement - Natural Gas Piping

<b>Action Type</b>	Replacement
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	<input type="checkbox"/> Minor
<b>Urgency of Action?</b>	Medium
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Fair
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$9,000
<b>Year</b>	2025
<b>Deferred Since</b>	
<b>Repeat Interval</b>	40
<b>Priority</b>	Medium
<b>Priority Score</b>	23.50
<b>Action: Commentary</b>	Budgetary replacement allowance to undertake a remedial action mitigate further deterioration. The scope of replacement should be undertaken in accordance with the findings of the recommended study / investigation.

**Action Summary:**

## Further Investigation - Natural Gas Piping

<b>Action Type</b>	Study
<b>Data Source</b>	FCA Project 2020
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails will building shut down?</b>	No
<b>Action Definition</b>	 Study
<b>Urgency of Action?</b>	High
<b>Operation / Energy Savings</b>	N/A
<b>Component Condition</b>	Poor
<b>Status</b>	
<b>Funding Source</b>	
<b>Cost</b>	\$5,000
<b>Year</b>	2020
<b>Deferred Since</b>	
<b>Repeat Interval</b>	0
<b>Priority</b>	High
<b>Priority Score</b>	37.25
<b>Action: Commentary</b>	The below grade system based on the reported last major action year and expected useful life is dated. Hence, to confirm performance a study (intrusive) is recommended. Recommended that the study also address the renewal scope, and replacement cost.

**G4010 - Electrical Distribution [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G4010 - Electrical Distribution
<b>Maintenance Type</b>	
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$65,000
<b>Last Major Action</b>	2000
<b>Location/Name</b>	Electrical Distribution
<b>Brief Description</b>	System includes the main electrical power entering the site.
<b>Validated</b>	The length of the wiring is estimated to be approximately 100 LM. Yes
<b>Commentary</b>	No significant deficiencies were observed or reported at the time of the field review.  No photo attached as the system is completely concealed.

## Pictures



comp.95763.vloqfys8.24u.jpg

## Actions

### Action Summary:

Lifecycle Replacement - Electrical Distribution

Action Type	Replacement
Data Source	FCA Project 2020
Life Safety / Code Related?	No
Adverse Effect on Security?	No
If component fails will building shut down?	No
Action Definition	<input type="checkbox"/> Major
Urgency of Action?	Low
Operation / Energy Savings	N/A
Component Condition	Good
Status	
Funding Source	
Cost	\$65,000
Year	2040
Deferred Since	
Repeat Interval	40
Priority	Low
Priority Score	7.00
Action: Commentary	Based on age, the system is expected to require a lifecycle replacement.

## G4020 - Site Lighting [1]

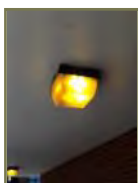
Discipline	Building Sitework
Category	G4020 - Site Lighting
Maintenance Type	
Element Number	1
Replacement Cost	\$4,000
Last Major Action	2000
Location/Name	Exterior Light Fixtures
Brief Description	The building is equipped with exterior lighting fixtures.
	In the facility there are approximately 8 exterior light fixtures.
Validated	Yes

**Commentary**

The following deficiencies were observed at the time of the site assessment:

- The lighting fixtures have surpassed their expected useful life.
- Inefficient light fixtures.

At the time of site visit, limited information on the component was available. The date of the component's last renewal could not be confirmed. Hence the analysis is based on the component condition observed at the time of the site assessment visit.

**Pictures**

comp.95764.fcht5ad7.1tf.jpg



comp.95764.34iy5bzt.d0a.jpg



comp.95764.q30vaxcq.fnp.jpg



comp.95764.ctgsex0w.lxu.jpg

**Actions****Action Summary:****Lifecycle Replacement - Exterior Light Fixtures****Action Type**

Replacement

**Data Source**

FCA Project 2020

**Life Safety / Code Related?**

No

**Adverse Effect on Security?**

No

**If component fails will building shut down?**

No

**Action Definition**☐ Minor**Urgency of Action?**

Medium

**Operation / Energy Savings**

Moderate or significant savings

**Component Condition**

Fair

**Status****Funding Source****Cost**

\$4,000

**Year**

2024

**Deferred Since**

2016

**Repeat Interval**

20

**Priority**

High

**Priority Score**

25.50

**Action: Commentary**

Based on age, the system is expected to require a lifecycle replacement.