



Aqua-Coast Engineering Ltd.  
Building Envelope Consultants

## VICTORIA HILL DEPRECIATION REPORT



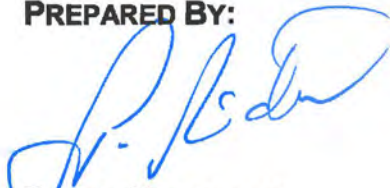
**PRESENTED TO:**

**THE OWNERS  
STRATA PLAN BCS 1676  
14 East Royal Avenue  
NEW WESTMINSTER, BC**

**INSPECTION DATE: MARCH 2015**

**ACE FILE NUMBER: # 15702**

**PREPARED BY:**

  
**PETER NIDEROST**

**REVIEWED BY:**

  
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## **1 INTRODUCTION**

### **Scope of Work**

Aqua-Coast Engineering Ltd. (ACE) was engaged by The Owners of Strata Plan NW 1676 (The Owners) to provide a Depreciation Report under the regulations of the British Columbia Strata Property Act. Peter Niderost of Aqua-Coast Engineering attended the site March 26<sup>th</sup>, 2015.

### **Documents and Information Provided**

The following documentation was collected by ACE:

- Original Architectural Design Drawing including Mechanical, Electrical, Floor Plans. Elevation drawings were not provided
- Financial Statements including Operating Budget, Contingency Reserve Fund (CRF) balance and monthly contributions
- Strata Plan
- Bylaws
- AGM Minutes
- Documentation on parkade lease agreement with Onni Corp.
- Documentation on parkade cost sharing with neighbouring "Nurses Lodge"
- Documentation on electricity cost sharing for sump pump station with Onni Corp
- Replacement equipment cost estimates were provided through Commercial Renovation Cost Data by RS Means, contractors, quotes and ACE

### **About Us – Aqua-Coast Engineering Ltd.**

Aqua-Coast Engineering provides engineering consulting and inspection solutions in the fields of New Construction, Restoration and Multi-family Building Asset Management. We offer:

- Building Envelope Assessment, Consulting and Restoration Project Management.
- Building Asset Management; Depreciation Reports, Annual Inspections and Maintenance Manuals.
- New Construction Building Envelope Consulting and Inspection services.
- Roof Assessment, Consulting and Inspections.

Aqua-Coast Engineering Ltd. carries \$2,000,000 Errors and Omissions liability insurance (see Appendix C).

### **Limitations**

All evaluations of the components listed in the Asset Inventory are based on visual inspections, review of the drawings and documents listed above, and consultation with service providers and manufacturers. This study does not represent an engineering assessment of the structure and its components. No destructive testing was conducted on site.

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The schedule and cost for replacement of common assets used in the Contingency Reserve Fund Models is an estimate only. Estimates for remaining service life and cost of replacement are based on sound engineering experience, consultation with service providers, published documentation, and current standards and regulations.

This study does not take into consideration future factors that might affect the Cash Flow Models such as economic fluctuations, revised codes and standards, and any unforeseen events.

This study is intended for financial planning purposes only. No decision to replace or repair any common assets should be based on the Contingency Reserve Fund schedule provided herein. Future decisions on replacement or repair of common assets should be based on engineering assessments or advice from a qualified professional.

### **References**

Financial Documents provided by Strata

Strata Property Act [SBC 1998] Chapter 43

Bulletin: 400-007 (Mar 1, 2012) "What a Strata Corporation Needs to Know About Depreciation Reports", *Condominiums Home Owners Association of B.C.*

ASTM E2204-11a "Standard Guide for Summarizing Economic Impacts of Building-Related Projects"

ASTM E917-05 "Standard Practice for Measuring Life-Cycle Costs of Buildings and Building Systems"

Commercial Renovation Cost Data by RS Means (2014)

## 2 STRATA CORPORATION SUMMARY

### Site Description

Victoria Hill (The Building) is located at 14 East Royal Avenue, New Westminster, BC. The Building is a 4 level, 72 unit condominium development said to have been constructed in 2005. The building is of wood frame construction over a suspended slab, 2 level parkade.

A more detailed list of the building common assets is described in the Asset Inventory section to follow.

### Shared Facilities

For the parkade, The Building has a long term lease arrangement with the owner, Onni Corp., for 131 of 144 stalls. The remaining 13 stalls are leased by the neighbouring building (BCS 2772 – "Nurses Lodge"). Maintenance cost sharing agreement for the parkade and related driveway is in place between BCS 2772 and The Building.

A power consumption agreement is in place between The Building and Onni Corp for the Onni Corp. owned sump pump station. Maintenance and Capital Costs are Onni Corp.'s responsibility.

### 0 to 5 Year Expenditure Summary

Below is the schedule of items for the next 5 years along with the estimated costs.

Item #	Component	2016	2017	2018	2019	2020
8.2.1	Carpet Common Areas					\$71,213

### Special Notes:

*This report only captures replacement estimates for strata assets within the next 30 years. Future reports will capture new costs as items become forecasted to be replaced within the 30 year scope of the report.*

### General Repairs and Maintenance – Operating Budget Line Item

*The Operating Budget includes special line for General Repairs and Maintenance (\$25,000/Ann. allotment). The Strata Executive has requested to have all items under \$15,000 (apart from a few exceptions) serviced through the Operating Budget line General Repairs and Maintenance. In general, line items above \$15,000 will be used for calculating the Contingency Reserve.*



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## Asset Inventory

### Section 1 - Building Envelope

The "Building Envelope" separates the outdoor environment from the interior and includes exterior walls, roofs and water proofing membranes. Many of the components cannot be determined with a visual inspection and are listed below as per the drawings provided.

#### BELOW GRADE

##### Damp Proofing:

The perimeter concrete walls are coated with damp proofing (applied at the time of construction). The damp proofing is expected to last the life of the building.

##### The Parkade Waterproofing:

The suspended slab over the parkade (outside the perimeter of the building) is covered with waterproofing membrane. The membrane appears in satisfactory condition with no areas of water ingress noted at the parkade level. Given the good condition of the membrane, the membrane is not expected to be replaced within the next 30 years.

##### The Parkade Slab:

The concrete slab appears in satisfactory condition and is assumed to last the life of the building.

#### EXTERIOR WALLS

##### Fiber Cement Cladding:

Cladding is a mix of fiber cement plank and panels, brick and wood trims. The fiber cement cladding appears in satisfactory condition. With adequate maintenance, the cladding is not expected to be replaced within the next 30 years.

##### Brick Cladding:

The brick cladding remains in satisfactory condition and is expected to last the life of the building. Re-pointing of bricks can be expected in some areas however it is not expected within the next 30 years.

Replacement of wood trims is included in the window and door replacement.

##### Paint:

At the time of inspection, the paint on all elevations appeared in satisfactory condition. Exterior wood trims on all elevations and the concrete walls at the parkade entrance were re-painted in 2014. Exterior re-painting is estimated at every 10 years and was requested to be paid through the operating budget (under the General Repairs and Maintenance) by strata.

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### Caulking:

Caulking will be required at cladding penetrations & trims as required and is included in the re-painting noted above.

### Soffits:

At the time of inspection soffits appeared in satisfactory condition. It is recommended that soffits be inspected regularly for dislodged panels, especially after periods of strong winds. Life expectancy is 50 years+.

## EXTERIOR WINDOWS AND DOORS

### Windows:

Windows are double glazed vinyl insulated glazing units. It is recommended that windows be inspected regularly for signs of seal failure. Life expectancy is 35 years from time of installation.

### Exterior Swing Doors:

Glazed swing doors at balconies appear in satisfactory condition. Life expectancy is 35 years.

### Steel Exit Doors:

The exit doors appear in satisfactory condition. Life expectancy is 40+ years.

### Sliding Doors:

Sliding doors are reinforced vinyl insulated glazing units. Life expectancy is 35 years from time of installation.

### Front Entrance Windows and Doors:

The main entrance aluminum framed storefront glazing units remain in satisfactory condition. Life expectancy is 35 years from time of installation.

## ROOFING AND OTHER MEMBRANES

### Roofing:

The Building includes both sloped and flat roof systems. There are 3 different roof membranes:

- Sloped roof asphalt shingles
- Flat roof 2-ply SBS torch-on
- Flat roof built-up tar and gravel

All roofs appear in satisfactory condition with no reported water ingress issues.

### Sloped Roofs:

The main roof area is a sloped asphalt shingle roof. Life expectancy of this type of roof is 20 years from time of installation.

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### Flat Roof:

2-Ply torch-on SBS membranes are found in a central area of the upper roof, 2 roof top decks and the small eyebrow roofs above 5<sup>th</sup> floor windows. The central flat roof was installed in 2013 while the roof-top decks and eye-brow roofs remain original. Life expectancy of this type of roof membrane is estimated at 20 years from time of installation.

### Front Entrance Roof:

A built-up tar and gravel flat roof is found above the main entranceway. Life expectancy is 25 years from time of installation.

### Balcony Membranes:

Balconies are covered with a liquid applied decking membrane. It is reported that 9 decks have been recoated. The membranes viewed remain in satisfactory condition. Life expectancy is 15-20 years from time of installation.

### Parkade Traffic Membrane:

The P1 level of the parkade is coated with a liquid applied traffic coating. The membrane appears in satisfactory condition. Damage to the membrane is likely to occur in high traffic areas. An allowance has been made for membrane repairs.

See Appendix A for a more complete list of the Building Envelope Assets.



**Section 2 - Structural**

The structure of the building is comprised of wood framing over a suspended concrete slab 2 level parkade. Up to the floor level of the 2<sup>nd</sup> floor, the building is constructed of reinforced concrete. Infill walls at these levels are constructed of steel stud construction or Concrete Masonry Units (CMUs). Above the 2<sup>nd</sup> floor, the building is constructed of typical wood frame components. The structure is assumed to be in satisfactory condition and no components are expected to be replaced within the next 30 years.

See Appendix A for a list of the structural assets.

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## Section 3 – Mechanical

### DOMESTIC WATER

#### Water Distribution Lines:

Water distribution lines are not expected to be replaced within the next 30 years.

#### Water Heaters:

Water heaters are installed at each suite and are considered individual unit owner responsibility. Life expectancy of heaters is 10 years. The hot water heaters located at the amenities room and maintenance rooms are considered strata property and are recommended to be serviced through the operating budget.

### HEATING SYSTEM

Electric Baseboard heaters in common areas are recommended to be serviced through the Operating Budget. Heaters located in individual suites are the unit holder's responsibility.

### HVAC AND OTHER SYSTEMS

#### Make-up Air Unit (MUA):

The make-up air unit is located at the roof-top central flat roof area. It provides conditioned air to interior common spaces. The unit life expectancy is 15-20 years with adequate servicing. Interior ducting is expected to last the life of the building.

#### Exhaust Fans:

The parkade exhaust fans are operated by the parkade gas fume monitoring system. Parkade exhaust fans maintenance typically includes belt tightening, motor replacement along with greasing of bearings. The 2 large parkade fans are not expected to be replaced in the next 30 years however, refurbishment can be expected. All fans are recommended to be serviced through the Operating Budget.

#### Miscellaneous Exhaust Fans:

Miscellaneous exhaust fans are installed in common areas such as at the parkade vestibule, electrical room, duct spaces, and in the parkade (transfer fan). Maintenance is recommended through Operating Budget.

### PARKADE GATE AND MOTORS

#### Parkade Gates:

The Building has 3 motorized parkade gates all located at P1 parkade level. A cost sharing arrangement is in place for Gate 3 which is used by the 'Nurses Lodge'. The life expectancy of the gates is 40 years from the time of installation. Maintenance and replacement of the motor and some lift components are expected and factored into the Contingency Reserve. Life expectancy of the lift motors is estimated at 7 years.

See Appendix A for a more complete list of the mechanical assets.

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## Section 4 - Electrical

### ELECTRICAL SYSTEMS

#### Transformer, Switch gear and Associated Electrical Panels:

The Building's electrical room is located at the parkade level. The room includes a 750 kVA main transformer and 300 Amp switch gear unit and associated electrical panels. Life expectancy of the system is estimated at 50+ years.

#### Entrance Phone System:

The entrance phone system includes 4 FOB panels located at the Lobby, parkade entrance and 2 others in the parkade. The system is expected to be up-dated every 20 years.

#### Computers and Monitors:

Strata owns 3 computers. The computers are used for the FOB/Interphone system, the video surveillance and for strata files. It is estimated that computers be up-dated within next 5 years.

#### Video Surveillance System:

The video surveillance system includes 14 cameras located throughout the building. Maintenance is covered through the Operating Budget.

### LUMINARS

#### Common Area Lights:

Common area lighting varies between fluorescent and bulb type. All lighting is recommended to be maintained through the Operating Budget however the cost for replacement of exterior light fixtures after 40 years of use is factored into the Contingency Reserve.

#### Emergency Lights and Battery Packs:

The building is equipped with emergency lighting powered through a battery back-up system. Batteries should be replaced every 5 years. These components are recommended to be serviced through the Operating Budget.

See Appendix A for a more complete list of the electrical assets.

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### **Section 5 - Elevator**

The building includes 2 hydraulic elevators. The Elevators remain in operational order. It is expected that the elevator will require modernization every 30 years and is included in the Contingency Reserve. Annual inspections and regular maintenance is recommended through the Operating Budget.

See Appendix A for a more complete list of the elevator assets.

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## Section 6 - Site Services

### CIVIL WORKS

#### Site Paving:

Site paving consists of concrete sidewalks and driveway. Replacement of the concrete is not expected within the next 30 years.

#### Natural Gas Service:

Natural gas service is provided to the building by the utility company. Gas lines are expected to last the life of the building.

#### Water Supply:

The domestic water supply main enters the building at the P2 mechanical room. The system features an assortment of valves such as shut-offs, check valves and pressure regulators. Regular maintenance is recommended through the Operating Budget. The steel water supply piping from the street to the building's mechanical room is not expected to be replaced within the next 30 years.

#### Storm Service Including Oil Interceptor and Sediment Sumps:

The storm system includes piping and 2 sumps located at the P2 level; the Oil Interception Sump and the Sedimentary Separator Sump. The oil interceptor sump collects water from all parkade floor drains and separates the oil prior to the water flowing into the city storm system. The sedimentary separator sump is attached to the drain system and separates sediment from the water prior to it flowing into the city storm system. The storm system is not expected to be replaced within the next 30 years.

#### The Sanitary System

The sanitary system consist of various size piping which are expected to last the life of the building.

See Appendix A for a more complete list of the Site Service Assets.



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### **Section 7 - Fire Protection**

The fire protection system located at the parkade P2 level mechanical room, consists of both a dry and wet systems. The system includes a main fire monitoring panel at the lobby entrance, alarm bells, pull stations and smoke/heat detectors. The fire system is expected to be maintained through the Operating Budget.

See Appendix A for a more complete list of the fire protection assets.

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### **Section 8 - Miscellaneous**

The miscellaneous items are any common assets that do not fall into the previous categories.

#### **INTERIOR COMMON ROOMS**

##### Guest Suite:

The guest suite, located on the 1<sup>st</sup> floor, is equipped with 2 beds, a 3 piece bathroom, refrigerator, hot water heater and miscellaneous small appliances. Strata has requested the room be maintained through the Operating Budget.

##### Games Room:

The games room, located on the 1<sup>st</sup> floor, is equipped with a mid-size pool table. Strata has requested the room be maintained through the Operating Budget.

##### Gym:

The gym room, located on the 1<sup>st</sup> floor, is equipped with 6 exercise machines, free weight dumbbells and workout benches. Strata has requested the room be maintained through the Operating Budget.

##### Amenity Room:

The amenity room, located on the 1<sup>st</sup> floor, is equipped with tables and chairs and some miscellaneous appliances and fixtures. Maintenance is recommended through the Operating Budget.

##### Front Lobby Furnishings:

The lobby furnishings, 2 arm chairs, are recommended are recommended to be serviced through the Operating Budget.

#### **INTERIOR COMMON AREAS**

##### Carpet:

The carpet has a life expectancy of approximately 15 years from time of installation. The carpet at the 1<sup>st</sup> floor from the elevator to the garbage room was replaced in 2013 with funding coming from the Operating Budget. Apart from spot area repairs, the remainder of the carpeting is original.

##### Tile

Tile is installed at the Lobby and Amenity room. Flooring tile has a long life expectancy, however it is likely that tile will need to be replaced for cosmetic reasons. Life expectancy is 30 years.

##### Interior Paint:

Paint life expectancy is 10 years. The interior hallway walls were repainted in 2007. Apart from spot area touch-ups, the remainder of the paint remains original. High traffic areas found at the mail room, lobby and garbage room were repainted in 2012 and will require more frequent repainting. Strata has requested these areas be covered through the Operating Budget.

The paint at common rooms (Guest Suite, Gym, Games Room and Amenity Room) will only be repainted as required. Strata has requested these areas be covered through the Operating Budget.

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### Interior Doors:

The doors and closures will require occasional maintenance recommended through the Operating Budget.

### Mailbox Unit:

The mailbox unit is recommended to be maintained through the Operating Budget.

## EXTERIOR COMMON AREA

### Pergola Architectural Feature:

The metal and stone pergola architectural feature at the street-front remains in satisfactory condition and is not expected to be replaced within the next 30 years. Maintenance is recommended through the Operating Budget.

### Main Entrance Pergola:

The wood pergola with glass canopy, with adequate maintenance (re-staining), has an estimated life expectancy of 35 years from time of installation.

### Concrete Retaining Walls:

The concrete retaining walls appear in satisfactory condition and are not expected to be replaced in the next 30 years.

### Landscaping and Irrigation System:

Landscaping and the irrigation system are recommended to be serviced through the operating budget.

### Gutters and Downspouts:

Gutters have an estimated life expectancy of 40 years.

### Exterior Handrails and Balcony Aluminum Guardrails:

These assemblies remain in satisfactory condition. These components have a long life expectancy and are not expected to be replaced in the next 30 years.

### Cedar Fencing:

Cedar fencing remains in satisfactory condition and with adequate maintenance, has an estimated life expectancy of 20 years from the time of installation.

See Appendix A for a more complete list of the miscellaneous assets.

### 3 FINANCIAL ANALYSIS

#### Financial Assumptions

The following assumptions were made for the purposes of this study:

- Inflation Rate 2%
- Interest Rate on CRF Balance 0.835%
- Annual Increase to Operating Budget 2%
- Annual Increase to CRF 2%
- Future Value Equation  $FV = CV \times (1.02^n)$   
Where: CV = the Current Value  
n = the number of years
- Fiscal Year End March
- Study Period April 2015 to March 2045

Based on the BC Strata Property Regulation, Part 6, it is assumed that from this point forward the balance of the Contingency Reserve Fund shall be no less than 25% of the annual operating budget.

Year Zero is the balance for the end of the previous fiscal year. Years 1 through 30 run from April through to the end of March.

#### Contingency Reserve Fund Report

The balance (April 2015) of the Contingency Reserve Fund is estimated to be \$ 230,457. It is noted that the annual CRF contribution started at \$ 25,707 as of April 2015 and is assumed to increase at a rate of 2% per annum as per the cash flow scenarios listed below.

#### Contingency Reserve Fund Models

Various costs are incurred by the owners to maintain safety and functionality throughout the life of a building. The Operating Budget of the strata includes maintenance costs for the majority of the building's assets which require maintenance with a frequency of one year or less. The Contingency Reserve Fund (CRF) is established to provide funds for the buildings assets which require maintenance or replacement with a frequency of greater than one year. The cash flow scenarios described below are intended to be used as a tool for the Owners to quantify the amount of funds that will be necessary over the next 30 years of a building. All the dates associated with the funds in the scenarios below are an estimate only and the Owners should seek the advice of a qualified professional when considering any major capital expenditure.

### Cash Flow Scenario 1 - Current CRF Contributions with Special Levies

#### Scenario 1 Parameters:

- Year 1 (2016) annual CRF contribution is \$25,707
- Annual CRF contribution increases by 2%
- Minimum CRF balance (25% of annual operating budget) is maintained
- Expenditures are paid out from the CRF when funds are available with the difference being made up from special levies

#### Scenario 1 Results:

- Special levies expected in years: 2025, 2035, 2040, 2045
- Balance of CRF at year 30 (2045) is: \$115,045
- See Figure 1

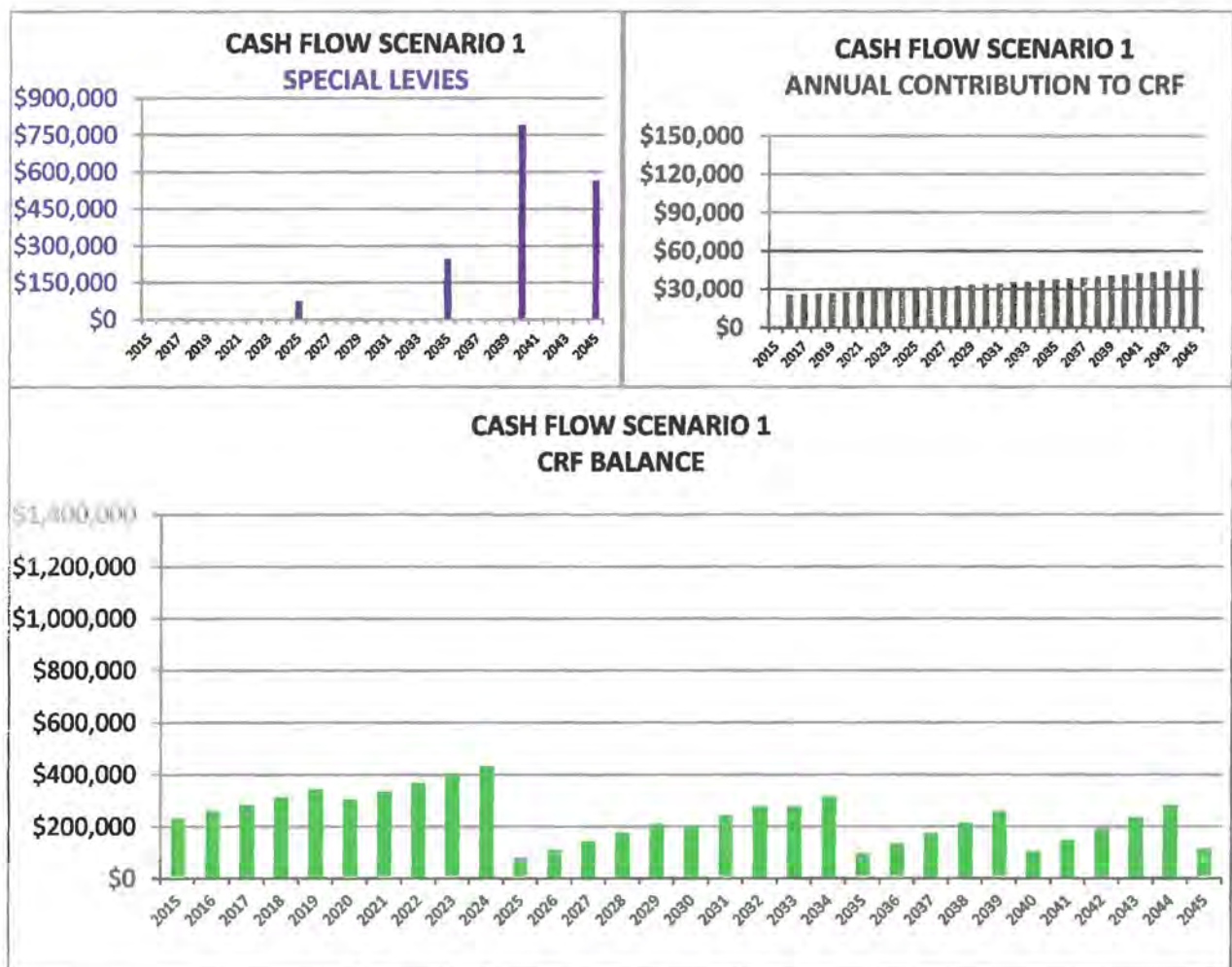


Figure 1 - Cash Flow Scenario 1 Results



## Cash Flow Scenario 2 - Increased CRF Contributions with No Special Levies

### Scenario 2 Parameters:

- Year 1 (2016) annual CRF contribution is \$64,123
- Annual CRF contribution increases by 2%
- Minimum CRF balance (25% of annual operating budget) is maintained
- Expenditures are paid out from the CRF when funds are available with the difference being made up from special levies

### Scenario 2 Results:

- Special levies expected in years: None
- Balance of CRF at year 30 (2045) is: \$115,069
- See Figure 2

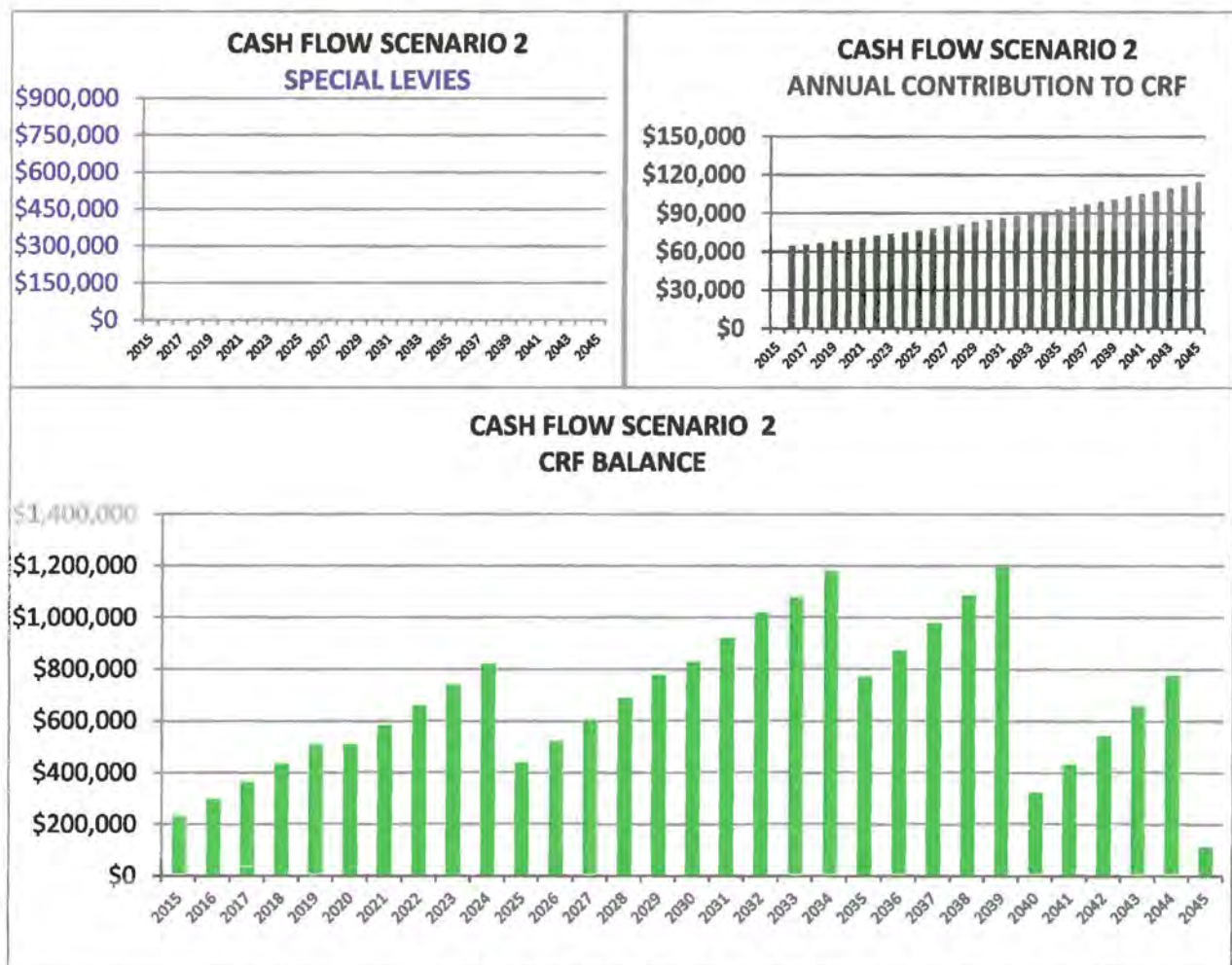


Figure 2 - Cash Flow Scenario 2 Results

### Cash Flow Scenario 3 - 50% of the CRF Contribution Increase in Scenario 2

#### Scenario 3 Parameters:

- Year 1 (2016) annual CRF contribution is \$44,915
- Annual CRF contribution increases by 2%
- Minimum CRF balance (25% of annual operating budget) is maintained
- Expenditures are paid out from the CRF when funds are available with the difference being made up from special levies

#### Scenario 3 Results:

- Special levies expected in years: 2040, 2045
- Balance of CRF at year 30 (2045) is: \$115,045
- See Figure 3

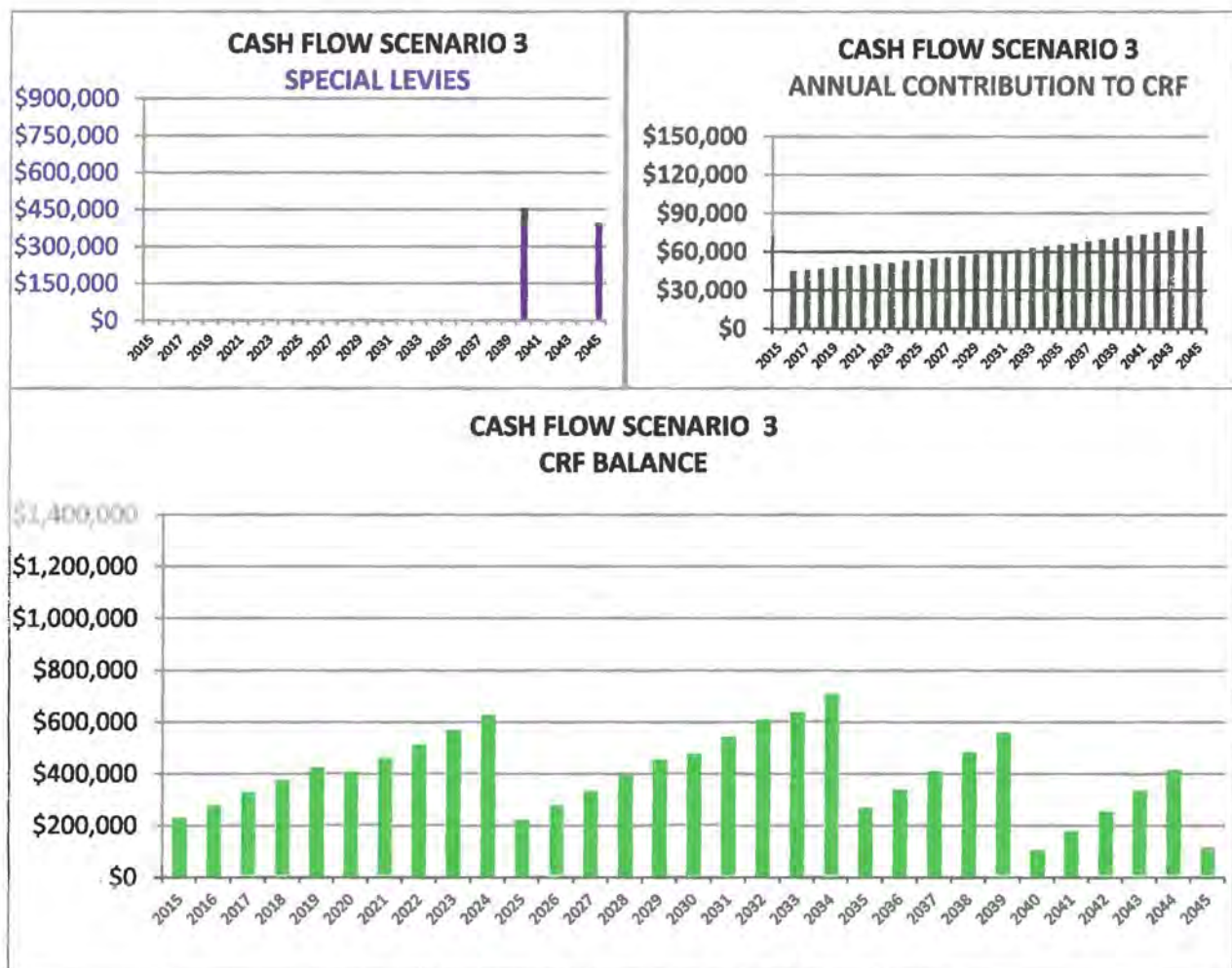


Figure 3 - Cash Flow Scenario 3 Results

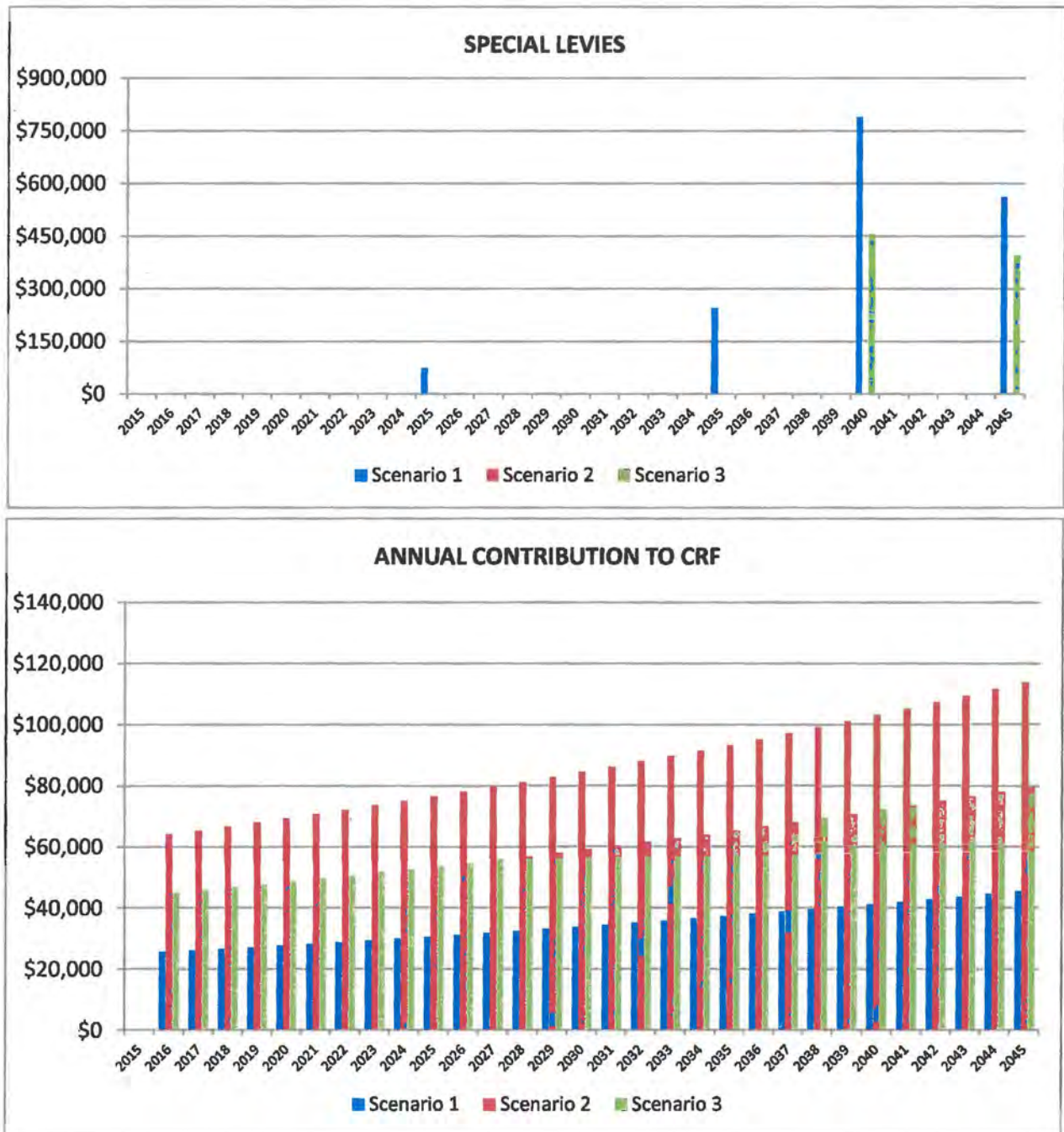


Figure 4: All Cash Flow Scenario Results



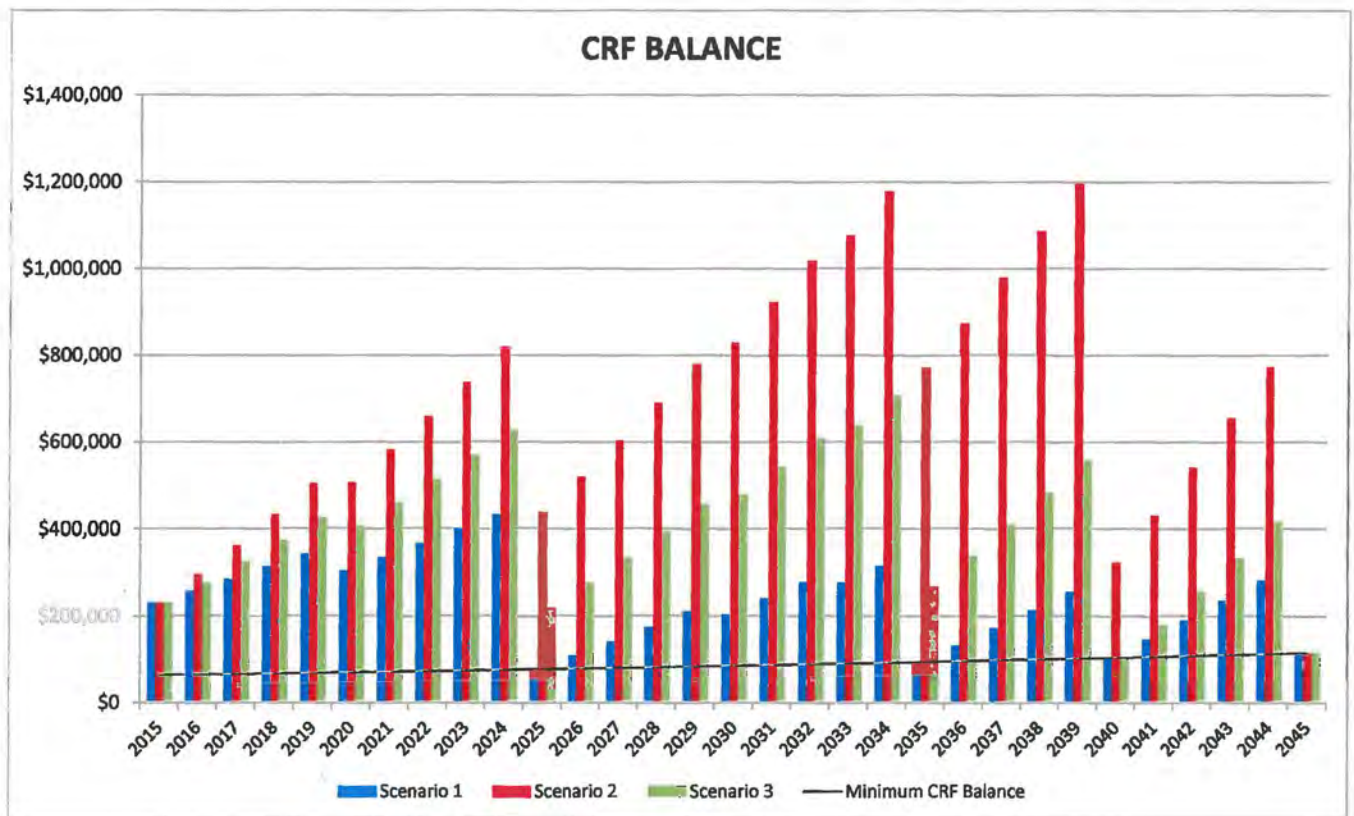


Figure 5: All Cash Flow Scenario Results

#### **4 APPENDIX A – ASSET INVENTORY**



## 1 - BUILDING ENVELOPE

	Component	Material	Qt	Unit	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
1.1	BELOW GRADE								
1.1.1	Foundation Wall Damp Proofing	Liquid Applied	n/a	-	2005	†			Life of Building
1.1.2	Parkade Suspended Slab Membrane	Unspecified	19,300	ft <sup>2</sup>	2005	†			Leased Parkade
1.2	EXTERIOR WALLS								
1.2.1	Fiber Cement Plank & Panel Siding	Hardie Board Siding	24,600	ft <sup>2</sup>	2005	†			
1.2.2	Brick	Brick	18,000	ft <sup>2</sup>	2005	†			
1.2.3	Paint - All Exterior Fiber Cement	Latex	24,600	ft <sup>2</sup>	2005	2025	\$73,800	\$89,962	
1.2.4	Paint - Concrete at Parkade Entrance	Latex	1	Quote	2014	†			Operating Budget
1.2.5	Paint - All Wood Trims	Latex	1	Quote	2014	†			Operating Budget
1.2.6	Soffits	Vinyl	n/a	-	2005	†			Included in Cladding Replacement 1.2.1
1.3	EXTERIOR WINDOWS AND DOORS								
1.3.1	Windows	Vinyl Frame Double Glazed	624	#	2005	2040	\$468,000	\$767,804	
1.3.2	Swing Doors Balcony/Patio	Glazed Units	18	#	2005	2040	\$36,000	\$59,062	
1.3.3	Sliding Door Balcony/Patio	Reinforced Vinyl Frame	92	#	2005	2040	\$92,000	\$150,936	
1.3.4	Main Entrance Doors	Storefront Aluminum DBL Door with 2 Aluminum Side Windows	1	#	2005	†	\$2,000		Replace Glazing Units (Not Frames)
1.3.5	Doors Exterior Exit	Steel	4	#	2005	†	\$6,000		Operating Budget


## 1 - BUILDING ENVELOPE

	Component	Material	Qt	Unit	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
1.4	ROOFING & OTHER MEMBRANES								
1.4.1	Sloped Roofs	Asphalt Shingle	27,000	ft <sup>2</sup>	2005	2025	\$270,000	\$329,128	
1.4.2	Central Flat Roof	2-Ply SBS	2,300	ft <sup>2</sup>	2013	2033	\$27,600	\$39,420	
1.4.3	Front Entrance Roof	Tar and Gravel	300	ft <sup>2</sup>	2005	2025	\$4,500	\$5,485	
1.4.4	Flat Roof Sections Over 5th Floor Windows	2-Ply SBS	17	#	2005	2025	\$8,500	\$10,361	
1.4.5	Roof Top Decks	2-Ply SBS with Concrete Paver Wearing Surface	1,700	ft <sup>2</sup>	2005	2030	\$25,500	\$34,320	
1.4.6	Roof Vents & Drains	Metal	n/a	-	2005	Mixed			Included in Roof Replacement 1.4.1
1.4.7	Balcony Membranes	Liquid Applied Polyurethane	64	#	2005	2035	\$64,000	\$95,101	
1.4.8	Parkade Traffic Membrane	Unspecified	24,000	ft <sup>2</sup>	2005	2045	\$6,000	\$10,868	Allowance for repair


† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.



Item # : 1.2.1		<b>Fiber Cement Plank &amp; Panel Siding</b>
		Hardie Board Siding
		
Year Installed:		2005
Condition		Good
Estimated Life Remaining		30 Years +


Item # : 1.2.2		<b>Brick</b>
		Brick
		
Year Installed:		2005
Condition		Good
Estimated Life Remaining		30 Years +

Item # : 1.2.3		<b>Paint - All Exterior Fiber Cement</b>
		Latex
		
Year Installed:		2005
Condition		Good
Estimated Life Remaining		10 Years
Estimated Replacement Cost		\$89,962


Item # : 1.2.4		<b>Paint - Concrete at Parkade Entrance</b>
		Latex
		
Year Installed:		2014
Condition		Good
Estimated Replacement Cost		Operating Budget Item

Item # : 1.2.5		<b>Paint - All Wood Trims</b>
		Latex
		
Year Installed:		2014
Condition		Good
Estimated Replacement Cost		Operating Budget Item


Item # : 1.3.1		<b>Windows</b>
		Vinyl Frame Double Glazed
		
Year Installed:		2005
Condition		Good
Estimated Life Remaining		25 Years
Estimated Replacement Cost		\$767,804


Item # :	1.3.2	<b>Swing Doors</b> <b>Balcony/Patio</b> <b>Glazed Units</b>
		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	25 Years	
Estimated Replacement Cost	\$59,062	

Item # :	1.3.3	<b>Sliding Door</b> <b>Balcony/Patio</b> Reinforced Vinyl Frame
		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	25 Years	
Estimated Replacement Cost	\$150,936	

Item # :	1.3.4	<b>Main Entrance Doors</b>
		Storefront Aluminum DBL Door with 2 Aluminum Side Windows
		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years +	
Estimated Replacement Cost	See Comment Above	

<b>Doors Exterior Exit</b>	
Item # :	1.3.5
Steel	
	
Year Installed:	2005
Condition	Good
Estimated Life Remaining	30 Years +
Estimated Replacement Cost	Operating Budget Item


Item # :	1.4.1	<b>Sloped Roofs</b>
		Asphalt Shingle
		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	10 Years	
Estimated Replacement Cost	\$329,128	


Item # :	1.4.2	<b>Central Flat Roof</b>
		2-Ply SBS
		
Year Installed:	2013	
Condition	Good	
Estimated Life Remaining	18 Years	
Estimated Replacement Cost	\$39,420	



Front Entrance Roof	
Item # :	1.4.3
Tar and Gravel	
	
Year Installed: 2005	
Condition: Good	
Estimated Life Remaining: 10 Years	
Estimated Replacement Cost: \$5,485	

Flat Roof Sections Over 5th Floor Windows	
Item # :	1.4.4
2-Ply SBS	
	
Year Installed: 2005	
Condition: Good	
Estimated Life Remaining: 10 Years	
Estimated Replacement Cost: \$10,361	

Roof Top Decks	
Item # :	1.4.5
2-Ply SBS with Concrete Paver Wearing Surface	
	
Year Installed: 2005	
Condition: Good	
Estimated Life Remaining: 15 Years	
Estimated Replacement Cost: \$34,320	

Balcony Membranes	
Item # :	1.4.7
Liquid Applied Polyurethane	
	
Year Installed: 2005	
Condition: Good	
Estimated Life Remaining: 20 Years	
Estimated Replacement Cost: \$95,101	

Parkade Traffic Membrane	
Item # :	1.4.8
Unspecified	
	
Comments: Allowance for repair	
Year Installed: 2005	
Condition: Good	
Estimated Life Remaining: 30 Years	
Estimated Replacement Cost: \$10,868	



## 2 - STRUCTURAL

	Component	Material	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
<b>2.1</b>	<b>PARKADE</b>						
2.1.1	Slab on Grade	Reinforced Concrete	2005	†			
2.1.2	Columns	Reinforced Concrete	2005	†			
2.1.3	Foundation Walls	Reinforced Concrete	2005	†			
2.1.4	Suspended Slab	Reinforced Concrete	2005	†			
2.1.5	Slab Bands	Reinforced Concrete	2005	†			
<b>2.2</b>	<b>RESIDENTIAL</b>						
2.2.1	Exterior Walls	Wood Framed or Steel Stud	2005	†			
2.2.2	Interior Framed Walls	Wood Frame	2005	†			
2.2.3	Interior Floors	Concrete at Lower Levels Wood Joists, Plywood Sheathing with a Concrete Topping at Upper Floors	2005	†			
2.2.4	Roof Framing	Wood Joists and Ply Sheathing	2005	†			

† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.

## 3 - MECHANICAL

	Component	Description	Qt	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
3.1	DOMESTIC WATER							
3.1.1	Water Distribution Lines	Distribution Piping To All Water Fed Fixtures	1	2005	†			
3.1.2	Amenity Room Electric Hot Water Heater	Aquastat 4000w	1	2005	†			Maintain Through Operating Budget.
3.1.3	Maintenance Room Electric Hot Water Heater	Giant 3000w	1	2005	†			Maintain Through Operating Budget.
3.1.4	Miscellaneous Valves	Misc.	1	2005	†			Maintain Through Operating Budget.
3.2	HEATING SYSTEM							
3.2.1	Baseboards (Common Areas Only)	Standard	n/a	2005	†			Maintain Through Operating Budget.
3.3	HVAC & OTHER SYSTEMS							
3.3.1	Make-Up Air Unit	Engineered Air 7.5 HP Natural Gas Model DJ-60 7000 CFM	1	2005	2025	\$16,000	\$19,504	
3.3.2	Parkade Exhaust Fan P1	Greenheck Wall Mounted 2 HP Model SBE-3L30-20	1	2005	†			Maintain Through Operating Budget.
3.3.3	Parkade Exhaust Fan P2	Greenheck Wall Mounted 2 HP Model SBE-3L30-20	1	2005	†			Maintain Through Operating Budget.
3.3.4	Misc. Exhaust Fans	Generic Ceiling Mounted Fans	6	2005	†			Maintain Through Operating Budget.
3.3.5	Vestibule Supply Fans	Greenheck 3/4 Hp & 1 HP Units	2	2005	†			Maintain Through Operating Budget.


## 3 - MECHANICAL


	Component	Description	Qt	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
3.3.6	Electrical Room Supply Fan	Greenheck 3 HP Model RSF-200-30	1	2005	†			Maintain Through Operating Budget.
3.3.7	Parkade Transfer Fan	Greenheck 1/2 HP	1	2005	†			Maintain Through Operating Budget.
3.3.8	Duct Heaters	Attic and Room Ceiling Mounted 1.5kw-40kw	7	2005	†			Maintain Through Operating Budget.
3.3.9	Parkade Gas Detectors	Armstrong	8	2005	†			Maintain Through Operating Budget.
3.4	PARKADE GATE AND MOTOR							
3.4.1	Parkade Entry Gate #1	20' 2-Panel Metal Picket	1	2005	2045	\$8,500	\$15,397	
3.4.2	Gate Motor and Lift Assembly #1	Lift Master 1/2 HP Motor and Lift Assembly	1	2011	†			Maintain Through Operating Budget.
3.4.3	Parkade Entry Gate #2	20' 2-Panel Metal Picket	1	2005	2045	\$8,500	\$15,397	
3.4.4	Gate Motor and Lift Assembly #2	Elite 1/2 HP Motor and Lift Assembly	1	2011	†			Maintain Through Operating Budget.
3.4.5	Parkade Entry Gate #3	20' 3-Panel Metal Picket	1	2005	2045	\$8,500	\$15,397	
3.4.6	Gate Motor and Lift Assembly #3	Lift Master 1/2 HP Motor and Lift Assembly	1	2011	†			Maintain Through Operating Budget.

† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.





<b>Make-Up Air Unit</b>	
Item # :	3.3.1 Engineered Air 7.5 HP Natural Gas Model DJ-60 7000 CFM
	
Year Installed:	2005
Condition	Good
Estimated Life Remaining	10 Years
Estimated Replacement Cost	\$19,504


<b>Parkade Exhaust Fans</b>	
Item # :	3.3.2 Greenheck Wall Mounted 2 HP Model SBE-3L30-20
	
Year Installed:	2005
Condition	Good
Estimated Replacement Cost	Operating Budget Item


<b>Parkade Gas Detectors</b>	
Item # :	3.3.9 Armstrong
	
Year Installed:	2005
Condition	Good
Estimated Replacement Cost	Operating Budget Item

<b>Parkade Entry Gate #1</b>	
Item # :	3.4.1 20' 2-Panel Metal Picket
	
Year Installed:	2005
Condition	Good
Estimated Life Remaining	30 Years
Estimated Replacement Cost	\$15,397

Gate Motor and Lift Assembly #1	
Item # :	3.4.2
Lift Master 1/2 HP Motor and Lift Assembly	
	
Year Installed: 2011 Condition: Good Estimated Replacement Cost: Operating Budget Item	

Parkade Entry Gate #2	
Item # :	3.4.3
20' 2-Panel Metal Picket	
	
Year Installed: 2005 Condition: Good Estimated Life Remaining: 30 Years Estimated Replacement Cost: \$15,397	

Gate Motor and Lift Assembly #2	
Item # :	3.4.4
Elite 1/2 HP Motor and Lift Assembly	
	
Year Installed: 2011 Condition: Good Estimated Repair Allowance: Operating Budget Item	

Parkade Entry Gate #3	
Item # :	3.4.5
20' 3-Panel Metal Picket	
	
Year Installed: 2005 Condition: Good Estimated Life Remaining: 30 Years Estimated Repair Allowance: \$15,397	

Gate Motor and Lift Assembly #3	
3.6.1	3.4.6 Lift Master 1/2 HP Motor and Lift Assembly
	
Year Installed: 2011	
Condition Good	
Estimated Replacement Cost Operating Budget Item	



## 4 - ELECTRICAL


	Component	Description	Qt	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
4.1	<b>ELECTRICAL SYSTEMS</b>							
4.1.1	Transformer	Square D Dry-Type	1	2005	†			Service Through Operating Budget.
4.1.2	Switchgear Unit	Square D 3000 A	1	2005	†			Service Through Operating Budget.
4.1.3	Breaker Panels	Generic Breaker Panels	1	2005	†			Service Through Operating Budget.
4.1.4	Entrance Phone System	FOB System 4 Panels: Lobby Door,	1	2005	†			Service Through Operating Budget.
4.1.5	Strata Computers and Monitors	Computers Used For: -Strata Office	3	-	†			Service Through Operating Budget.
4.1.6	Video Surveillance System	14 Surveillance Cameras	1	2005	†			Service Through Operating Budget.


## 4 - ELECTRICAL

	Component	Description	Qt	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
4.2	LUMINARS							
4.2.1	Common Area Exterior Lights	General	101	2005	2045	\$10,100	\$18,295	
4.2.2	Common Area Exterior Light Posts	General	17	2005	†			Service Through Operating Budget.
4.2.3	Interior Lights	Mixed	-	2005	†			Service Through Operating Budget.
4.2.4	Emergency Lights	Standard	-	2005	†			Service Through Operating Budget.
4.2.5	Emergency Light Battery Packs	Standard	-	Mixed	†			Service Through Operating Budget. Replace Batteries Every 5 Years.
4.2.6	Fluorescent Lights	Standard	-	Mixed	†			Service Through Operating Budget.

† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.


Transformer									
Item # :	4.1.1 Square D Dry-Type 750 kVA								
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>30 Years +</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	30 Years +	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	30 Years +								
Estimated Replacement Cost	Operating Budget Item								


Switchgear Unit									
Item # :	4.1.2 Square D 3000 A								
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>30 Years +</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	30 Years +	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	30 Years +								
Estimated Replacement Cost	Operating Budget Item								


Breaker Panels									
Item # :	4.1.3 Generic Breaker Panels								
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>Mixed</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	Mixed	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	Mixed								
Estimated Replacement Cost	Operating Budget Item								

Entrance Phone System									
Item # :	4.1.4 FOB System 4 Panels: Lobby Door, Parkade Entrance and 2 at Parkade								
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>Mixed</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	Mixed	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	Mixed								
Estimated Replacement Cost	Operating Budget Item								




Video Surveillance System									
Item # :	4.1.6								
14 Surveillance Cameras									
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>Mixed</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	Mixed	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	Mixed								
Estimated Replacement Cost	Operating Budget Item								

Common Area Exterior Lights									
Item # :	4.2.1								
General									
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>30 Years</td></tr> <tr> <td>Estimated Replacement Cost</td><td>\$18,295</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	30 Years	Estimated Replacement Cost	\$18,295
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	30 Years								
Estimated Replacement Cost	\$18,295								

Common Area Exterior Light Posts									
Item # :	4.2.2								
General									
									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>Mixed</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	Mixed	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	Mixed								
Estimated Replacement Cost	Operating Budget Item								

Interior Lights									
Item # :	4.2.3								
Mixed									
									
Comments: Service Through Operating Budget.									
<table> <tr> <td>Year Installed:</td><td>2005</td></tr> <tr> <td>Condition</td><td>Good</td></tr> <tr> <td>Estimated Life Remaining</td><td>Mixed</td></tr> <tr> <td>Estimated Replacement Cost</td><td>Operating Budget Item</td></tr> </table>		Year Installed:	2005	Condition	Good	Estimated Life Remaining	Mixed	Estimated Replacement Cost	Operating Budget Item
Year Installed:	2005								
Condition	Good								
Estimated Life Remaining	Mixed								
Estimated Replacement Cost	Operating Budget Item								

Item # :	4.2.4	<b>Emergency Lights</b>
		Standard
		
Comments: Service Through Operating Budget.		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years +	
Estimated Replacement Cost	See Comment Above	


Item # : 4.2.5		<b>Emergency Light Battery Packs</b>	
		Standard	
			
Comments: Service Through Operating Budget. Replace Batteries Every 5 Years.			
Year Installed:		Mixed	
Condition		Good	
Estimated Life Remaining		30 Years +	
Estimated Replacement Cost		See Comment Above	




## 5 - ELEVATOR


	Component	Make	Qty	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
5.1	ELEVATOR							
5.1.1	Elevator #1	Richmond Elevator	1	2005	2035	\$60,000	\$89,157	Modernization: - Control System - Electrical Wiring - Tank (pump, motor, valve, muffler) - Door Opener - Car and Hall Fixtures (position indicator, buttons)
5.1.2	Elevator Car #1	Richmond Elevator	1	2005	2035	\$10,000	\$14,859	Modernization: Panels & Cosmetics
5.1.3	Elevator #2	Richmond Elevator	1	2005	2035	\$60,000	\$89,157	Modernization: - Control System - Electrical Wiring - Tank (pump, motor, valve, muffler) - Door Opener - Car and Hall Fixtures (position indicator, buttons)
5.1.4	Elevator Car #2	Richmond Elevator	1	2005	2035	\$10,000	\$14,859	Modernization: Panels & Cosmetics
5.1.5	Elevator Electrical Safety Switch and Shut-off	Federal Pioneer 200 Amp	2	2005	†			Maintain Through Operating Budget

† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.

Item # :	5.1.1	<b>Elevator #1</b>
		Richmond Elevator
		
Comments: Modernization:		
- Control System		
- Electrical Wiring		
- Tank (pump, motor, valve, muffler)		
- Door Opener		
- Car and Hall Fixtures (position indicator, buttons)		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	20 Years	
Estimated Replacement Cost	\$89,157	

Item # :	5.1.2	<b>Elevator Car #1</b>
		Richmond Elevator
		
Comments: Modernization:		
Panels & Cosmetics		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	20 Years	
Estimated Replacement Cost	\$14,859	

Item # :	5.1.3	<b>Elevator #2</b>
		Richmond Elevator
		
Comments: Modernization:		
- Control System		
- Electrical Wiring		
- Tank (pump, motor, valve, muffler)		
- Door Opener		
- Car and Hall Fixtures (position indicator, buttons)		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	20 Years	
Estimated Replacement Cost	\$89,157	

Item # :	5.1.4	<b>Elevator Car #2</b>
		Richmond Elevator
		
Comments: Modernization:		
Panels & Cosmetics		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	20 Years	
Estimated Replacement Cost	\$14,859	

## 6 - SITE SERVICES

	Component	Material	Qt	Unit	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
6.1	CIVIL WORKS								
6.1.1	Site Paving	Concrete Sidewalk	1000	ft <sup>2</sup>	2005	†			
6.1.2	Site Paving	Concrete Driveway	3000	ft <sup>2</sup>	2005	†			
6.1.3	Natural Gas Service	Steel	-		2005	†			Life of Building.
6.1.4	Water Supply	4" Steel Water Main	1	#	2005	†			
6.1.5	Storm Service	Storm Lines	1	#	2005	†			
6.1.6	Oil Interception Sump	Concrete	1	#	2005	†			
6.1.7	Sedimentary Separator Sump	Concrete	1	#	2005	†			
6.1.8	Sanitary	Sanitary Line	1	#	2005	†			

† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.

Item # :	6.1.1	<b>Site Paving</b>
		Concrete Sidewalk
		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years +	

Item # :	6.1.2	<b>Site Paving</b>
		Concrete Driveway
		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years +	





## 7 - FIRE PROTECTION


	Component	Description	Qt	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
7.1	FIRE PROTECTION - MECHANICAL SYSTEMS							
7.1.1	Fire Suppression Sprinkler System	Wet and Dry Systems	1	2005	†			Maintain Through Operating Budget.
7.1.2	Dry Valve	4" Steel Dry Valve	1	2005	†			Service Through Operating Budget.
7.1.3	Air Compressor	Standard	1	2005	†			Service Through Operating Budget.
7.1.4	Fire Extinguishers	Standard Dry Chemical	n/a	mixed	†			Replace Every 6 Years. Service Through Operating Budget.
7.1.5	Standpipe Hydrants	Standard	4	2005	†			Service Through Operating Budget.
7.2	FIRE PROTECTION - ELECTRICAL SYSTEMS							
7.2.1	Fire Monitoring Station Annunciator	Mircon	1	2005	†			Service Through Operating Budget.
7.2.2	Fire Alarm Bells	Standard	-	2005	†			Service Through Operating Budget.
7.2.3	Pull Stations	Standard	-	2005	†			Service Through Operating Budget.
7.2.4	Smoke/Heat Detectors	Hard Wired	-	2005	†			Service Through Operating Budget.


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<b>Fire Suppression Sprinkler System</b>	
Item # :	7.1.1
Wet and Dry Systems	
	
Year Installed: 2005 Condition: Good Estimated Life Remaining: 30 Years + Estimated Replacement Cost: Operating Budget Item	

<b>Standpipe Hydrants</b>	
Item # :	7.1.5
Standard	
	
Year Installed: 2005 Condition: Good Estimated Life Remaining: 30 Years + Estimated Replacement Cost: Operating Budget Item	

<b>Fire Monitoring Station Annunciator</b>	
Item # :	7.2.1
Mircon	
	
Year Installed: 2005 Condition: Good Estimated Replacement Cost: Operating Budget Item	

<b>Smoke/Heat Detectors</b>	
Item # :	7.2.4
Hard Wired	
	
Year Installed: 2005 Condition: Good Estimated Life Remaining: Mixed Estimated Replacement Cost: Operating Budget Item	

**8 - MISCELLANEOUS**

	Component	Description	Qt	Unit	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
<b>8.1</b>	<b>INTERIOR COMMON ROOM</b>								
8.1.1	Guest Suite	2 Beds 3 Piece Bath Refrigerator Hot Water Heater	1	#	2005	†			Maintain Through Operating Budget.
8.1.2	Games Room	Pool Table	1	#	2005	†			Maintain Through Operating Budget.
8.1.3	Gym	6 Exercise Machines Free Weights Work-out Benches	1	#	2005	†			Allowance For Replacement of Equipment.
8.1.4	Amenity Room	Furnishings and Appliances	1	#	2005	†			Maintain Through Operating Budget.
8.1.5	Front Lobby Furnishings	Arm Chairs	2	#	2005	†			Maintain Through Operating Budget.

## 8 - MISCELLANEOUS

	Component	Description	Qt	Unit	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
8.2	INTERIOR COMMON AREA								
8.2.1	Stairwell, Hallways and Common Area Rooms Floor Finish	Carpet	10,750	ft <sup>2</sup>	2005	2020	\$64,500	\$71,213	
8.2.2	Stairwell and Halfway Ceiling Finish	Paint	8,200	ft <sup>2</sup>	2005	†			
8.2.3	Stairwell and Halfway Wall Finish	Paint	11,230	ft <sup>2</sup>	2007	†			
8.2.4	High Traffic Area Wall Paint	Paint at: Mail Room Lobby Garbage Room	-	-	2012	†			Maintain Through Operating Budget.
8.2.5	Common Rooms	Paint at: Guest Suite Gym Games Room Amenity Room	-	-	2005	†			Maintain Through Operating Budget.
8.2.6	Lobby & Amenity Room Floor	Tile	500	ft <sup>2</sup>	2005	2030	\$5,000	\$6,729	
8.2.7	Corridor (Fire rated) and Mechanical Room Doors with Closers	Metal Doors	-		2005	†			Maintain Through Operating Budget.
8.2.8	Suite Door (Interior)	Wood	72	#	2005	†			Maintain Through Operating Budget.
8.2.9	Mailbox Unit	72 Box Stainless Steel Unit	1	#	2005	†			Maintain Through Operating Budget.











## 8 - MISCELLANEOUS

	Component	Description	Qt	Unit	Year Installed	Replacement Year	Estimated Current Replacement Cost(\$)	Inflated (2%) Replacement Cost(\$)	Comments
8.3	EXTERIOR COMMON AREA								
8.3.1	Pergola Architectural Feature at Street Front	Metal Pergola, Stone Pillars with Benches and Concrete Surround	1	#	2005	†			
8.3.2	Main Entrance Pergola	Wood Pergola and Glass Canopy	1	#	2005	2040	\$5,000	\$8,203	Replace Wood and Glass
8.3.3	Concrete Retaining Walls	Solid Concrete	-	#	2005	†			
8.3.4	Irrigation System	Automated System	1	#	2005	†			Maintain Through Operating Budget.
8.3.5	Landscaping	Plants	n/a	-	-	†			Maintain Through Operating Budget.
8.3.6	Gutters & Downspouts	Aluminum	2,800	ft	2005	2045	\$32,200	\$58,326	
8.3.7	Exterior Hand Rails	Metal Railing at Walkways	370	ft	2005	†			
8.3.8	Balconies Guardrail Assemblies	Aluminum Guardrail Assemblies	1,750	ft	2005	†			
8.3.9	Cedar Fence	4' Cedar Picket	450	ft	2005	2025	\$9,000	\$10,971	
8.4	GARBAGE AND RECYCLING								
8.4.1	Garbage and Recycling Bins	Industrial Metal and Plastic Bins				†			Owned By Waste Mngmt Co.

† = this component is either not part of the Strata Corporation's responsibility, a cost covered by the operating budget, or its life expectancy is beyond 30 years from the date of this report.





<b>Guest Suite</b>		<b>Games Room</b>	
Item # :	8.1.1	Item # :	8.1.2
	2 Beds 3 Piece Bath Refrigerator Hot Water Heater		Pool Table
			
Year Installed:	2005	Year Installed:	2005
Condition	Good	Condition	Good
Estimated Replacement Cost	Operating Budget Item	Estimated Replacement Cost	Operating Budget Item
<b>Gym</b>		<b>Amenity Room</b>	
Item # :	8.1.3	Item # :	8.1.4
	6 Exercise Machines Free Weights Work-out Benches		Furnishings and Appliances
			
Year Installed:	2005	Year Installed:	2005
Condition	Good	Condition	Good
Estimated Replacement Cost	Operating Budget Item	Estimated Replacement Cost	Operating Budget Item


<b>Front Lobby Furnishings</b>		<b>Common Rooms</b>	
Item # :	8.1.5	Item # :	8.2.5
Arm Chairs		Paint at : Guest Suite Gym Games Room Amenity Room	
			
Year Installed: 2005 Condition Good		Year Installed: 2005 Condition Good	
Estimated Replacement Cost      Operating Budget Item		Estimated Replacement Cost      Operating Budget Item	
<b>Lobby &amp; Amenity Room Floor</b>		<b>Corridor (Fire rated) and Mechanical Room Doors with Closers</b>	
Item # :	8.2.6	Item # :	8.2.7
Tile		Metal Doors	
			
Comments:			
Year Installed: 2005 Condition Good Estimated Life Remaining 15 Years Estimated Replacement Cost \$6,729		Year Installed: 2005 Condition Good Estimated Life Remaining Mixed Estimated Replacement Cost      Operating Budget Item	




Item # :	8.2.8	<b>Suite Door (Interior)</b>
		Wood
		
Year Installed: 2005		
Condition: Good		
Estimated Life Remaining: 30 Years +		
Estimated Replacement Cost: Operating Budget Item		


Item # :	8.2.9	<b>Mailbox Unit</b>
		72 Box Stainless Steel Unit
		
Year Installed: 2005		
Condition: Good		
Estimated Replacement Cost: Operating Budget Item		


Item # :	8.3.1	<b>Pergola Architectural Feature at Street Front</b>
		Metal Pergola, Stone Pillars with Benches and Concrete Surround
		
Year Installed: 2005		
Condition: Good		
Estimated Life Remaining: 30 Years +		


Item # :	8.3.2	<b>Main Entrance Pergola</b>
		Wood Pergola and Glass Canopy
		
Comments: Replace Wood and Glass		
Year Installed: 2005		
Condition: Good		
Estimated Life Remaining: 25 Years		
Estimated Replacement Cost: \$8,203		


Item # :	8.3.3	<b>Concrete Retaining Walls</b>
		Solid Concrete
		
Year Installed: 2005		
Condition: Good		
Estimated Life Remaining: 30 Years +		

Item # :	8.3.4	<b>Irrigation System</b>
		Automated System
		
Year Installed: 2005		
Condition: Good		
Estimated Replacement Cost: Operating Budget Item		

Item # :	8.3.6	<b>Gutters &amp; Downspouts</b>
		Aluminum
		
Comments:		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years	
Estimated Replacement Cost	\$58,326	

Item # :	8.3.7	<b>Exterior Hand Rails</b>
		Metal Railing at Walkways
		
Comments:		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years +	

Item # :	8.3.8	<b>Balconies Guardrail Assemblies</b>
		Aluminum Guardrail Assemblies
		
Comments:		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	30 Years +	

Item # :	8.3.9	<b>Cedar Fence</b>
		4' Cedar Picket
		
Comments:		
Year Installed:	2005	
Condition	Good	
Estimated Life Remaining	10 Years	
Estimated Replacement Cost	\$10,971	



## **5 APPENDIX B – CASH FLOW TABLES**

CONTINGENCY RESERVE FUND CASH FLOW		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Cash Flow Scenario 1	TOTAL OPERATING BUDGET	\$259,133	\$259,133	\$264,316	\$269,602	\$274,994	\$280,494	\$286,104	\$291,826	\$297,662	\$303,616	\$309,688	\$315,882	\$322,199	\$328,643	\$335,216	\$341,920
	Opening Balance	\$230,457	\$230,457	\$258,088	\$286,464	\$315,602	\$345,518	\$305,016	\$335,945	\$367,701	\$400,300	\$433,763	\$77,422	\$109,405	\$142,282	\$176,073	\$210,798
	Minimum CRF Balance	\$64,783	\$64,783	\$66,079	\$67,400	\$68,749	\$70,123	\$71,526	\$72,956	\$74,416	\$75,904	\$77,422	\$78,970	\$80,550	\$82,161	\$83,804	\$85,480
	Expenditures	\$0	\$0	\$0	\$0	\$0	-\$71,213	\$0	\$0	\$0	\$0	-\$465,412	\$0	\$0	\$0	\$0	-\$41,049
	Annual Contribution to CRF	\$0	\$25,707	\$26,221	\$26,746	\$27,280	\$27,826	\$28,383	\$28,950	\$29,529	\$30,120	\$30,722	\$31,337	\$31,963	\$32,603	\$33,255	\$33,920
	Interest Earned	\$0	\$1,924	\$2,155	\$2,392	\$2,635	\$2,885	\$2,547	\$2,805	\$3,070	\$3,343	\$3,622	\$646	\$914	\$1,188	\$1,470	\$1,760
	Special Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,727	\$0	\$0	\$0	\$0	\$0
	Closing CRF Balance	\$230,457	\$258,088	\$286,464	\$315,602	\$345,518	\$305,016	\$335,945	\$367,701	\$400,300	\$433,763	\$77,422	\$109,405	\$142,282	\$176,073	\$210,798	\$205,429
	CONTINGENCY RESERVE FUND CASH FLOW		Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
2031			2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Cash Flow Scenario 1	TOTAL OPERATING BUDGET	\$348,759	\$355,734	\$362,849	\$370,106	\$377,508	\$385,058	\$392,759	\$400,614	\$408,627	\$416,799	\$425,135	\$433,638	\$442,311	\$451,157	\$460,180	
	Opening Balance	\$205,429	\$241,742	\$279,051	\$277,958	\$316,994	\$94,377	\$133,364	\$173,441	\$214,632	\$256,961	\$104,200	\$147,245	\$191,493	\$236,971	\$283,706	
	Minimum CRF Balance	\$87,190	\$88,934	\$90,712	\$92,526	\$94,377	\$96,265	\$98,190	\$100,154	\$102,157	\$104,200	\$106,284	\$108,409	\$110,578	\$112,789	\$115,045	
	Expenditures	\$0	\$0	-\$39,420	\$0	-\$508,640	\$0	\$0	\$0	\$0	-\$986,004	\$0	\$0	\$0	\$0	-\$779,067	
	Annual Contribution to CRF	\$34,598	\$35,290	\$35,996	\$36,716	\$37,450	\$38,199	\$38,963	\$39,742	\$40,537	\$41,348	\$42,175	\$43,019	\$43,879	\$44,757	\$45,652	
	Interest Eearned	\$1,715	\$2,019	\$2,330	\$2,321	\$2,647	\$788	\$1,114	\$1,448	\$1,792	\$2,146	\$870	\$1,229	\$1,599	\$1,979	\$2,369	
	Special Levy	\$0	\$0	\$0	\$0	\$245,925	\$0	\$0	\$0	\$0	\$789,749	\$0	\$0	\$0	\$0	\$562,385	
	Closing CRF Balance	\$241,742	\$279,051	\$277,958	\$316,994	\$94,377	\$133,364	\$173,441	\$214,632	\$256,961	\$104,200	\$147,245	\$191,493	\$236,971	\$283,706	\$115,045	



CONTINGENCY RESERVE FUND CASH FLOW		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Cash Flow Scenario 2	TOTAL OPERATING BUDGET	\$259,133	\$259,133	\$264,316	\$269,602	\$274,994	\$280,494	\$286,104	\$291,826	\$297,662	\$303,616	\$309,688	\$315,882	\$322,199	\$328,643	\$335,216	\$341,920
	Opening Balance	\$230,457	\$230,457	\$296,504	\$364,386	\$434,142	\$505,815	\$508,234	\$583,275	\$660,358	\$739,529	\$820,834	\$438,909	\$520,740	\$604,817	\$691,190	\$779,912
	Minimum CRF Balance	\$64,783	\$64,783	\$66,079	\$67,400	\$68,749	\$70,123	\$71,526	\$72,956	\$74,416	\$75,904	\$77,422	\$78,970	\$80,550	\$82,161	\$83,804	\$85,480
	Expenditures	\$0	\$0	\$0	\$0	\$0	-\$71,213	\$0	\$0	\$0	\$0	-\$465,412	\$0	\$0	\$0	\$0	-\$41,049
	Annual Contribution to CRF	\$0	\$64,123	\$65,405	\$66,714	\$68,048	\$69,409	\$70,797	\$72,213	\$73,657	\$75,130	\$76,633	\$78,166	\$79,729	\$81,323	\$82,950	\$84,609
	Interest Eearned	\$0	\$1,924	\$2,476	\$3,043	\$3,625	\$4,224	\$4,244	\$4,870	\$5,514	\$6,175	\$6,854	\$3,665	\$4,348	\$5,050	\$5,771	\$6,512
	Special Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Closing CRF Balance	\$230,457	\$296,504	\$364,386	\$434,142	\$505,815	\$508,234	\$583,275	\$660,358	\$739,529	\$820,834	\$438,909	\$520,740	\$604,817	\$691,190	\$779,912	\$829,984
CONTINGENCY RESERVE FUND CASH FLOW		Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Cash Flow Scenario 2	TOTAL OPERATING BUDGET	\$348,759	\$355,734	\$362,849	\$370,106	\$377,508	\$385,058	\$392,759	\$400,614	\$408,627	\$416,799	\$425,135	\$433,638	\$442,311	\$451,157	\$460,180	
	Opening Balance	\$829,984	\$923,215	\$1,018,951	\$1,077,828	\$1,178,411	\$773,026	\$874,764	\$979,258	\$1,086,567	\$1,196,756	\$323,882	\$431,787	\$542,697	\$656,679	\$773,802	
	Minimum CRF Balance	\$87,190	\$88,934	\$90,712	\$92,526	\$94,377	\$96,265	\$98,190	\$100,154	\$102,157	\$104,200	\$106,284	\$108,409	\$110,578	\$112,789	\$115,045	
	Expenditures	\$0	\$0	-\$39,420	\$0	-\$508,640	\$0	\$0	\$0	\$0	-\$986,004	\$0	\$0	\$0	\$0	-\$779,067	
	Annual Contribution to CRF	\$86,301	\$88,027	\$89,788	\$91,583	\$93,415	\$95,283	\$97,189	\$99,133	\$101,116	\$103,138	\$105,201	\$107,305	\$109,451	\$111,640	\$113,872	
	Interest Eearned	\$6,930	\$7,709	\$8,508	\$9,000	\$9,840	\$6,455	\$7,304	\$8,177	\$9,073	\$9,993	\$2,704	\$3,605	\$4,532	\$5,483	\$6,461	
	Special Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Closing CRF Balance	\$923,215	\$1,018,951	\$1,077,828	\$1,178,411	\$773,026	\$874,764	\$979,258	\$1,086,567	\$1,196,756	\$323,882	\$431,787	\$542,697	\$656,679	\$773,802	\$115,069	



CONTINGENCY RESERVE FUND CASH FLOW		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Cash Flow Scenario 3	TOTAL OPERATING BUDGET	\$259,133	\$259,133	\$264,316	\$269,602	\$274,994	\$280,494	\$286,104	\$291,826	\$297,662	\$303,616	\$309,688	\$315,882	\$322,199	\$328,643	\$335,216	\$341,920
	Opening Balance	\$230,457	\$230,457	\$277,296	\$325,425	\$374,872	\$425,666	\$406,625	\$459,610	\$514,029	\$569,915	\$627,298	\$220,802	\$277,397	\$335,559	\$395,324	\$456,727
	Minimum CRF Balance	\$64,783	\$64,783	\$66,079	\$67,400	\$68,749	\$70,123	\$71,526	\$72,956	\$74,416	\$75,904	\$77,422	\$78,970	\$80,550	\$82,161	\$83,804	\$85,480
	Expenditures	\$0	\$0	\$0	\$0	\$0	-\$71,213	\$0	\$0	\$0	\$0	-\$465,412	\$0	\$0	\$0	\$0	-\$41,049
	Annual Contribution to CRF	\$0	\$44,915	\$45,813	\$46,730	\$47,664	\$48,617	\$49,590	\$50,582	\$51,593	\$52,625	\$53,678	\$54,751	\$55,846	\$56,963	\$58,102	\$59,264
	Interest Earned	\$0	\$1,924	\$2,315	\$2,717	\$3,130	\$3,554	\$3,395	\$3,838	\$4,292	\$4,759	\$5,238	\$1,844	\$2,316	\$2,802	\$3,301	\$3,814
	Special Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Closing CRF Balance	\$230,457	\$277,296	\$325,425	\$374,872	\$425,666	\$406,625	\$459,610	\$514,029	\$569,915	\$627,298	\$220,802	\$277,397	\$335,559	\$395,324	\$456,727	\$478,757
CONTINGENCY RESERVE FUND CASH FLOW		Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Cash Flow Scenario 3	TOTAL OPERATING BUDGET	\$348,759	\$355,734	\$362,849	\$370,106	\$377,508	\$385,058	\$392,759	\$400,614	\$408,627	\$416,799	\$425,135	\$433,638	\$442,311	\$451,157	\$460,180	
	Opening Balance	\$478,757	\$543,204	\$609,398	\$637,959	\$707,436	\$270,136	\$339,133	\$410,040	\$482,902	\$557,761	\$104,200	\$178,758	\$255,412	\$334,209	\$415,198	
	Minimum CRF Balance	\$87,190	\$88,934	\$90,712	\$92,526	\$94,377	\$96,265	\$98,190	\$100,154	\$102,157	\$104,200	\$106,284	\$108,409	\$110,578	\$112,789	\$115,045	
	Expenditures	\$0	\$0	-\$39,420	\$0	-\$508,640	\$0	\$0	\$0	\$0	-\$986,004	\$0	\$0	\$0	\$0	-\$779,067	
	Annual Contribution to CRF	\$60,450	\$61,659	\$62,892	\$64,150	\$65,433	\$66,741	\$68,076	\$69,438	\$70,826	\$72,243	\$73,688	\$75,162	\$76,665	\$78,198	\$79,762	
	Interest Earned	\$3,998	\$4,536	\$5,088	\$5,327	\$5,907	\$2,256	\$2,832	\$3,424	\$4,032	\$4,657	\$870	\$1,493	\$2,133	\$2,791	\$3,467	
	Special Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455,543	\$0	\$0	\$0	\$0	\$395,685	
	Closing CRF Balance	\$543,204	\$609,398	\$637,959	\$707,436	\$270,136	\$339,133	\$410,040	\$482,902	\$557,761	\$104,200	\$178,758	\$255,412	\$334,209	\$415,198	\$115,045	