



Rural Municipality of
WEST RIVER

Building Condition Assessment – Afton Community Centre

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Project
Leaders

ACKNOWLEDGEMENTS

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1.0 Introduction

1.1 Objectives

The intent of this assessment is to enable the Rural Municipality of West River (RMWR) to actively plan for the maintenance and capital investment needs that may be required now or in the future for the Afton Community Centre. This report builds on information contained in the Appraisal Report authored by CBRE in May 2021.

1.2 Overview

The Building Conditions Assessment (BCA) is a high-level summary of building components and any deficiencies discovered during our visual assessment of the facility. Deficiencies below \$2,500 in value are not addressed within this report. This report documents maintenance and capital costs for the next 10-year period (2024 - 2034). All costs contained in the tables in this document are in current year values (2024 dollars). The estimated future value of these items is included in the BCA dashboard document.

This assessment includes an introductory description, limitations of the assessment, observations, conclusions and a cost summary of deferred maintenance and capital investment requirements for each asset and building system (i.e. roofing, mechanical, electrical, structural, etc). Several photos contain red circles that indicate areas where observations were made. Follow-up is recommended to ensure that the RMWR is satisfied that the issue is managed appropriately.

1.3 Inspection Procedure and Process

The Afton Community Centre was visually inspected on November 30, 2023, by the Colliers Project Leaders Team. The Team completed a comprehensive visual review of the facility and captured a detailed photographic record of both the interior and exterior of the building. The external visual inspection reviewed ancillary equipment as well as the building grounds which that included parking areas, steps, walkways, ramps, and railings. The internal visual inspection included a detailed review of each room, hallway, accessible spaces, as well as building systems. The results of this inspection are found within the subsequent sections of this report.

1.4 Building Description

Built in 1990, this two-level building serves as a community centre that supports a range of activities as well as serves as the municipal offices for the RMWR. The building has a full basement and a wood frame first story. The upper level includes several large meeting and activity spaces as well as a raised stage to support performing arts as well as a full-service kitchen, bar area and accessible washrooms. The lower level is almost completely finished other than the small mechanical and electrical spaces. The lower level space holds the administration offices for RMWR as well as an activity room, meeting spaces and washrooms. There is a small elevator between the two levels.

In 2022, an addition was added to the south end of the building furthest from Highway 17. This section provides building access via exterior stairs to both the top and bottom floor. The addition provides additional large spaces for group activities and storage, but it does not hold any significant building systems.

2.0 Limitations

This report is intended solely for use by the RMWR and is prohibited for use by others without prior written consent from Colliers Project Leaders (Colliers). Any unauthorized reuse, redistribution of or reliance on the report shall be at the user's sole risk, without liability to Colliers. No portion of this report may be used as a separate document; it is to be read in its entirety and shall include all supporting appendices.

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Comments, conclusions, and recommendations within this report represent our opinion, which is based on an examination of the CBRE Appraisal Report, our analysis, our experience and our conversations with RMWR staff. This report is limited to the scope of work outlined in the RFP titled Rural Municipality of West River – Building Condition Dashboard Development. The assessment does not include the review for environmental regulations, building code compliance (national, provincial, or municipal), or other by-law compliance. Additionally, this report does not include an assessment on the effectiveness of water drainage as drainage could not be observed during the visual assessment.

Our best commercial efforts to provide accurate analysis and meaningful advice are consistent with the care and skill ordinarily exercised by management consultants in Canada with the same scope of work and same source materials. This report has been subjected to our internal review and practices of our Quality Management System. No other representations, and no warranties or representations of any kind, either expressed or implied, are made.

This assessment is designed to provide sufficient information for its purpose, while trying to balance the cost of obtaining this information. It is likely that conditions not uncovered by this investigation exist, which may affect the costs or effectiveness of the recommendations. Destructive investigation or materials testing was not carried out as part of this assignment.

Our recommendations are based primarily on technical considerations. We would be pleased to review with you how the final course of action can also take into account your financial and operational requirements.

3.0 Condition Assessment Observations

3.1 Exterior Observations

In general, the exterior of the Community Centre is in good condition. The siding has accumulated some significant grime in some areas as well as showing signs of wear or paint peeling. There are numerous locations where the siding has been breached to allow for the installation of heat pump ducting, brackets, and conduit to be affixed to the building. While these observations do not pose any immediate concern, they could be the location of future moisture penetration and it is recommended that a detailed visual inspection and reapplication of caulking should be considered as soon as possible and on annual basis moving forward. A few possible concern locations are identified in the following images.



Figure 1 – Front Exterior



Figure 2 – Fascia Separating



Figure 3 – Exterior of Siding at Kitchen



Figure 4 – Dirt Accumulation and Wear

Building Condition Assessment – Afton Community Centre

Project Description	Recommended Budget	Recommended Timing	Comments
Check entire building exterior, close any cracks or separations in siding or cladding and caulk around any suspected gaps. Power wash building and assess if painting is warranted.	\$2,500	2024	Siding is dirty and has some paint peeling. Several locations observed where the siding has been penetrated by affixed brackets, installed conduits or wind damage.
Be prepared to replace siding at the end of the 40 year life cycle.	\$50,000	2030	Siding showing evidence of cracking and fading.

3.1.1 Site Drainage and Parking.

The site drainage appears to be adequate with no signs of significant water pooling or rapid water flow. That said, because the terrain is flat, there is likely water pooling during periods of heavy rain or rapid snow/ice melting. The asphalt parking area was in fair condition, but vegetation has breached the pavement in several places, some cracks have been repaired and the painted lines and symbols need to be re-painted.



Figure 5 – Main Parking Lot (East Side)



Figure 6 – Main Parking Lot (East Side)

Project Description	Recommended Budget	Recommended Timing	Comments
East side parking area - Remove old asphalt and re-pave parking area. Paint new lines and symbols.	\$16,224	2026	Vegetation penetration, repair sealing failure and minor cracking. Lines and symbols barely legible.
West side parking area - Remove old asphalt and re-pave parking area. Paint new lines and symbols.	\$27,371	2032	Evidence of repair sealing failure and some minor cracking. Lines and symbols barely legible.

3.1.2 Building Structure

The building structure is a wood frame construction on a partial (half-wall) concrete foundation. Significant expenditures related to the internal building structure is not anticipated within the timeframe being

considered in this report. We observed one minor crack from the outside of the building but did not observe any signs of water penetration on the building's interior near that location. No other foundation cracks were observed. It was assessed that there are no significant expenditures anticipated with the foundation.



Figure 7 – Cracked Window Frame



Figure 8 – Location of Foundation Crack

The CBRE report states that extension on the south end of the building was added since May 2021. This new addition has a longer life expectancy and lower maintenance cost than the remainder of the building. This addition is largely a shell structure with no significant electrical or mechanical components, so the overall value of this addition is lower than the original part of the building. Although the value of this addition cannot be ignored, it is recommended to consider this new addition as part of the remainder of the building and not weight it differently than the value of the remainder of the building, when considering future investment within the building.

3.1.3 Roofing

The steel roof was observed from ground level and appeared to be in good condition. Protrusions from the roof such as the kitchen vent will enable snow accumulation and could potentially contribute to a future leak in the roof. No evidence of leaking was observed inside the building.



Figure 9 - Steel Roof on Original Building and Addition

3.1.4 Exterior Access – Entryways, Stairs, and Ramps

The Community Centre has four entrances: two split-level entries from ground level, one second story entry via exterior stairs, and one basement-only entrance. Building entry is enabled by either concrete steps, wooden ramps or stairs, or a combination of these. The main (front) exterior steps are in need of maintenance. There is evidence of settling that has resulted in uneven steps. This condition is already a safety hazard due to the uneven nature of the steps and it will likely continue to degrade over time. The wooden steps from the main parking lot to the elevator entrance are in fair condition but should be monitored for structural soundness over the next few years and the hand railings should be replaced within the current year. The steps to the second story and the basement (both on the new addition) are in excellent condition and will likely not require maintenance for the next ten years.



Figure 10 – Main Entrance - Steps Settling



Figure 11 – Side Entrance to Elevator – Hand Rails and Steps

Project Description	Recommended Budget	Recommended Timing	Comments
Immediate repair recommended.	\$2,500	2024	Slumping of the brick flagstones indicate settling. The unevenness of the steps presents a current safety issue to the public and staff.
Immediate replacement recommended.	\$3,000	2024	Exterior wooden steps, decking and handrails for side and front entrances.

3.1.5 Windows and Doors

Due to the extension built in 2022, there are two groups of windows on different life cycles. Both groups of windows are in good condition and should last until the end of the building’s life cycle with ongoing maintenance.

3.2 Interior Observations

The interior is generally in good condition. The interior space has not been significantly upgraded but the building still offers lots of functional space options for public gatherings. Although the interior appearance of the building is a little dated, the spaces are still functional and provide a great deal of value to potential users.

3.2.1 Mechanical and Plumbing Systems

The mechanical systems are generally in good condition, but there are two mechanical issues that will require attention in the near term.

The water pump is close to the end of its life cycle and should be replaced by 2025. There is evidence of previous moisture damage, and it is recommended that the drywall and wood that is contaminated by mould be removed and replaced as soon as possible.

There is a steel oil tank currently inside the building that is difficult to access. The tag indicates a fabrication date of 2007. This tank will need to be replaced with another tank by 2027, and that should ideally be installed on the outside of the building. It is recommended that the building's insurance provider be consulted.



Figure 12 – Pump Near End of Life



Figure 13 – Pump Area - Mould Removal and Repair Required



Figure 14 – Oil Tank Off the Mechanical Room

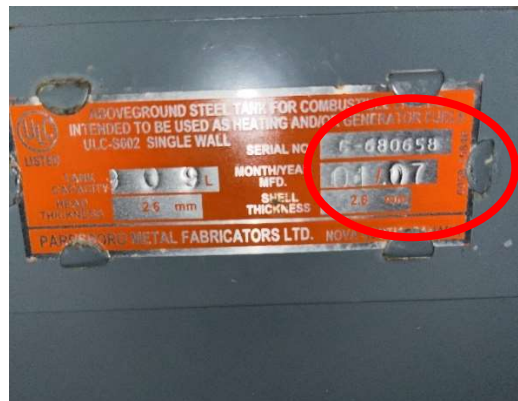


Figure 15 – Tank Tag (MFD April 2007)



Figure 16 – Buderus Boiler

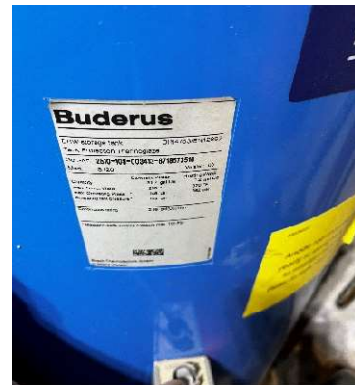


Figure 17 – Tank Tag (MFD April 2007)

Project Description	Recommended Budget	Recommended Timing	Comments
Replace domestic water pump and tank within the next two years.	4,500	2025	Pump and tank for well water are rusting.
Replace existing tank with a fiberglass oil tank within the next four years. Consult insurance provider.	\$4,000	2027	The oil tank was manufactured in 2007.
Expect to replace in the next ten years. Seek expert opinion.	\$10,000	2034	Buderus Cast Iron Oil Boiler, appears to be in good condition.
Expect to replace in the next ten years. Seek expert opinion.	2,5000	2034	Buderus water tank appears to be in good condition.

3.2.2 Heating Systems

There are a total of seven heat pumps: three on the East side of the building and four on the West side. Five pumps were installed in 2017 and two in 2022. All are in good condition. Heat pump life cycles vary but 10-15 years is a typical period and planning for replacement is recommended.



Figure 18 – East Side



Figure 19 – East Side



Figure 20 – West Side



Figure 21 – West Side

Project Description	Recommended Budget	Recommended Timing	Comments
Perform yearly maintenance to optimize life and performance of heat pump. Estimated replacement year 2029.	\$30,000	2029	Heat pumps are in good condition.
Perform yearly maintenance to optimize life and performance of heat pump. Estimated replacement year 2029.	\$12,000	2034	Heat pumps are in good condition.

3.2.3 Electrical Systems

There is a single overhead electrical entry for the building is routed below grade to the 225 Amp Main Breaker Panel. There is another panel with 100 Amp service for the building extension.

The Cummins propane generator is in good condition. It has an expected life cycle of 20-25 years. It is recommended that RMWR follow the supplier’s annual maintenance program.

The Electric Vehicle charger was installed in 2022 and is in good condition.



Figure 16 - Electrical Entry



Figure 17 - Electrical Entry



Figure 18 – Main Electrical Panel (225 Amps)



Figure 19 - Junction Box (Kitchen)

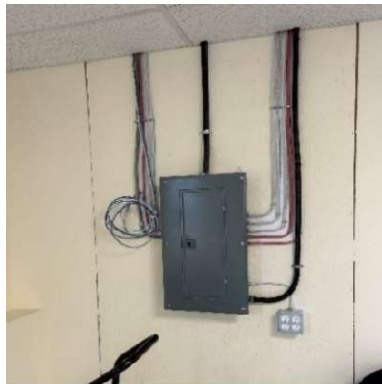


Figure 20 – Electrical Box (100 Amp) in New Building Addition



Figure 21 – Electrical Box (100 Amp) in New Building Addition



Figure 22 - Charging Station for Electrical Vehicles.



Figure 23 – Cummins Propane Generator

3.2.4 Lighting

There were no observed concerns with lighting. For fluorescent lights, ballast can start to fail around the 15-year point (depending on building moisture). These lights will likely not fail all at once, but it is possible that there will be a period of three or four years where they fail regularly and will require replacement. It should be strongly considered to upgrade to LED lighting to reduce operations/electricity costs.



Figure 24- Fluorescent ceiling lights.



Figure 25 - Emergency Light and Wall Sconce

Project Description	Recommended Budget	Recommended Timing	Comments
Replace as required.	\$5,000	2026	Interior overhead lighting and emergency lighting approaching the end of life expectancy.

3.2.5 Elevator System

Afton Community Centre is equipped with a small hydraulic cable elevator for accessibility between floors. The manufacturer date on the panel case indicates a year of manufacture of 1996 and a suggested replacement year of 2001. The elevator is currently at the 28-year point in its service life; however, it is unlikely that this elevator has experienced heavy use. While the elevator and hydraulic pump appeared to be in good condition, a serviceability assessment for this device is beyond the scope of this report and a qualified elevator service provider should provide a safety assessment on the continued use of this elevator.



Figure 26 - Elevator Entry



Figure 27 - Elevator Interior

3.2.6 Kitchen

The kitchen is in good condition. The kitchen has the components necessary to operate as a commercial kitchen. The griddle/stove/oven and range hood are in good condition (installed in 2018) but would require assessment by kitchen equipment experts to provide a definitive end of life recommendation. The

range hood fire suppression tank shows an inspection date of 2008, this should be inspected by a qualified person immediately if the kitchen is still in use.



Figure 28 - Kitchen Range and Fire Suppression

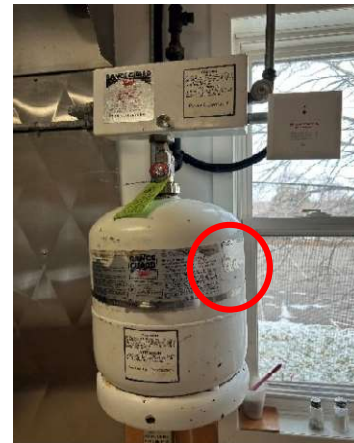


Figure 29 - Fire Suppression Out of Date



Figure 30 - Kitchen with Residential Fridge and Commercial Dish Washer

Project Description	Recommended Budget	Recommended Timing	Comments
Downstairs kitchen plan refurbishment within the next five years	\$5,000	2029	The downstairs kitchenette/bar millwork is operational but needs updating.
Main kitchen, plan refurbishment within the next ten years.	\$20,000	2033	Main kitchen millwork / sink in good condition.

3.2.7 Interior Finishes

The interior finishes of the building are in good condition. There are no significant concerns with the walls beyond typical maintenance requirements such as drywall patching or painting, but it is recommended that the building be painted within the next three years. The ceilings also appear to be in good condition and will likely only require general maintenance and upkeep.

Project Description	Recommended Budget	Recommended Timing	Comments
Paint the interior of the building.	\$12,000	2027	Interior walls are beginning to look faded.

3.2.8 Flooring

The floors appear to be fair condition. There is significant wearing in the side entrance hallway as well as in in the downstairs multipurpose room. The kitchen flooring is showing some signs of cracking and could be replaced now. The painted wooden stairs are still fully functional but look worn due to the paint being chipped away. The floor maintenance is likely to be one of the larger maintenance items in the coming years. If the floors will be replaced, a multi-year approach would help to make the refurbishment more manageable. By planning the repairs over two years, the financial and operational impacts can be more easily managed. Due to the cost associated with the floor replacements, it is recommended that the floors not be replaced until a decision has been made regarding the future of the Afton Community Centre.



Figure 31 - Flooring Sample – Best Condition.



Figure 32 - Significant Wear - Side Entrance Hall



Figure 33 - Downstairs Multipurpose Room - Flooring Showing Signs of Wear



Figure 34 - Kitchen Floor Damaged



Figure 35 - Upstairs Multipurpose Room Floor - Light Wear Only



Figure 36 - Wooden Stairs Require Paint

Project Description	Recommended Budget	Recommended Timing	Comments
Replace flooring in two stages – downstairs.	\$35,000	2025	Downstairs flooring is worn.
Replace flooring in two stages - upstairs.	\$35,000	2031	Upstairs flooring is in better condition than downstairs.

3.2.9 Safety Systems

Fire alarms appeared to be more than ten years old. We recommend a qualified fire equipment specialist conduct an assessment as soon as possible to review the current system to ensure it meets code requirements and provides an adequate level of protection. The Afton Community Centre is not equipped with a wet or dry sprinkler system. A fire services professional should be consulted to determine code compliance as well as any requirements for a joint use municipal building.



Figure 37 - Central Alarm Panel



Figure 38 - Mechanical System Alarm



Figure 39 – Smoke Alarm



Figure 40 – Security Cameras

Project Description	Recommended Budget	Recommended Timing	Comments
Seek expert opinion on replacement date. Potentially replace within the next five years.	\$20,000	2029	No observable issues with smoke alarms.
Obtain inspection on fire suppression system immediately. Seek expert opinion on replacement date.	\$5,000	2033	Fire Suppression system in the kitchen hood appears to be last inspected in 2008.
	\$3,000	2032	There are seven security cameras. Plan replacement based on a 10 year life cycle.

4.0 Financial Summary

The current deferred maintenance estimate as of 2024 at \$8,000. Based on the observations and recommendations, the ten-year average annual maintenance cost is estimated at \$42,050.

The suggested replacement schedule records the latest recommended year for maintenance work to be performed. Costs could be spread differently by conducting some maintenance activities in years that are forecasted to have lower expenditures. For example, in 2028, it might be desirable to address some of the predicted maintenance items from 2029. Alternatively, it might be necessary to delay some 2030 costs until there is some maintenance fund availability in 2031.

Colliers estimates that the current replacement cost to build a new building is estimated at \$2,661,520. This estimate used the 2023 Construction Cost Guide¹ for the Halifax region and was adjusted by an additional 10% for 2024. In 2021, CBRE estimated the building to be worth \$1,396,909. If we assume a 20% gain per year for the past three years that number would be \$2,235,054. These two methods of estimation yield a replacement cost evaluated with a difference of approximately \$426,500 or about 20%. In other words, taking an average of the two assessment methods, replacing Afton Community Centre with similar functional capabilities would likely cost approximately \$2,448,287 +/- \$213,250 (10%).

¹ Civic – Government Buildings, Municipal Office (Including fit up), [Canadian Construction Cost Guide | Altus Group insights](#), page 5.

Major Group Elements	Group Elements	Individual Elements	Observation	Recommendations	Year of Installation	Life Span	Expected Year of Replacement	Estimated Cost (in 2024 dollars)	Expected FY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations	Crack observed under one window. No interior signs of water penetration.	Ongoing monitoring recommended.				\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B SHELL	B10 Superstructure	B1010 Floor Construction	Slumping of the brick flagstones indicate settling. The unevenness of the steps presents a current safety issue to the	Immediate repair recommended.	1990	N/A	2024	\$ 2,500	2024	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B SHELL	B30 Roofing	B3010 Roof Coverings	Steel roof on main building in good condition.	No action at this time.	N/A	40-70 years	2060	N/A	2060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B SHELL	B30 Roofing	B3010 Roof Coverings	Shingles on shed in good condition. Should not require maintenance for first 15 years.	Plan for maintenance within the next ten years.	2018	15 years	2032	\$ 5,000	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,843	\$ -	\$ -
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	Siding is dirty and has some paint peeling. Several locations observed where the siding has been penetrated by affixed brackets, installed conduits or wind damage.	Check entire building exterior, close any cracks or separations in siding or cladding and caulk around any suspected gaps. Power wash building and assess if painting is warranted.	1990	20-40 years	2024	\$ 2,500	2024	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B SHELL	B10 Superstructure	B2010 Exterior Walls	Siding showing evidence of cracking and fading.	Be prepared to replace siding at the end of the 40 year life cycle.	1990	20-40 years	2030	\$ 50,000	2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,266	\$ -	\$ -	\$ -	\$ -	
B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows	15 windows in good condition. 7 windows are three years old.	Replace 15 windows within the decade.	2013	25 years	2038	\$ -	2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors	Doors in good condition	No action at this time.	Unknown	30 years	2035	\$ -	2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
C INTERIORS	C30 Interior Finishes	C3010 Wall Finishes	Certain areas of the wall are beginning to look faded.	Paint all interior.	1990	N/A	2027	\$ 12,000	2027	\$ -	\$ -	\$ -	\$ 13,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
C INTERIORS	C30 Interior Finishes	C3020 Floor Finishes	Upstairs flooring appears to be in better condition than downstairs.	Replace flooring in two stages - downstairs first, then upstairs.	1990	35 years	2025	\$ 70,000	2025-2031	\$ -	\$ 35,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,900	\$ -	\$ -
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Heat pump model RXS24LVJU is in good condition	Perform yearly maintenance to optimize life and performance of heat pump.	2017	10-15 years	2029	\$ 6,000	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Heat pump model 2MXL18QMVIJUA is in good condition	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 6,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,881	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Heat pump model RXS24LVJU is in good condition	Perform yearly maintenance to optimize life and performance of heat pump.	2017	10-15 years	2029	\$ 6,000	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Heat pump model 2MXL18QMVIJUA is in good condition	Perform yearly maintenance to optimize life and performance of heat pump.	2022	10-15 years	2034	\$ 6,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,881	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Heat pump model RXS24LVJU is in good condition	Perform yearly maintenance to optimize life and performance of heat pump.	2017	10-15 years	2029	\$ 6,000	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Heat pump model RXS24LVJU is in good condition	Perform yearly maintenance to optimize life and performance of heat pump.	2017	10-15 years	2029	\$ 6,000	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D10 Conveying	D1010 Elevators & Lifts	See section 4.2.4 of the BCA.	See section 4.2.4 of the BCA.						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures	Four bathrooms are in need of updated but are still functional.	Plan to update within five years.	N/A	10 years	2027	\$ 25,000	2027	\$ -	\$ -	\$ -	\$ 28,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution	Pump and tank for well water are rusting.	Replace both within the next two years.	1993	15-25 years	2025	\$ 4,500	2025	\$ -	\$ 4,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D20 Plumbing	D2020 Domestic Water Distribution	Buderus water tank Mod. S120 31.7 gal DIN 4753-EN12897 appears to be in good condition.	Expect to replace in the next ten years. Seek expert opinion.	Unknown	6-12 years	2034	\$ 2,500	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,701	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	Buderus Cast Iron Oil Boiler, appears to be in good condition.	Expect to replace in the next ten years. Seek expert opinion.	Unknown	15-25 years	2034	\$ 10,000	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,802	
D SERVICES	D30 HVAC	D3020 Heat Generating Systems	The oil tank is a ULC-5602 single wall 909L tank manufactured in 2007.	Replace existing tank with a fiberglass oil tank within the next four years.	2007	10-20 years	2027	\$ 4,000	2027	\$ -	\$ -	\$ -	\$ 4,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D40 Fire Protection	D4010 Sprinklers	Fire Suppression system in the kitchen hood appears to be last inspected in 2008.	Obtain inspection on fire suppression system immediately. Seek expert opinion on replacement date.	2018	15 years	2033	\$ 5,000	2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,117	
D SERVICES	D40 Fire Protection	D4030 Fire Protection Specialties	No observable issues with smoke alarms.	Seek expert opinion on replacement date. Potentially replace within the next five years.	Unknown	8-10 years	2029	\$ 20,000	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,333	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D50 Electrical	D5030 Communications & Security	Security cameras appear to be in good condition.	No action at this time.	2022	10 years	2032	\$ 3,000	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,106	\$ -	
D SERVICES	D50 Electrical	D5090 Other Electrical Systems	Cummins Generator in good condition.	Recommend replacing at 10,000 to 20,000 run hours. Consult with supplier. No action at this time.	2017	20 - 25 years	2037	\$ -	2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D SERVICES	D50 Electrical	D5020 Lighting and Branch Wiring	Interior Overhead Lighting & Emergency Battery powered Lighting appears to be at latter end of life expectancy.	Replace as required.	1990	20 - 25 years	2026	\$ 5,000	2026	\$ -	\$ -	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
E EQUIPMENT & FURNISHINGS	E20 Furnishings	E2010 Fixed Furnishings	The downstairs kitchenette/bar millwork appears to be outdated but still operational.	No action at this time. Plan refurbishment within the next five years.	N/A	N/A	2029	\$ 5,000	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,083	\$ -	\$ -	\$ -	\$ -	\$ -	
E EQUIPMENT & FURNISHINGS	E20 Furnishings	E2010 Fixed Furnishings	Main kitchen millwork / sink in good condition.	No action at this time. Plan refurbishment within the next ten years.	2013	15-25 years	2033	\$ 20,000	2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,466	
E EQUIPMENT & FURNISHINGS	D50 Electrical	D3010 Energy Supply	Main Electrical panel - Good condition, with room to expand.	No action at this time.	1990	25-50 years	2040		2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
E EQUIPMENT & FURNISHINGS	E10 Equipment	E1010 Commercial Equipment	No observable issues with Industrial Dishwasher - 501LT M3.	Perform manufacture recommended maintenance to optimize life expectancy and performance.	2013	10-15 years	2028	\$ 8,000	2028	\$ -	\$ -	\$ -	\$ -	\$ 9,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
E EQUIPMENT & FURNISHINGS	E10 Equipment	E1010 Commercial Equipment	No observable issues with industrial range.	Perform manufacture recommended maintenance to prolong life expectancy and performance.	2018	15-18 years	2033	\$ 13,000	2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,503	
E EQUIPMENT & FURNISHINGS	E10 Equipment	E1090 Other Equipment	No observable issues with ceiling fans.	Replace as needed.	N/A	10 years	2029	\$ 3,500	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,258	\$ -	\$ -	\$ -	\$ -	\$ -	

F Site Conditions	F10 Travelled Surfaces	F1040 Parking Surfaces	East side parking area asphalt 3-4" thick. Vegetation penetration, repair sealing failure and minor cracking. Lines and symbols barely legible.	Remove old asphalt and re-pave parking area. Paint new lines and symbols.	N/A	15-20 years	2026	\$ 15,000	2026	\$ -	\$ -	\$ 16,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
F Site Conditions	F10 Travelled Surfaces	F1040 Parking Surfaces	West side parking area asphalt 3-4" thick. Evidence of repair sealing failure and some minor cracking. Lines and symbols are barely legible.	Remove old asphalt and re-pave parking area. Paint new lines and symbols.	N/A	15-20 years	2032	\$ 20,000	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,371	\$ -	\$ -
F Site Conditions	F10 Travelled Surfaces	F1020 Integrated Construction	Exterior wooden steps, decking and handrails for side and front entrances.	Recommend replace immediately.	Unknown	15-20 years	2010	\$ 3,000	2024	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	37							\$ 350,500		\$ 8,000	\$ 40,380	\$ 21,632	\$ 46,119	\$ 9,359	\$ 71,174	\$ 63,266	\$ 39,900	\$ 38,320	\$ 54,086	\$ 36,266	