2014 Depreciation Report

White Rock Square II, 1442 Foster Street, White Rock, BC

SUBMITTED TO
C/O

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1. Introduction

RDH Building Engineering Ltd. (RDH) was retained by The Owners, Strata Plan NW1874 (the Owners) to prepare a Depreciation Report (the Report) for the residential complex known as White Rock Square II, located at 1442 Foster Street, White Rock, BC. The Report considers the common property and limited common property components (the Assets) that the Strata Corporation is responsible to maintain, repair and replace.

The Report is intended to help the Owners, the strata council, and the management team make informed decisions about the allocation of resources to the common property Assets (such as roofs, fences, boilers and paving).

This Report meets the requirements stipulated in the current Strata Property Act and Regulations. The Report includes a physical inventory of the common property assets; estimated costs for capital expenditures over a 30 year horizon; and four funding models. Refer to the appendices for RDH's qualifications and information on errors and omissions insurance. In accordance with the requirements of the Act, RDH declares that there is no relationship between the employees at RDH and the Owners.

A site visit was completed on July 5th 2013, and the financial data is based on the 2013 fiscal year end. A draft report was distributed to the strata council and strata management on January 8th, 2014 and the draft report data was presented to council and management on February 12th, 2014.

The Depreciation Report is a synopsis of many hundreds of pages of data and has two parts: the summary and the appendices. The summary is intended to provide an overview of the Depreciation Report. The appendices provide detailed information to support the summary report. The appendices include a glossary of terms. Words that are *italicized* are defined in the glossary.

In addition to the Report, the supporting data are available to authorized users through RDH's interactive Building Asset Management Services (BAMS) software, posted on a secure website. The data is owned by the Strata Corporation and can be printed and/or exported on request. RDH has developed the interactive software tool to enable Owners to proactively manage their funding requirements and maintenance obligations, and a variety of other services in addition to the Depreciation Report are available.

As the physical and financial status of the Assets changes, the Report will require updating. The Strata Property Act requires updates to the Report every three years; however the Strata Corporation can choose to update portions of the Report to reflect changes to their financial status and completed work more frequently at their discretion.

2. White Rock Square II

White Rock Square II is a 30 year old (blended age) strata complex comprised of two low-rise buildings. The buildings are typically of cast-in-place concrete construction with steel stud infill walls.

The principal systems in the building include the building enclosure (the separation of the interior from exterior space), electrical (the electrical, communications and security equipment), mechanical (heating, cooling, and plumbing), fire safety (sprinklers, fire detection, and egress equipment), elevators, site work, interior finishes, and amenities. The Assets within each system are described in detail in Appendix B.

Key physical parameters of White Rock Square II are summarized in Table 2.1.1 below.

Table 2.1.1 Key Physical Parameters

Parameters, including age and size		
 Fig. 2.1.2 Tower II West Elevation	Approximate Age: • Tower II • Tower III • Blended Age	 1981 1985 1983
	Approximate gross floor area, including the parkade (Square Feet)	216,600
	Stories above grade	8
	Total number of strata lots	102

Fig. 2.1.3 Aerial View of White Rock Square II (image © google maps 2013)

3. Assessments

Depreciation Reports combine two distinct types of analysis: a *physical assessment,* and a *financial assessment.* The assessments are used to determine what the Strata Corporation owns, what condition the Assets are in, what the strata is responsible for, and the *capital costs* associated with the Assets.

The process of preparing a Depreciation Report is summarized in Fig. 3.1 below:

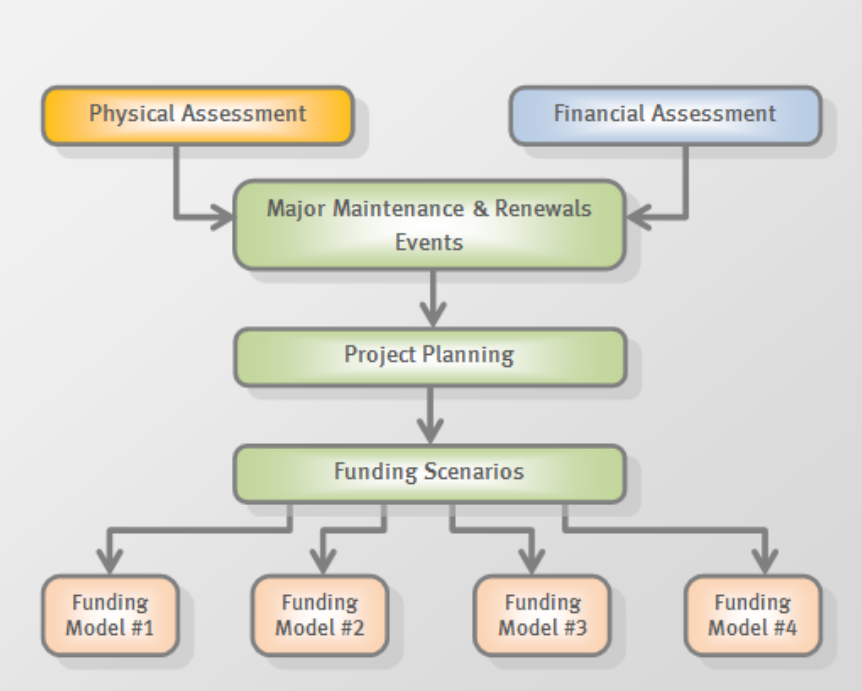


Fig. 3.1 Depreciation Report Process

Funding models are built based on the strategic plan (30 years).

The following sections provide a brief overview of the physical assessment and financial assessment including a summary of key information.

3.1. Physical Assessment

The physical assessment has two parts: an inventory and an evaluation.

The *Asset Inventory* identifies "the common property, the common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain or repair under the Act, the Strata Corporation's bylaws or an agreement with an owner" *(Strata Property Act Regulation,* BC Reg. 43/2000, Ch. 6.2). In other words, it identifies what the Strata Corporation owns and must repair and maintain. The Asset Inventory is included as an appendix to this report.

The evaluation is used to forecast common repairs, replacements and maintenance activities that "usually occur less often than once a year or that do not usually occur" *(Strata Property Act Regulation,* BC Reg. 43/2000, Ch.6.2). In other words, the evaluation predicts only events that occur at intervals greater than one year.

The evaluation is typically based on:

- A review of historical documentation
- Discussions with Strata Corporation representatives,
- A visual review of the buildings, limited to a sample of readily accessible Assets, and

- A review of other technical information such as construction drawings

Destructive testing, disassembly, and performance testing are not included in the physical evaluation; this report does not replace a Warranty Review or Condition Assessment. Please visit www.rdhbe.com for additional information on Warranty Reviews and Condition Assessments.

Failure of some Assets may be concealed, for example, buried infrastructure such as sanitary drainage lines or building enclosure assets such as cladding. For Assets with the potential for concealed failure, a number of tools are used to assign a reasonable expected service life including the typical performance of the asset in other, similar properties; the performance history reported by the Strata Corporation; the original drawings; and any previous investigation reports commissioned by the Strata Corporation. It is expected that the Strata Corporation will need more detailed reviews as Assets approach the end of their service lives. Allowances for additional reviews or investigations are included as appropriate. Recommendations taken from any additional reviews should be incorporated into future Depreciation Report updates.

The Strata Corporation has undertaken several major maintenance programs to prolong the life of many assets, particularly with the Mechanical and Enclosure systems.

As part of the physical assessment, RDH compiled a history of completed projects by reviewing the documents provided by the strata and interviewing Strata Corporation representatives. The history is summarized in Table 3.1.1 below. The history establishes the chronological age of the Assets.

Table 3.1.1 Maintenance and Renewals History

Description	Description
Building Enclosure - **Replacement of Tower III acrylic dome skylights (2013)** - **Replacement of roofing over mailbox area (2013)** - **Replacement of lobby roof (2012)** - **Localized replacement of podium membrane (2012)** - **Replacement of rear automated door (2012)** - **Replacement of Tower III bay windows (2010)** - **Recoating of exterior concrete walls (2008)** - **Replacement of sealant (2008)** - **Replacement of Tower II roof (2006)** - **Replacement of Tower III roof (2002)**	**Mechanical** - **Augering of drainage system (2013)** - **Installation of roof overflow drains (2012)** - **Rebuilding of recirculation pumps (2012)** - **Replacement of two sump pumps (2010)** - **Replacement of Boilers and hot water tanks (2006)** **Elevator** - **Modernization of Tower II elevator (2012)** **Sitework** - **Replacement of entrance tile steps (2012)**
Electrical - **Stress testing of emergency generator (2013)** - **Replacement of interior lighting (2010)** - **Replacement of enterphone (2006)** - **Parking garage lighting upgrade (2004)**	**Interior Finishes** - **Installation of tiled flooring to elevator lobbies (2013)** - **Repainting of interior hallways (2010)** - **Removal of hot tub (2009)** - **Including new carpet and pool table** - **Replacement of carpets (2002)**

On July 5th, 2013, two representatives of RDH Building Engineering Ltd. visited the site to visually review the Assets. In addition, sub consultants reviewed the elevators. While the Depreciation Report does not constitute a maintenance review or condition assessment, some observations regarding the general condition, design and construction of the Assets were made as part of the visual review. These observations were used to determine a reasonable estimated remaining service life of various assets. Table 3.1.2 includes examples of some observations made during the review.

Table 3.1.2 Observations by system

System	Observation
Building Enclosure	- Localized delamination of the balcony waterproof membrane - Localized efflorescence on the parking garage soffit - Localized soffit staining adjacent to dryer vent discharge points
Fire Safety	- Mircom series 100 fire alarm panel is obsolete (challenging to find replacement parts)
Site work	- Perimeter wood fencing is deteriorating

The general design of the buildings results in wall areas with a high exposure to wetting. The existing coatings on the concrete walls should be reviewed and renewed regularly as they are the primary water shedding surface. The maintenance the Strata Corporation has performed to date, including regularly inspecting and locally replacing sealant, avoiding penetrations of the wall assembly, and localized water shedding improvements to divert water away from vulnerable penetrations may aid the Strata Corporation of achieving or even exceeding the anticipated service life, however, periodic reviews and condition assessments are recommended to confirm the performance of the building enclosure assets.

3.2. Financial Assessment

The financial assessment estimates the future costs associated with the Assets, and examines how future funding requirements will be affected by current financial practises. More specifically, the financial assessment identifies:

- The approximate balance in the *Contingency Reserve Fund* (CRF).
- The estimated value of capital expenditures, expressed in *Current Year Dollars* (CYD).
- The estimated future value of capital expenditures, expressed in *Future Year Dollars* (FYD). These costs are calculated by applying an inflation rate (2% per year) to the current costs.

The future value of major maintenance and renewal costs can be compared against the *building reproduction cost*. The building reproduction cost is the cost to reproduce the buildings in similar materials, in accordance with current market prices.

The financial assessment begins with a review of the current financial situation of the Strata Corporation. Table 3.2.1 below summarizes the key financial parameters reviewed as part of the financial assessment.

Table 3.2.1 Key Financial Parameters

Parameter	2014 Study
Fiscal Year End	October 31
Building Reproduction Cost	$35,307,200
Operating Budget (excluding CRF contribution)	$357,743
Annual CRF Allocation (2014)	$50,000
Accumulated CRF Balance*	$102,000

* *The balance in the CRF varies each month as contributions are made and funds are withdrawn for capital renewal projects and major maintenance activities. Current as of October 2013.*

Depreciation Reports include capital costs only: the costs for activities that occur at intervals greater than one year. Activities that occur annually or more frequently than once a year are considered operating expenses and are not included in the Depreciation Report funding models and calculations.

Capital costs can be distributed into three general categories:

- *Catch-up costs*. The cost to complete any deferred maintenance and renewals
- *Keep-up costs*. The cost to complete planned cyclical maintenance and renewals
- *Get-ahead costs*. The cost to adapt, upgrade and improve

The Depreciation Report is based on keep-up costs. Get-ahead costs (improvements) may also be included, but only if they are required to meet changing codes or standards.

Costs are considered *Class D* estimates (±50%), as defined by the Association of Professional Engineers and Geoscientists of BC (APEG BC), unless noted otherwise. Soft costs, such as consulting fees and contingency allowances are not included, because these costs are highly dependent on the scope of work for a particular project, unless otherwise noted.

The cost estimates in the Depreciation Report are a starting point for the capital planning process, and can help Strata Corporations make preliminary decisions about how and when to implement projects. These cost estimates will be refined as the Strata Corporation makes decisions such as what is included or excluded in a project, and if Assets will be improved or changed.

The current value of many major maintenance and renewal activities is calculated by multiplying the quantity of an Asset by standard unit rates (for example, the cost per square foot or cost per linear foot). Quantities are measured from original construction documents and visual observations on site. The unit rates are based on historical information, construction trends, information from contractors, and other sources as appropriate. Unit rates will fluctuate over time. Basic unit rates are adjusted for the relative complexity of the property. A detailed list of activities and their associated costs are available through the online BAMS software.

4. Expenditures

Maintenance refers to activities that preserve the Assets, to ensure the Assets will last their predicted service lives and perform as expected. *Renewal* refers to the replacement or refurbishment of an Asset at the end of its useful service life.

Major maintenance refers to maintenance that occurs at intervals greater than one year, for example, every 18 months or five years (less frequently than once a year). Major maintenance typically includes activities such as testing and inspecting, and is considered a capital expense. Minor maintenance includes maintenance activities that occur once a year or more frequently such as quarterly or monthly. The costs associated with *major maintenance and renewals* are included in the Depreciation Report funding models. Costs associated with minor maintenance are included in the Strata Corporation's operating budget.

White Rock Square II is now approximately 30 years old, and has replaced various building enclosure and mechanical Assets (please see Table 3.1.1 on page 4 for a summarized list of projects). As a result, some renewal expenditures can be anticipated in the next 10 years. Table 4.1.1 below summarizes all major maintenance and renewal costs by system, including costs forecast for the next 30 years.

Table 4.1.1 Capital expenditures summary by system.

System	10 year capital costs (without inflation)	30 year capital costs (without inflation)	30 year capital costs (with inflation)
Building Enclosure	$574,839	$3,835,241	$5,192,000
Electrical	$189,798	$285,663	$364,540
Mechanical	$156,360	$1,429,695	$1,941,600
Elevator	$155,000	$375,000	$554,000
Fire Safety	$142,607	$332,168	$434,400
Interior Finishes	$181,055	$895,075	$1,225,300
Amenities	$20,500	$46,000	$60,500
Sitework	$63,100	$267,140	$376,000
Building Total	$1,483,258	$7,465,982	$10,148,340

Section 5 discusses the timing and size of renewal projects forecast for the next 30 years. A detailed list of each major maintenance and renewals activity, including the frequency, costs expressed in current year dollars (CYD), and costs including inflation rates, expressed in future year dollars (FYD) are available to Strata Corporation owners.

Approximately 16% of the Strata Corporation's capital expenditures will occur in the next 10 years. The distribution of capital expenditures over the next 10 years is shown in Fig. 4.1.2 below.

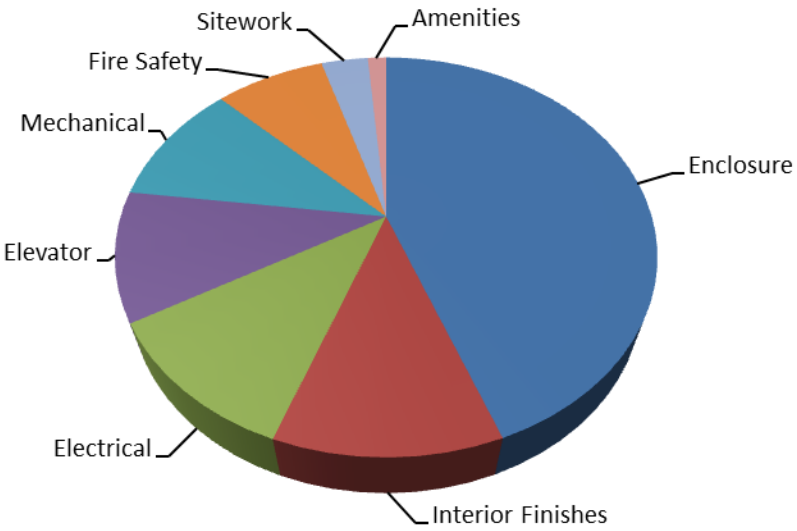


Fig. 4.1.2 Distribution of capital expenditures over 10 years by system.

5. Major Maintenance and Renewals Planning

There are three common planning horizons, used for making different types of capital planning decisions:

- ***Strategic*** (30 years): The average service life of many of Assets is approximately 25 years (such as roofs) so a long-range view captures most renewal projects. In some cases, an asset may be replaced more than once in the 30 year horizon.
- ***Tactical*** (5-10 years): Many residential Owners will own their strata lot for less than 10 years; The tactical plan captures projects that may occur while current Owners still have an interest in the Strata Corporation.
- ***Operational*** (1 year): The annual operating period encompasses one fiscal cycle (12 months). Typically the budget is presented and approved at the annual general meeting (AGM) and will include any capital expenditures paid from the CRF, as well as the CRF contributions for the year. As a minimum, the decision on the CRF contribution should consider projects forecast for the next five to ten years.

5.1. Strategic Planning Horizon

Estimated major maintenance and renewal costs over the next 30 years are shown on the graph below (Fig. 5.1.1). The red bars represent the estimated value of capital costs; annual maintenance costs are generally relatively consistent from year-to-year and are not shown.

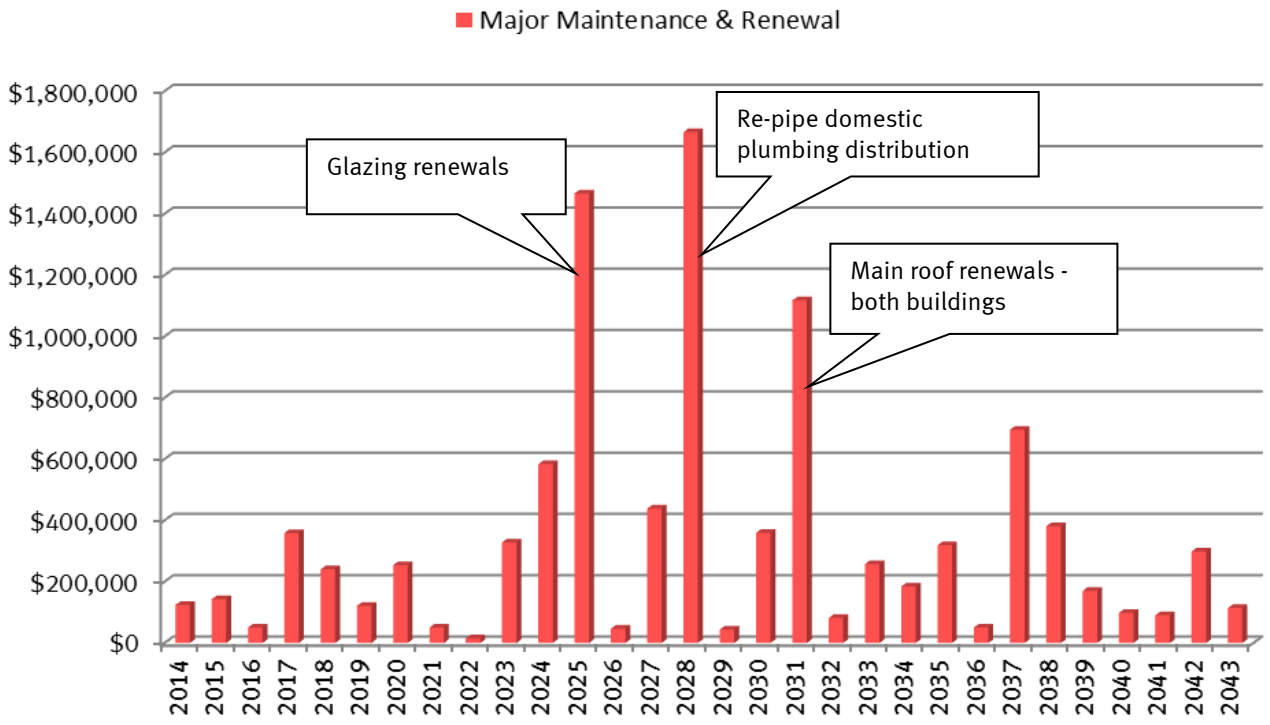


Fig. 5.1.1 Strategic Forecast (30 Years), showing the approximate timing and value of some key capital expenditures.

Each bar on the graph represents a collection of different major maintenance and renewal activities, each with different values. The labels on the graph summarize large renewal projects forecast for that year. Detailed information about each year, including a description of the maintenance and renewal activities and estimated costs, is also available through the online version of the Depreciation Report, available through BAMS (please contact the strata council for additional information).

The strategic plan represents a reasonable estimate of future projects. The actual timing of projects may vary. Assets may be replaced earlier or later, depending on the quality of maintenance, in-service conditions and other factors. The Strata Corporation can anticipate changes to the strategic plan with each update of the Depreciation Report.

5.2. Tactical Planning Horizon

The graph below shows the projected major maintenance and renewal costs for the next ten years (Fig. 5.2.1). Commonly, building managers refer to a five year tactical plan; however a ten year plan allows the Strata Corporation to see a wider range of projects.

The bars indicate the years in which an event (or bundle of events) is most likely to occur as well as the total magnitude of major maintenance and renewal costs for that year and the costs broken down by system. Labels summarize renewals and major maintenance activities forecast for that year. The costs associated to correct any warranty defects are not included nor are soft costs associated with project implementation, such as site access, design, contract administration etc.

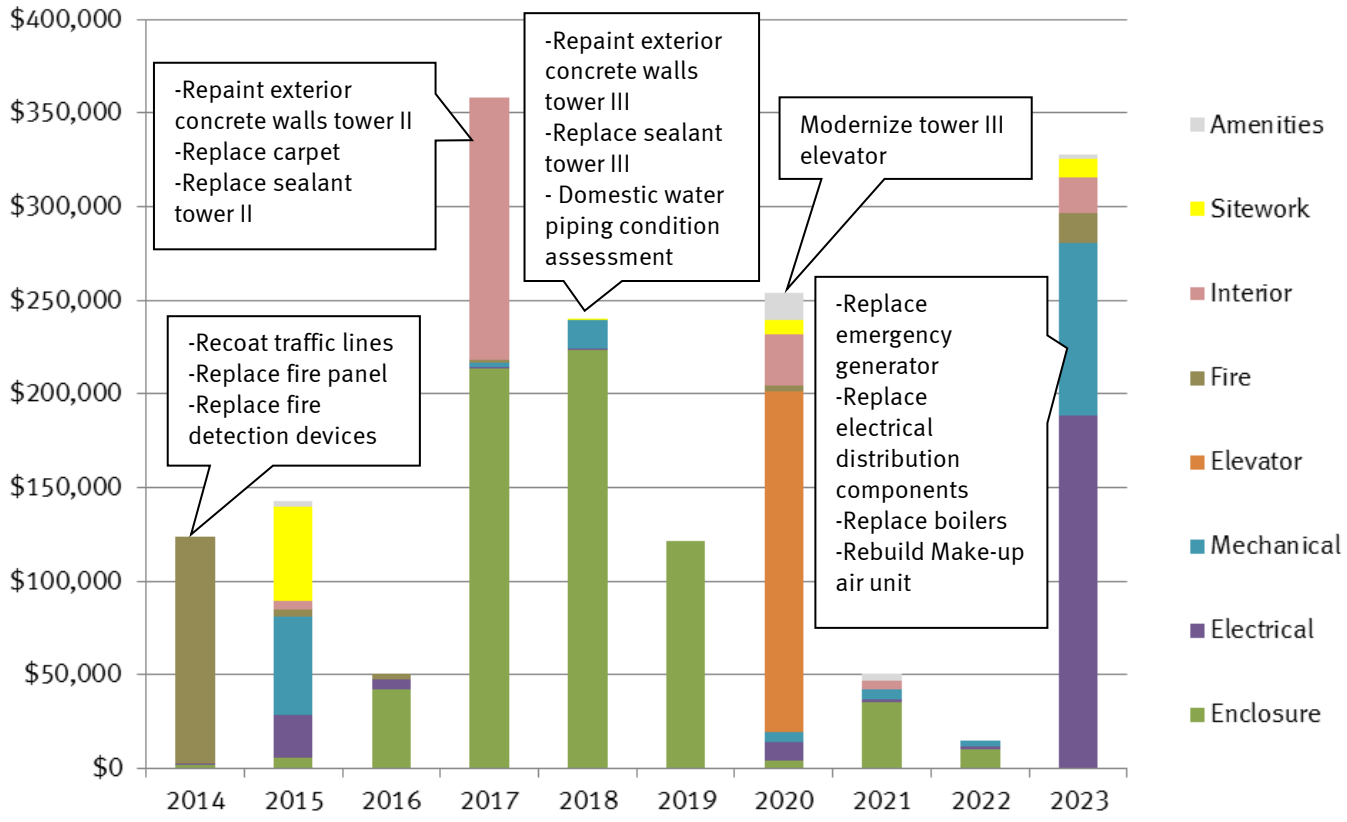


Fig. 5.2.1 Tactical Forecast (10 years), showing the approximate timing and value of some key capital expenditures.

The tactical plan above represents one of many possible approaches to planning major maintenance and renewal activities. The Strata Corporation can use this initial plan as a tool, a starting point to identify probable projects, priorities and strategies. The actual timing and scope of projects will be determined by the Strata Corporation and may be reflected in updates to the Depreciation Report.

To help the Strata Corporation start the project planning process, Table 5.2.1 below categorizes some of the activities forecast for the next 10 years into different management strategies: Major maintenance, condition based renewals, and time based renewals. The categories are based on the risks associated with failure of an Asset. The list below is not comprehensive; more detailed information is available to the Strata Corporation.

Table 5.2.1 Summary of key projects within the tactical plan.

Category and activities
Major Maintenance Major maintenance projects are intended to preserve the assets to achieve their full design life, and typically occur on a regular, predictable basis. ⇢ Cyclical cleaning of the exterior of the buildings ⇢ Rebuild emergency generator ⇢ Cleaning of main electrical distribution equipment ⇢ Commission domestic water distribution piping condition assessment ⇢ Update deprecation report every three years ⇢ Repainting of walls and doors in high traffic locations ⇢ Scope and auger drain lines ⇢ Review and clean existing dryer vent ducting
Condition Based Renewals Assets are kept in service as long as possible, but the intent is to replace them before they fail. Condition based strategies require Assets be periodically reviewed in detail, potentially with some destructive testing, in order to predict when failure is likely. The actual timing of renewals in this category may be determined by the results of an assessment, or by other project planning considerations. ⇢ Repainting of parking demarcation lines ⇢ Replacement of hydronic valves, as required ⇢ Replacement of wood fencing ⇢ Rebuilding of fire pump, as required ⇢ Repainting of exterior concrete walls ⇢ Modernize tower III elevator ⇢ Replacement of the emergency generator, as required ⇢ Replacement of exterior wood stairs, as required ⇢ Replacement of electrical distribution components ⇢ Replacement of boilers ⇢ Replacement of sealant ⇢ Replacement of carpet ⇢ Replacement of balcony waterproof membranes ⇢ Replacement of sliding glass doors, as required ⇢ Replacement of glazed guardrails, as required ⇢ Replacement of guardrails, as required ⇢ Repainting of interior walls ⇢ Repainting of wood fencing ⇢ Replacement of emergency generator ⇢ Rebuilding of make-up air supply

Time Based Renewals

Assets are replaced on a regular, time based schedule. This strategy is used when there is low tolerance for failure or out of service conditions. Components, materials or assemblies are typically replaced or refurbished at fixed intervals.

- Replacement of fire panel
- Replacement of fire detection devices
- Replacement of portion of portable fire extinguishers
- Replacement of portion of fire hoses

In addition to the three categories mentioned above, the Strata Corporation may also elect to replace some Assets only once they have failed, or upon imminent failure. This strategy is known as *run to failure*. This strategy is only appropriate when failure does not create a safety hazard, will not result in damage to other property, and does not affect the operations of the building. The Strata Corporation should still have funds available to replace assets within this category.

5.3. Operational Planning Horizon

Some major maintenance work, such as repainting of parking garage lines, replacement of the fire panel and detection devices are projects for consideration and review in the 2014 calendar year.

5.4. Project Implementation

The projects identified in the previous section represent a preliminary step, and is only intended to help the Strata Corporation identify, prioritize and plan projects. Most significant renewal projects identified in the Depreciation Report will subsequently go through four basic steps before implementing the work: Assessment, Design, Documentation and Quotation.

- Assessment – Determines what work must be done, what should be done and what could be done in general terms. The evaluation will help the Strata Corporation understand the risks and opportunities associated with deferring or implementing renewals work.
- Design – Refines the recommendations from the evaluation, and defines what work will be done in a specific project. The Design may include recommendations for different project strategies such as phasing or bundling projects, or may include recommendations for upgrades.
- Documentation – Describes the project in enough technical detail to get competitive pricing.
- Quotation – Obtains competitive pricing from different contractors or service providers to perform the work described in the documents, including alternate prices for optional work.

The time period for each step can range from a few days to a few months or more, depending on the scale of the project under consideration. The budget and scope of work will be refined in each step. Most estimates currently included in the Depreciation Report are considered Class D (±50%) due to the lack of information regarding specific projects and are based on a number of general assumptions regarding scopes of work. The Owners can implement projects in a variety of ways, including:

- *Targeted Projects*. These projects are localized to particular portions of the building. Different exposure conditions and wear patterns may require that only some sections of the building require renewal at one point in time.

  Example: the carpets in amenity rooms would be replaced at a different time to the hallway carpets due to additional wear in high traffic locations.

- *Phased Projects*. These projects are carried out in multiple stages rather than as a single coordinated project. Phased projects can reduce the financial burden by spreading the costs over a longer time period.

  Example: the sealant could be renewed on one elevation in the first year and then on the other elevations in subsequent years.

- *Comprehensive Projects*. These projects are implemented as one coordinated undertaking. Comprehensive projects may allow the Strata Corporation to leverage the best economies of scale, shorten the overall duration, and lower the overall costs.

  Example: all exterior wood assets are repainted in all locations around the buildings at the same time.

- *Bundled Projects*. These projects bundle or combine various related renewal activities (e.g. renewals that are located in close physical proximity, or that require the same type of trades workers). Bundled projects may allow the Strata Corporation to leverage economies of scale and lower the overall costs, improve the quality of the work, and incorporate upgrades.

  Example: the replacement of exterior guardrails is coordinated with the recoating of balcony waterproof membranes.

6. Funding Scenarios

The physical assessment and financial assessment were used to create a tentative schedule and budget for major maintenance and renewal projects. Within this section, hypothetical *funding scenarios*, also known as *funding models*, based on different annual contributions to the contingency reserve fund (CRF) are presented. The Strata Corporation can use the funding scenarios to choose an appropriate funding strategy, based on their tolerance for risk and desired standard of care for the property. RDH provides the tools so the Owners can choose the CRF contribution they prefer.

6.1. Minimum Funding Requirements

The Strata Property Act Regulations dictates that if the CRF closing balance is less than 25% of the operating budget, then the Strata Corporation must contribute either the difference between the balance and 25% of the operating budget, or up to 10% of the operating budget (*Strata Property Act Regulation*, BC Reg 43/2000, Ch. 6.1). Table 6.1.1below shows the calculation to confirm the Strata Corporation meets the minimum requirements set out in the Strata Property Act Regulation.

Table 6.1.1 Minimum Funding Requirement Calculation

Parameter	Value	
2014 annual operating budget (not including CRF contribution)	$	357,743
• 25% of the annual operating budget	$	89,436
• 10% of the annual operating budget	$	35,774
2013 CRF Closing Balance	$	102,000
2014 CRF Contribution	$	50,000
Will the CRF closing balance exceed 25% of the annual operating budget at the end of the fiscal year?		Yes
Does the CRF contribution exceed 10% of the annual operating budget?		Yes

Although the Strata Corporation exceeds the statutory minimum contribution to the CRF, it is important to note that the statutory guideline is not a good measure of the financial preparedness of the corporation. If the Owners wish to avoid special levies, or to mitigate the financial hardship by reducing the number and size of the levies, then increases to the CRF contributions will need to be made over the upcoming years.

6.2. Alternative Funding Scenarios

The funding scenarios below compare the financial impact of different funding levels over the next 30 years. The scenarios serve as a sensitivity analysis. The scenarios allow the Strata Corporation to evaluate how changes to the contingency reserve fund impact the number and size of special levies; however the actual size and timing of special levies will be affected by how the Strata Corporation chooses to implement the renewal projects.

While there are many different scenarios that can be generated, Table 6.2.1 below compares four alternatives: Statutory reserve allocation, 2014 (Status quo) reserve allocation, Alternative #1 and Progressive reserve allocation.

- ***Statutory Reserve Allocation***. The CRF allocation required to meet the statutory requirements in BC, as described in section 6.1 above. For comparison purposes, the table below shows the amount equal to 10% of the operating budget, this is the maximum that would be allocated to the reserve fund annually under this scenario.

- ***2014 (Status Quo) Reserve Allocation.*** The CRF allocation that was approved by the Owners at the last Annual General Meeting. The current allocation is also known as the status quo.
- ***Alternative #1.*** An incremental increase from the status quo. Alternative #1 is just one of many possible scenarios for a new funding level in the next fiscal year.
- ***Progressive Reserve Allocation.*** This is the annual allocation that would have been set aside since the first year of operations to ensure that the reserve balance would have been sufficient to avoid any special assessments over a 30-year period. The progressive reserve allocation is an idealistic target that most Strata Corporations will not meet and is provided for reference purposes.

Table 6.2.1 Comparison of Different Funding Scenarios

	Statutory	2014 CRF Contribution	Alternative #1	Progressive Reserve
Annual CRF allocation	$0 to $35,774	$50,000	$116,000	$300,000
Percent of progressive reserve	12 %	17 %	39 %	100 %
CRF contribution per average strata lot				
Per month	$0 to $29	$41	$95	$245
Per year	$348	$492	$1,140	$2,940
Approximate number of special levies (over next 30 years)	29	26	18	2
Approximate value of special levies (over next 30 years)	$9M	$8.5M	$6.5M	$1.8M
Assumed Inflation Rate	2 %	2 %	2 %	2 %
Assumed Interest Rate	1 %	1 %	1 %	1 %

The following sections of the report provide more detailed information about each funding scenario, including a graph showing the closing balance of the CRF, annual CRF contributions, and the approximate value of special levies. Tables with ten years of cash flow data are also provided.

The appendices to the report include 30 years of cash flow data for each funding model.

6.3. Statutory Funding Scenario

The first scenario is based on the minimum funding level required by the Strata Property Act Regulation, as described in section 6.1 above. The scenario is based a variable annual CRF contribution over the 30-year planning horizon; when the CRF closing balance is greater than 25% of the estimated operating budget, no funds are deposited into the CRF.

Table 6.3.1 Statutory Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2014	$102,000	$0	$21,980	$1,020	$124,000	$1,000	$0
2015	$0	$35,774	$108,446	$0	$143,220	$1,000	$0
2016	$0	$35,774	$15,926	$0	$50,700	$1,000	$0
2017	$0	$35,774	$323,826	$0	$358,600	$1,000	$0
2018	$0	$35,774	$205,426	$0	$240,200	$1,000	$0
2019	$0	$35,774	$86,426	$0	$121,200	$1,000	$0
2020	$0	$35,774	$219,196	$0	$253,970	$1,000	$0
2021	$0	$35,774	$16,026	$0	$50,800	$1,000	$0
2022	$0	$35,774	$0	$0	$15,300	$1,000	$19,474
2023	$19,474	$35,774	$273,657	$195	$328,100	$1,000	$0

The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

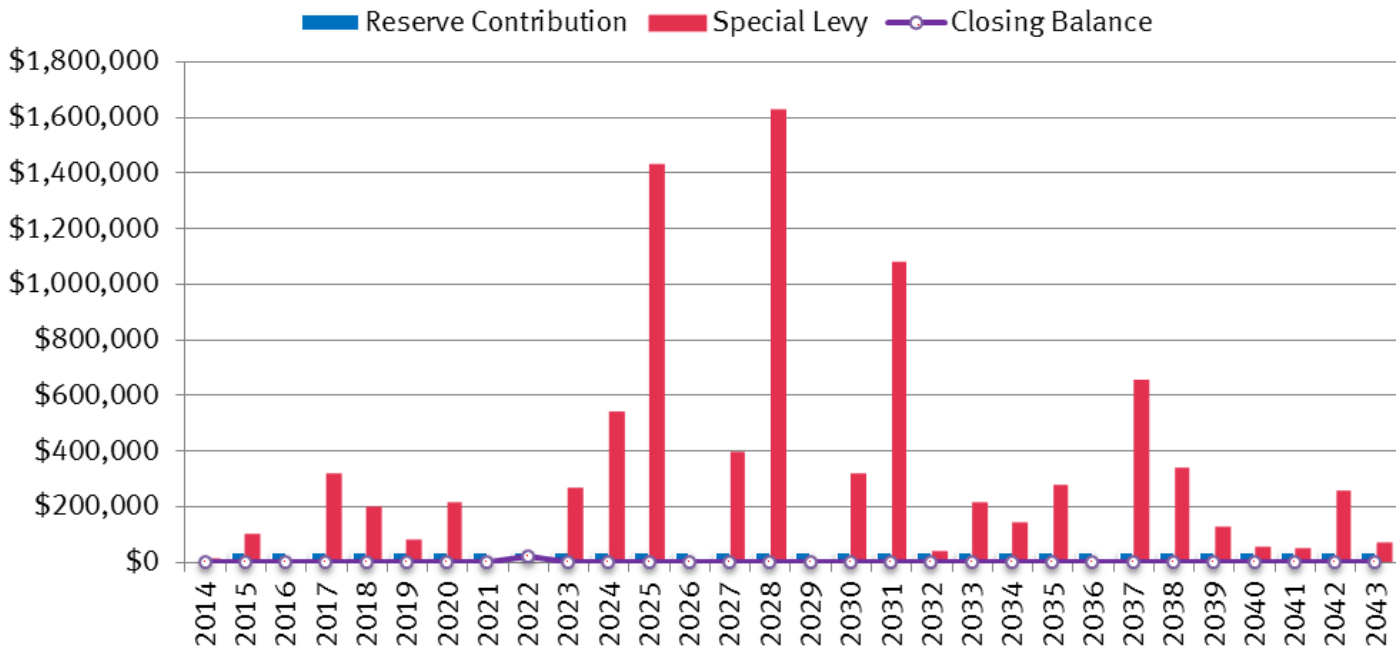


Fig. 6.3.1 CRF balance, contribution and special levies based on the statutory minimum funding.

The minimum CRF contributions required by the Strata Property Act Regulation will result in numerous special levies, and is generally not considered adequate as a long-term funding strategy.

6.4. Status Quo Funding Scenario

The current funding scenario is based on the CRF contribution approved by the Owners at the last annual general meeting (October 2013). The scenario is based on a fixed annual CRF contribution (no increases).

Table 6.4.1 2014 Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2014	$102,000	$50,000	$0	$1,020	$124,000	$1,000	$28,020
2015	$28,020	$50,000	$70,920	$280	$143,220	$1,000	$5,000
2016	$5,000	$50,000	$1,650	$50	$50,700	$1,000	$5,000
2017	$5,000	$50,000	$309,550	$50	$358,600	$1,000	$5,000
2018	$5,000	$50,000	$191,150	$50	$240,200	$1,000	$5,000
2019	$5,000	$50,000	$72,150	$50	$121,200	$1,000	$5,000
2020	$5,000	$50,000	$204,920	$50	$253,970	$1,000	$5,000
2021	$5,000	$50,000	$1,750	$50	$50,800	$1,000	$5,000
2022	$5,000	$50,000	$0	$50	$15,300	$1,000	$38,750
2023	$38,750	$50,000	$244,963	$388	$328,100	$1,000	$5,000

The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

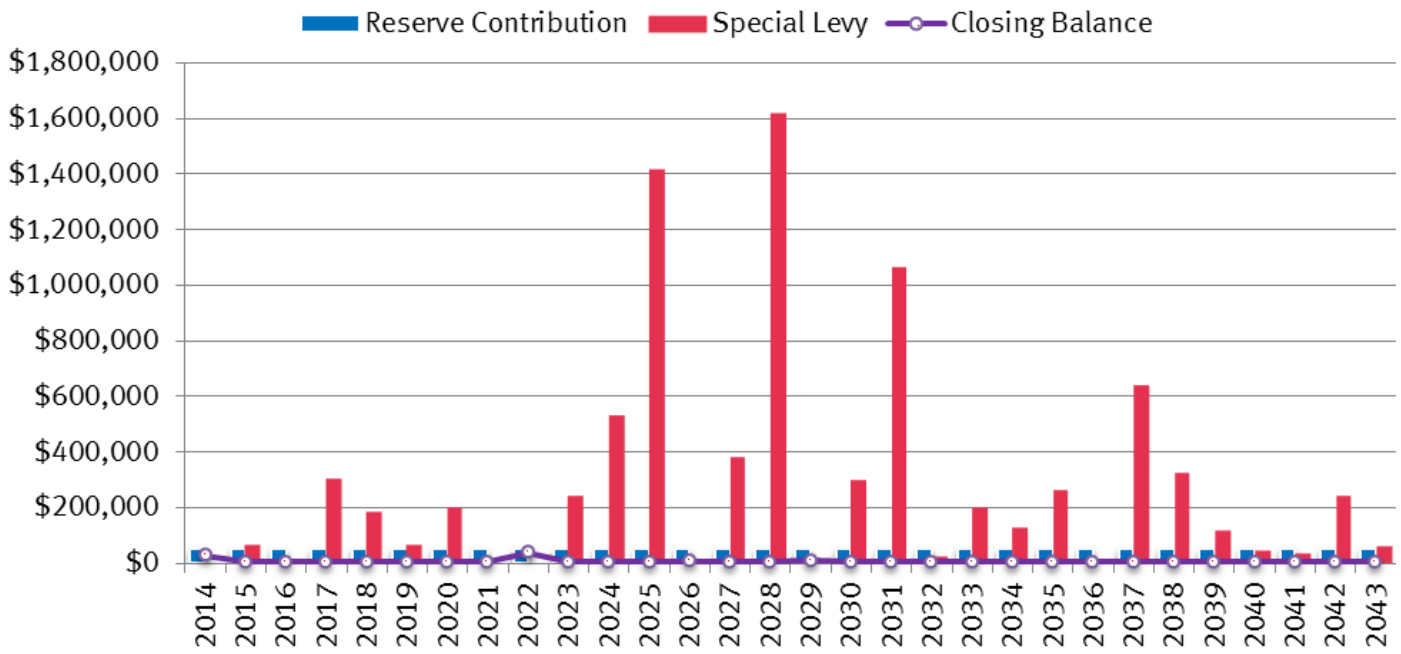


Fig. 6.4.1 CRF balance, contribution and special levies based on the current budget

If the Strata Corporation wishes to reduce the number and size of special levies, then increases will need to be made over the upcoming years.

6.5. Alternative Funding Scenario # 1

Alternative funding scenario #1 is based on a fixed annual CRF contribution. The contribution is a large increase to the current funding level.

Table 6.5.1 Alternative Funding Model #1: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2014	$102,000	$116,000	$0	$1,020	$124,000	$1,000	$94,020
2015	$94,020	$116,000	$0	$940	$143,220	$1,000	$66,740
2016	$66,740	$116,000	$0	$667	$50,700	$1,000	$131,708
2017	$131,708	$116,000	$115,575	$1,317	$358,600	$1,000	$5,000
2018	$5,000	$116,000	$125,150	$50	$240,200	$1,000	$5,000
2019	$5,000	$116,000	$6,150	$50	$121,200	$1,000	$5,000
2020	$5,000	$116,000	$138,920	$50	$253,970	$1,000	$5,000
2021	$5,000	$116,000	$0	$50	$50,800	$1,000	$69,250
2022	$69,250	$116,000	$0	$693	$15,300	$1,000	$169,643
2023	$169,643	$116,000	$46,761	$1,696	$328,100	$1,000	$5,000

Alternative funding scenario #1 eliminates some of the smaller levies, but it is not adequate to offset all the special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

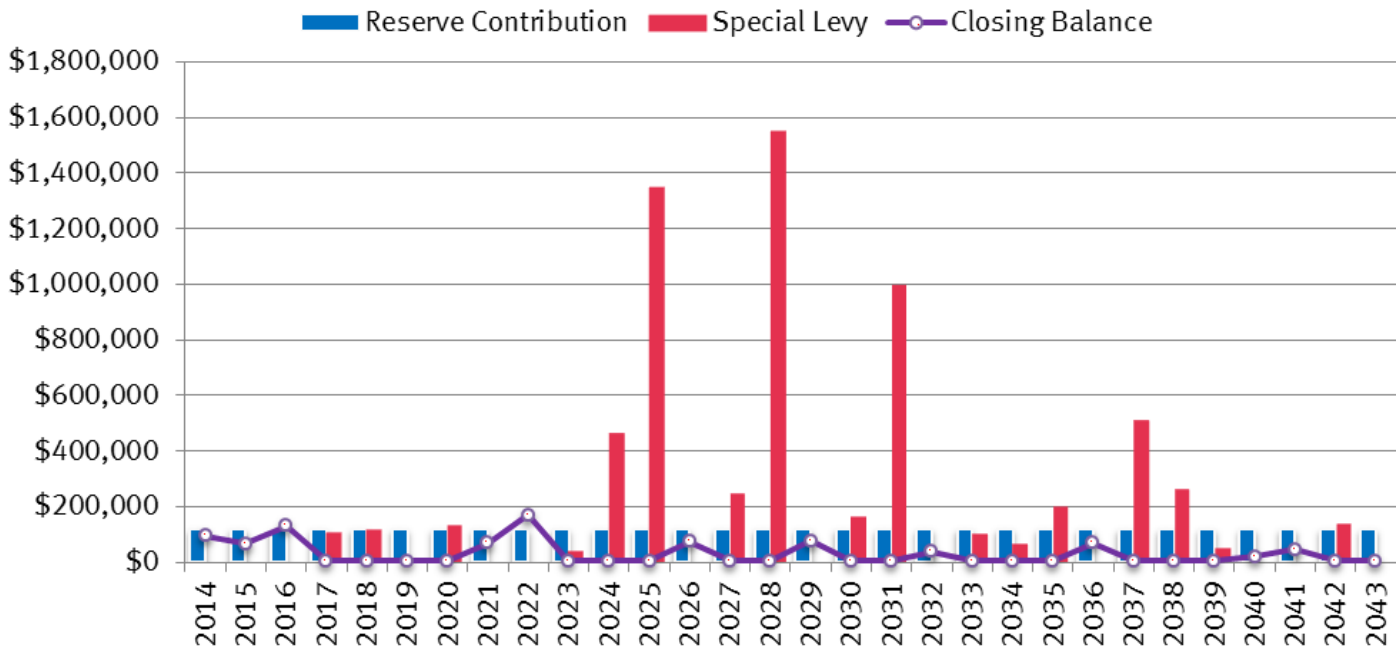


Fig. 6.5.1 CRF balance, contribution and special levies based on Alternative #1

Alternative #1 would significantly reduce the number of special levies in the next ten years.

6.6. Progressive Funding Scenario

The progressive funding scenario is based on a fixed annual CRF contribution.

Table 6.6.1 Progressive Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2014	$102,000	$300,000	$0	$1,020	$124,000	$1,000	$278,020
2015	$278,020	$300,000	$0	$2,780	$143,220	$1,000	$436,580
2016	$436,580	$300,000	$0	$4,366	$50,700	$1,000	$689,246
2017	$689,246	$300,000	$0	$6,892	$358,600	$1,000	$636,538
2018	$636,538	$300,000	$0	$6,365	$240,200	$1,000	$701,704
2019	$701,704	$300,000	$0	$7,017	$121,200	$1,000	$886,521
2020	$886,521	$300,000	$0	$8,865	$253,970	$1,000	$940,416
2021	$940,416	$300,000	$0	$9,404	$50,800	$1,000	$1,198,020
2022	$1,198,020	$300,000	$0	$11,980	$15,300	$1,000	$1,493,701
2023	$1,493,701	$300,000	$0	$14,937	$328,100	$1,000	$1,479,538

The Progressive Reserve would eliminate smaller special levies. However, because of the timing of anticipated renewal projects, a fixed annual contribution will not eliminate all special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

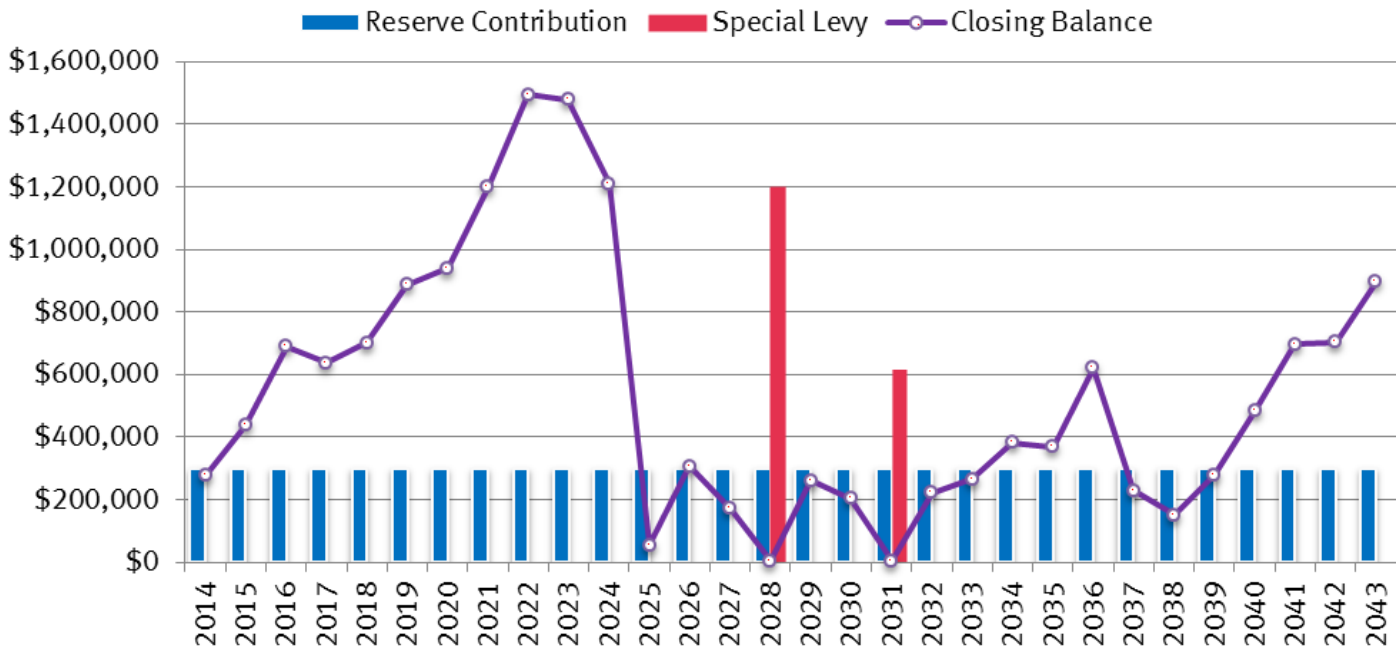


Fig. 6.6.1 CRF balance, contribution and special levies based on a Progressive Reserve calculation.

7. Next Steps

The Depreciation Report identifies the predictable major maintenance and renewal expenditures White Rock Square II is likely to encounter over the next 30 years. Estimated timelines have been provided to assist the Strata Corporation with the planning process; however the Depreciation Report should be considered a first step when planning for renewals. Funding scenarios have been developed to provide the Strata Corporation with an objective basis for determining appropriate CRF contributions. The recommendations below are intended to aid the Strata Corporation in the next steps of the renewals planning process.

Recommendations

- **Asset Replacement Policy.** Using the Asset Inventory, develop an asset replacement policy. The policy would assign replacement strategies (run-to-failure, condition based, or time-based) to assets.
- **Assumptions.** Review the disclosures and disclaimers listed in the appendix of the Report. Understand how the assumptions can be updated over time as new information comes to light about the performance of the assets and as certain projects are completed.
- **Maintenance Plan.** Using the Asset Inventory, develop a maintenance plan, or commission a maintenance plan through RDH. The maintenance plan should provide the Strata Corporation with information on how and when to implement different maintenance activities.
- **Further Investigations.** Conduct additional condition assessments/investigations, as required, to refine the data and confirm assumptions.
- **Updates.** Plan for updates to the financial component of the Report at least once a year (such as reserve balances) and updates to the physical component of the Report in three years (such as remaining useful life of the assets).
- **Project Planning.** The following projects have been identified as highest priority, and the Strata Corporation should consider the possible completion of these projects prior to the update of the Depreciation Report in three years' time.
  - Replace fire panel and fire detection devices.
  - Cleaning of the exterior concrete wall surfaces.

Sincerely,

RDH Building Engineering Ltd.

Jason Dunn, B.Arch.Sc.

Project Manager

Nicholas Smit, Dipl.T.

Building Asset Management Technologist

Appendix A

Glossary of Terms

Glossary

Annual Contribution – Funds allocated to the Reserve Fund each fiscal year. Sometimes referred to as the Annual Allocation. Determining the appropriate size of the Annual Allocation is aided with a Reserve Study (a Depreciation Report in B.C.).

Asset – An integrated assembly of multiple physical components, which requires periodic maintenance, repair and eventual renewal. Typical examples of assets are: roofs, boilers and hallway carpets.

Catch-up Costs - The costs associated with the accumulated backlog of deferred maintenance associated with the assets.

Classes of Cost Estimates - Until a project is actually constructed, a cost estimate represents the best judgement of the professional according to their experience and knowledge and the information available at the time. Its completeness and accuracy is influenced by many factors, including the project status and development stage. Estimates have a limited life and are subject to inflation and fluctuating market conditions. The precision of cost estimating is categorized into the following four classes and are as defined in guidelines prepared by the Association of Professional Engineers and Geoscientists of B.C. The percentage figures in parentheses refer to the level of precision or reliability of the cost estimates.

- **Class A Estimate** (±10-15%): A detailed estimate based on quantity take-offs from final drawings and specifications. It is used to evaluate tenders or as a basis of cost control during day-labour construction.
- **Class B Estimate** (±15-25%): An estimate prepared after site investigations and studies have been completed and the major systems defined. It is based on a project brief and preliminary design. It is used for obtaining effective project approval and for budgetary control.
- **Class C Estimate** (±25-40%): An estimate prepared with limited site information and based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.
- **Class D Estimate** (±50%): A preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.

Closing Balance - Alternatively referred to as the Starting Balance. The balance of funds remaining in the reserve account at the end of a fiscal period (Fiscal year end, calendar year or study period). The Closing Balance becomes the Opening Balance for the subsequent fiscal period.

Contingency Costs - An allowance for unexpected or unforeseen costs that may impact monies required for projects to maintain or replace assets. (Not to be confused with costs of Renewal or Major Maintenance projects which are paid for out of the Reserve Fund (otherwise known the Contingency Reserve Fund.)

Current Dollars –dollars in the year they were actually received or paid, unadjusted for price changes.

Funding Model - A mathematical model used to establish an appropriate funding level for sustaining the assets in a building. Running a number of scenarios out of the funding model using different parameters

(such as inflation rates and interest rates) can serve as a sensitivity analysis to determine the financial impact of different funding levels.

Future Dollars - The projected cost of future asset renewal projects, which accounts for inflation and escalation factors.

Get Ahead costs - These are costs associated with adaptation of the building to counter the forces of retirement associated with different forms of obsolescence, such as:

- Functional obsolescence
- Legal obsolescence
- Style obsolescence

Some of the costs in this category are discretionary spending that result in either a change or an improvement to the existing strata building. This category includes projects to alter the physical plant for changes in use, codes and standards. Some typical examples include:

- Energy retrofits
- Code retrofits
- Hazardous material abatement
- Barrier free access retrofits
- Seismic Upgrades

Keep-up Costs - The monies required for renewal projects as each asset reaches the end of its useful service life. If an asset is not replaced at the end of its useful service life and is kept in operation, through targeted repairs, then these costs get reclassified into the "catch-up" category.

Major Maintenance – Any maintenance work for common expenses that usually occurs less often than once a year or that do not usually occur. Major maintenance provides for the preservation of assets to ensure that they achieve their full intended service life.

Opening Balance – Alternatively referred to as the Starting Balance. The amount of money in an account at the beginning of a fiscal period. Opening balances are derived from the balance sheet and are used in cash flow calculations in the Funding Model.

Operating Costs - Frequently recurring expenses that arise during the course of a single fiscal year and are paid from the operating budget as opposed to the Reserve Fund.

Operational Plan/Horizon (1 year) - The annual operating period encompasses one fiscal cycle (12 months). The Reserve Contribution in the operating budget should reflect the majority of the projects in the Tactical Plan (5 years) and ideally should also contemplate elements of the Strategic Plan (30 years).

Percent Funded - The ratio, at a particular point of time (typically the beginning of the fiscal year), of the actual or projected Reserve Fund balance to the accrued Reserve Fund balance, expressed as a percentage. For example: If the 100% funded balance is $100,000 and there is $76,000 in the Reserve Fund, the Reserve Fund is 76% funded.

Since funds can typically be allocated from one asset to another with ease, this parameter has no real meaning on an individual reserve component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire Reserve Fund at a particular point in time. The value of this parameter is to provide a more stable measure of Reserve Fund strength, since cash in reserve may mean very different things to different governing bodies or owner groups.

- **Poor Level.** When the Percent Funded falls to 0% - 30%, the current reserves may be considered to be at a 'poor' level. At this funding level, Special Levies are common. This is also commonly known as the Unfunded or Special Levy Model. The Owner Group does not have a Reserve Fund balance that will cover expected renewal costs and the only recourse is to raise funds by Special Levies to cover those costs when they become due.
- **Fair Level.** If the Percent Funded level is 31 to 70% then the current reserve may be considered to be in a mid-range level.
- **Good Level.** If the Percent Funded level is 70% or higher this is likely to be considered 'strong' because cash flow problems are rare.

Renewal – The replacement of an Asset as it reaches the end of its useful service life.

Renewal Cost – The cost required to replace an Asset, which is paid from the Reserve Fund, Special Levy or combination thereof.

Reserve Contribution - The amount of money that is allocated to the Reserve Fund each fiscal year. Determining the appropriate size of the Reserve Contribution is aided with a Reserve Fund Study (Depreciation Report in B.C.).

Reserve Fund – Also known as the Contingency Reserve Fund. The account in which the accumulated Annual Contributions are deposited and from which costs are withdrawn for Renewal projects and Major Maintenance projects.

Reserve Income – The interest earned from investing the money deposited in the Reserve Fund.

Reserve Study - Also referred to as a Reserve Fund Study or Depreciation Report in BC.

- A long-range financial planning tool that identifies the current status of the owners' Reserve Fund and recommends a stable and equitable funding plan to offset the costs of anticipated future major expenditures associated with replacement of the assets and major maintenance.
- The purpose of the Reserve Study is to provide a plan for appropriate funding for renewal and major maintenance work.
- While Reserve Studies provide analysis of the timing, costs and funding for renewal projects, they should ideally be supported by a maintenance plan that assists the owners to plan for maintenance activities so that assets achieve their predicted service lives.

Special Levy - Also referred to as a "Special Assessment". A financial levy to be paid by the owner group to finance large-scale projects for major maintenance, repairs, renewal and rehabilitation of an asset, which occur as result of a shortfall in available funds and requires special decision making and approval procedures. A Reserve Study contains funding scenarios that assist the owners in long-range financial planning.

Strategic Horizon - The longest of the three planning horizons, which typically covers the full study period of 30 years and identifies the long-term needs of the assets.

Style Obsolescence - When an asset is no longer desirable because it has fallen out of popular fashion, its style is obsolete. Some assets, particularly interior furnishings, reflect fashion cycles and can become out-dated.

Tactical Plan/Horizon - A period of planning for asset Renewal projects and Major Maintenance projects, which typically extends five years from the current year.

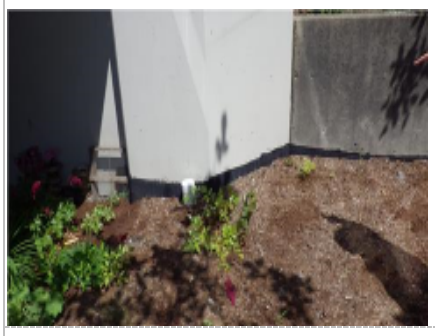
Appendix B

Asset Inventory

White Rock Square II
Asset Inventory

Enclosure

Encl 01 - Protected Membrane Podium with Landscaping and Traffic Bearing Surface



Location

Throughout the property above the parking garage.

Description

Membrane overlaid with combination of drainage mat, pavers and landscaping overburden. [Repairs made in 2012 to section at rear of building near rear entrance way.]

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	20
Next Renewal Year:	2024

Encl 02 - Exposed SBS Membrane Roof

Location

Main roof of Tower II.

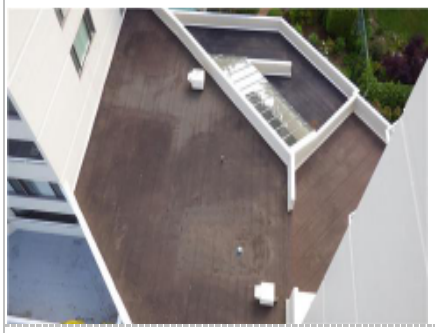
Description

Modified bituminous (SBS) membrane at low-slope roof.

Planning Information

Service Life:	25
Installed Year:	2006
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2031

Encl 03 - Lower Exposed Membrane Roof



Location

Above Lobby and amenity areas.

Description

Bituminous and modified bituminous (SBS) membrane at low-slope roof.

Planning Information

Service Life:	25
Installed Year:	2012
Chronological Age:	2
Effective Age:	2
Next Renewal Year:	2037

Encl 04 - Protected SBS Membrane Roof with Ballast

Location

Main Roof Tower III.

Description

SBS membrane overlaid with insulation and stone ballast.

Planning Information

Service Life:	30
Installed Year:	2002
Chronological Age:	12
Effective Age:	13
Next Renewal Year:	2031

Encl 05 - Anchor Fall Protection Equipment

Location

Main roof of both towers.

Description

Safety anchoring system for work on exterior walls and roofs.

Planning Information

Service Life:	40
Installed Year:	2004
Chronological Age:	10
Effective Age:	10
Next Renewal Year:	2044

Encl 06 - Guardrail Aluminum

Location

Select balconies on both towers

Description

Aluminum posts and pickets functioning as a protective barrier at the open sides of stairs, landings, balconies, decks, raised walkways or other locations to prevent accidental falls from one level to another.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	25
Next Renewal Year:	2019

Encl 07 - Guardrail Glazed Aluminum

Location

Select balconies tower 3.

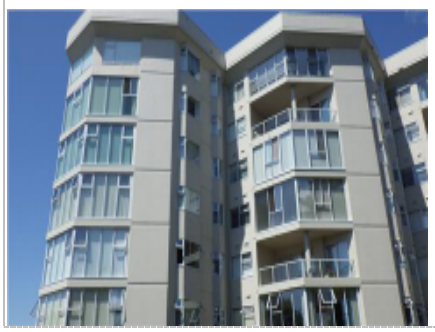
Description

Aluminum Posts and glass infill panels functioning as a protective barrier at the open sides of stairs, landings, balconies, decks, raised walkways or other locations to prevent accidental falls from one level to another.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	25
Next Renewal Year:	2019

Encl 08 - Coated Architectural Concrete Wall



Location

Building exterior finish of both buildings.

Description

Poured-in-place architectural concrete wall with protective coating.

Planning Information

Service Life:	75
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2058

Encl 09 - Profiled Sheet Metal Cladding Wall

Location

Roof top structure cladding tower II.

Description

Prefinished steel cladding fastened with framing and anchorage system, exposed/concealed fasteners, to create drainage over sheathing membrane. [In some instances metal panel may be placed tight to sheathing membrane so no drainage or venting provided.]

Planning Information

Service Life:	30
Installed Year:	2000
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2030

Encl 10 - Skylights

Location

Above amenity room.

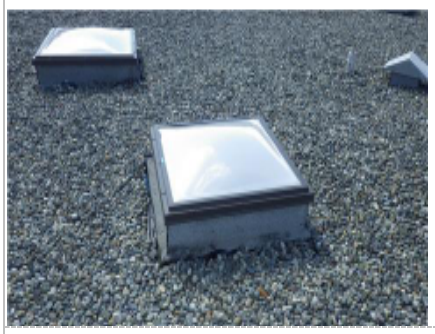
Description

Aluminum supported skylight system with double glazed insulating glazing units.

Planning Information

Service Life:	20
Installed Year:	2013
Chronological Age:	1
Effective Age:	1
Next Renewal Year:	2033

Encl 11 - Acrylic Dome Skylight



Location

Tower III roof.

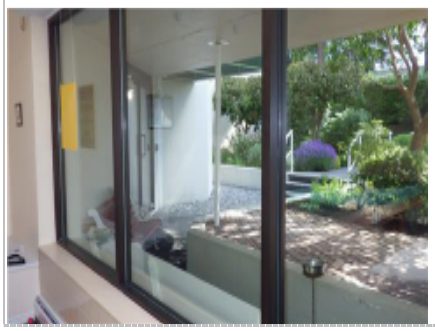
Description

Acrylic dome skylights on raised curbs with perimeter flashing.

Planning Information

Service Life:	30
Installed Year:	2013
Chronological Age:	1
Effective Age:	1
Next Renewal Year:	2043

Encl 12 - Aluminum Framed Window- Strata



Location

Main level lobby and amenity windows. Hallway windows at all floors.

Description

Aluminum framed, windows with double insulating glazing units, and sliding operators. Bay windows replaced 2010.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	29
Next Renewal Year:	2025

Encl 13 - Aluminum Frame Lobby Door

Location

Front and rear lobby entrances to the building.

Description

Outswing aluminum-framed doors with fixed IGU's and low-profile thresholds with electric strike and hardware.[Rear automated door redone 2012]

Planning Information

Service Life:	20
Installed Year:	2012
Chronological Age:	2
Effective Age:	2
Next Renewal Year:	2032

Encl 14 - Aluminum Framed Sliding Glass Door

Location

Exposed balconies.

Description

Sliding glass doors, double insulating glazing units, aluminum framing.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	25
Next Renewal Year:	2019

Encl 15 - Steel Swing Door

Location

Exterior and parkade service doors.

Description

Hollow steel slab swing door with [without] [wired] glazing.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	12
Next Renewal Year:	2027

Encl 16 - Wood Stairs & Landings

Location

Access to building at side and select patios.

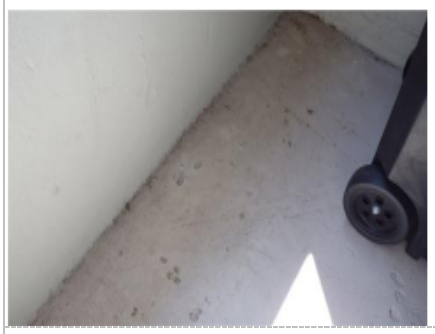
Description

Wood guardrails and railings, wood plank landings, and pressure treated wood stairs.

Planning Information

Service Life:	20
Installed Year:	1995
Chronological Age:	19
Effective Age:	19
Next Renewal Year:	2015

Encl 17 - Exposed Urethane Balcony Membrane - Concrete Substrate



Location

Exposed balconies.

Description

Liquid applied urethane membrane applied over concrete balcony.

Planning Information

Service Life:	10
Installed Year:	2000
Chronological Age:	14
Effective Age:	5
Next Renewal Year:	2019

Encl 18 - Open-grid Overhead Parkade Gate

Location

Parkade entrance.

Description

Pre-finished metal grid overhead gate for underground parkade. Lifting motor and mechanism is included separately.

Planning Information

Service Life:	25
Installed Year:	2005
Chronological Age:	9
Effective Age:	9
Next Renewal Year:	2030

Encl 19 - Slab-on-Grade

Location

Parking garage level.

Description

Concrete slab on grade.

Planning Information

Service Life:	75
Installed Year:	1983
Chronological Age:	31
Effective Age:	29
Next Renewal Year:	2060

Encl 20 - General & Inspections

Location

Throughout the property.

Description

Miscellaneous interior and exterior components, such as service penetrations and interface details, not related to any particular assembly. Warranty and general reviews.

Planning Information

Service Life:	75
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2058

Encl 21 - Sealant

Location

Throughout the building enclosure at asset interfaces and penetrations.

Description

Sealant of various types located at joints between building enclosure assemblies, as well as around components and penetrations within building enclosure assemblies.

Planning Information

Service Life:	10
Installed Year:	2010
Chronological Age:	4
Effective Age:	7
Next Renewal Year:	2017

Electrical

Elec 01 - Tank - Fuel Oil Storage

Location

Generator room.

Description

Galvanized steel single wall fuel storage tank in building, connected to genset. Secondary tank for overflow and spillage.

Planning Information

Service Life:	15
Installed Year:	1983
Chronological Age:	31
Effective Age:	14
Next Renewal Year:	2015

Elec 02 - Emergency Generator

Location

Parking garage mechanical room.

Description

Simpower (Manuf), 100KW, 125KVA, 3 phase, 120/208V,1800 rpm, diesel generator with fuel tank to provide standby/emergency power.

Planning Information

Service Life:	35
Installed Year:	1983
Chronological Age:	31
Effective Age:	26
Next Renewal Year:	2023

Elec 03 - Electrical Distribution

Location

Mechanical room and throughout the building.

Description

Main disconnect switch; downstream switchboards, panelboards, breakers, switches, disconnects and wiring to mechanical, lighting and power loads throughout the building [and to individual suites through BC Hydro owned metering devices].

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Elec 04 - Exterior Light Fixtures

Location

Mounted to the exterior of the building and bollards throughout the landscaping.

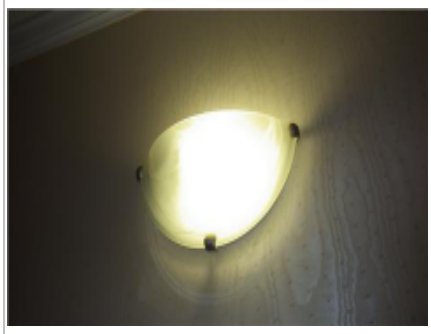
Description

A variety of fixture types, including wall, pole and post mounted, street, pathway and recessed soffit pot lighting. A variety of lamp types, including fluorescent, compact fluorescent, halogen, incandescent, LED, etc. for exterior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, timers and photocells.

Planning Information

Service Life:	20
Installed Year:	1983
Chronological Age:	31
Effective Age:	18
Next Renewal Year:	2016

Elec 05 - Interior Light Fixtures



Location

Throughout all common and limited common property interior spaces.

Description

A variety of fixture types, including fixed surface (pendant, track and sconce) and recessed (pot, troffer and cove). A variety of lamp types, including fluorescent, compact fluorescent, halogen, incandescent, LED, etc. for interior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, timers, dimmers and photocells.

Planning Information

Service Life:	20
Installed Year:	1983
Chronological Age:	31
Effective Age:	4
Next Renewal Year:	2030

Elec 06 - Enterphone System

Location

Main lobby entrance.

Description

Surface mounted, enterphone panels with associated key pads and display panels.

Planning Information

Service Life:	25
Installed Year:	2013
Chronological Age:	1
Effective Age:	2
Next Renewal Year:	2037

Elec 07 - Security Surveillance

Location

Mounted to the building in various locations throughout the common property.

Description

Cameras, multiplexer, monitors and storage media to deter and track activity on and within building premises.

Planning Information

Service Life:	14
Installed Year:	1983
Chronological Age:	31
Effective Age:	0
Next Renewal Year:	2028

Mechanical

Mech 01 - Controls - Boiler Electronic

Location

Mechanical room.

Description

Electronic control panel to optimize boiler operation and efficiency.

Planning Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Mech 02 - Controls - Electronic Actuators

Location

Throughout the mechanical, fire and plumbing systems.

Description

Electronic motor-driven control devices on valves, dampers etc to control heating, air-conditioning, domestic hot water system and boilers etc.

Planning Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Mech 03 - Heat Tracing - Freeze Protection

Location

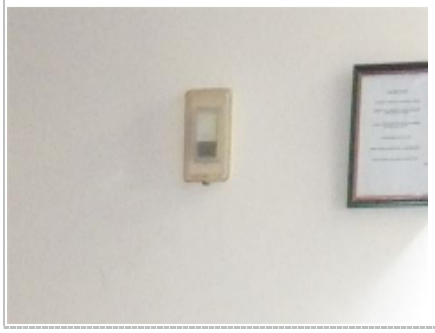
Description

Heat trace controller for piping systems exposed to freezing (self regulating heater cable with parallel circuit heater strip and outer thermoplastic elastomer jacket); UL listed for pipe freeze protection on fire sprinkler system.

Planning Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Mech 04 - Controls - HVAC Instrumentation



Location

Throughout the interior heated spaces.

Description

Thermostats, programmable thermostats, flow gauges, thermometers, metering equipment, gauges, and other field devices to monitor and regulate pressure and temperature in the HVAC and plumbing distribution systems.

Planning Information

Service Life:	20
Installed Year:	2005
Chronological Age:	9
Effective Age:	9
Next Renewal Year:	2025

Mech 05 - Gas Detection - Parking Garage

Location

Throughout the parking garage.

Description

MSA GCP-200 series electronic sensing devices for detection of dangerous gases, carbon monoxide (CO), (propane), (combustible fuels) , produced by vehicles and to activate the exhaust fans accordingly.

Planning Information

Service Life:	10
Installed Year:	2005
Chronological Age:	9
Effective Age:	9
Next Renewal Year:	2015

Mech 06 - Interceptor - Oil

Location

Parking garage.

Description

Multi-chamber flow-through interceptor with hatches to slab on grade.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Mech 07 - Pumps - Storm Lift and Control Panel

Location

Parking garage.

Description

Storm sump pumps and control panels for storm water runoff and sub-surface drainage.

Planning Information

Service Life:	15
Installed Year:	2000
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2015

Mech 08 - Drainage - Sanitary

Location

Throughout the property.

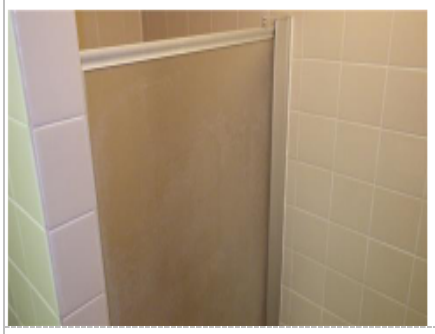
Description

Cast iron and copper DWV with mechanical joints, p-traps, and fittings.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Mech 09 - Fixtures - Showers



Location
Amenity change rooms.

Description
Shower enclosures, including faucets and trim.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	16
Next Renewal Year:	2023

Mech 10 - Fixtures - Taps & Sinks

Location
Men's and women's common washrooms and kitchen.

Description
Sinks, janitors mop sinks, and other plumbing supply fixtures.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	25
Next Renewal Year:	

Mech 11 - Fixtures - Toilets & Urinals

Location
Men's and women's common washrooms.

Description
Floor or wall mounted toilets and urinals.

Planning Information

Service Life:	20
Installed Year:	1983
Chronological Age:	31
Effective Age:	11
Next Renewal Year:	2023

Mech 12 - Pumps - Sanitary sump Lift and Control

Location
Parking garage.

Description
Sanitary sump pumps and for lift/drainage.

Planning Information

Service Life:	15
Installed Year:	2000
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2015

Mech 13 - Tank - DHW - Storage

Location

Parkade level Mechanical room.

Description

Viessmann 92 gallon tanks stainless steel hot water storage tanks connected to central boiler system with internal indirect SS heat exchanger.

Planning Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Mech 14 - Piping - Domestic Water Distribution

Location

Throughout the building.

Description

Mixture of K and L copper for vertical/horizontal mains and distribution system. No history of pinhole leaks. [Strata management reports 7.0 pH]

Planning Information

Service Life:	45
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2028

Mech 15 - Piping - Gas Distribution

Location

Throughout the building.

Description

Gas distribution system consisting of piping from meter to appliance.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Mech 16 - Valves - Cross Connection & Backflow Prevention

Location

Parkade level mechanical room.

Description

Various types and sizes of backflow prevention valves, including vacuum breakers, double check, reduced pressure valves on systems.

Planning Information

Service Life:	20
Installed Year:	2003
Chronological Age:	11
Effective Age:	11
Next Renewal Year:	2023

Mech 17 - Valves - Plumbing Flow Control and Directional

Location

Parkade level mechanical room.

Description

Various types and sizes of valves, including pressure reducing valves, isolation valves, two-way and three way valves, circuit flow control valves and check valves to regulate the flow of water through domestic plumbing systems.

Planning Information

Service Life:	20
Installed Year:	2000
Chronological Age:	14
Effective Age:	9
Next Renewal Year:	2025

Mech 18 - Chemical Treatment Equipment

Location

Mechanical room.

Description

Pot feeder, chemicals (such as biocide, scale, corrosion and oxygen inhibitor, glycol), metering pumps and other associated equipment to provide corrosion protection to boilers, loops and piping.

Planning Information

Service Life:	8
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2015

Mech 19 - Boiler - DHW - Heating - Gas Fired

Location

Mechanical room.

Description

Viessman Vitorond 200, natural gas fired, sectional cast iron water heating boiler, power burner, serve hydronic heating system, and are indirectly connected to DHW storage tanks. 934000BTU input / 794000 BTU output.

Planning Information

Service Life:	16
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2023

Mech 20 - Baseboard - Hydronic Heater

Location

Throughout the interior spaces.

Description

Horizontal baseboard hot water (hydronic) convectors along perimeter and interior wall faces.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Mech 21 - Hydronic Distribution

Location

Throughout the heated portions of the building.

Description

Hydronic heating and cooling water supply and return system piping and valves.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	29
Next Renewal Year:	2015

Mech 22 - Pump - Hydronic Loop - Pipemount

Location

Parkade level mechanical room.

Description

Pipemount pumps for water hydronic loop.

Planning Information

Service Life:	15
Installed Year:	2006
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2021

Mech 23 - Tank - Expansion - Hydronic - Diaphragm

Location

Parkade level mechanical room.

Description

Floor mounted diaphragm expansion tank for hydronic heating system.

Planning Information

Service Life:	20
Installed Year:	2006
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2026

Mech 24 - Make Up Air Unit - Indoor - Hydronic

Location

Mounted to ceiling in mechanical room.

Description

Markhot hoizontal indoor air handling unit Belt-driven, fan unit with hot water heating coil to supply tempered make-up air to the interior spaces.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	16
Next Renewal Year:	2023

Mech 25 - Exhaust Fan - Parkade - Propellor

Location

Throughout the parking garage.

Description

Propellor exhaust fan mounted in exterior ceiling and walls.

Planning Information

Service Life:	20
Installed Year:	1998
Chronological Age:	16
Effective Age:	16
Next Renewal Year:	2018

Mech 26 - Overhead Gate Motor

Location

Parking garage.

Description

AC motor and commercial-grade overhead sectional door controlled by an electric operator.

Planning Information

Service Life:	10
Installed Year:	2005
Chronological Age:	9
Effective Age:	9
Next Renewal Year:	2015

Elevator

Elev 01 - Traction Elevator, Basement Geared (Tower II)

Location

Elevator machine room at basement level.

Description

Geared basement traction elevator with EC V900 Relay/Microprocessor controls, Yaskawa F7 VVVF drive, Hollister Whitney 44BS geared machines, 2000 lbs, 150 fpm rated speed.

Planning Information

Service Life:	30
Installed Year:	2012
Chronological Age:	2
Effective Age:	2
Next Renewal Year:	2042

Elev 02 - Traction Elevator, Basement Geared (Tower III)

Location

Elevator machine room at basement level.

Description

Geared basement traction elevator with Virginia MVFAC Relay/PLC controls, Mitsubishi Freqrol A200 VVVF drive, Hollister Whitney 43BS geared machines, 2000 lbs, 150 fpm rated speed.

Planning Information

Service Life:	25
Installed Year:	1995
Chronological Age:	19
Effective Age:	19
Next Renewal Year:	2020

Elev 03 - Elevator Cabs & Hoistway (Tower II)

Location

Elevator cab and travelling hoistway.

Description

Single speed side opening doors, stainless steel raised car and hall pushbuttons, one (1) car operating panel (stainless steel), infrared door protection, GAL MOVFR door operators, plastic laminate doors and front return, plastic laminate with stainless steel reveals on all non-access walls, plastic laminate on rear wall, painted steel ceiling, tile flooring, tubular bar, stainless steel handrails, firefighter's emergency operation, standby power provisions, hands-free voice communication device, seismic provisions.

Planning Information

Service Life:	20
Installed Year:	2012
Chronological Age:	2
Effective Age:	2
Next Renewal Year:	2032

Elev 04 - Elevator Cabs & Hoistway (Tower III)

Location

Elevator cab and travelling hoistway.

Description

Single speed side opening doors, plastic non-raised car and hall pushbuttons, one (1) car operating panel (stainless steel), infrared door protection, GAL MODL door operators, plastic laminate doors and front return, plastic laminate with stainless steel reveals on all non-access walls, plastic laminate on rear wall, painted steel ceiling, tile flooring, flat bar, stainless steel handrails, no firefighter's emergency operation, no standby power provisions, hands-free voice communication device, no seismic provisions.

Planning Information

Service Life:	20
Installed Year:	1995
Chronological Age:	19
Effective Age:	14
Next Renewal Year:	2020

Fire Safety

Fire 01 - Fire Alarm Panel - Addressable

Location

FAAP at main entrance and FACP in main electrical .

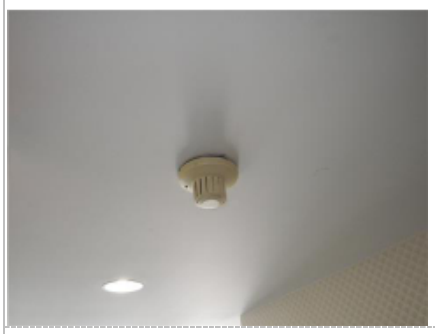
Description

Mircom 100 FACP and supervised unit.

Planning Information

Service Life:	20
Installed Year:	1983
Chronological Age:	31
Effective Age:	20
Next Renewal Year:	2014

Fire 02 - Fire Detection & Alarm



Location

Throughout the interior of the building.

Description

Smoke detectors, heat detectors, flow switches, tamper switches, horns, pull stations and other fixed apparatus field devices to detect fire and smoke conditions and initiate timely response.

Planning Information

Service Life:	20
Installed Year:	1983
Chronological Age:	31
Effective Age:	20
Next Renewal Year:	2014

Fire 03 - Portable Fire Extinguisher

Location

Throughout the building.

Description

Wall mounted, manually operated, 5lbs and 10lbs ABC type, pressurized vessels for controlled discharge of chemicals to extinguish small fires.

Planning Information

Service Life:	12
Installed Year:	2001
Chronological Age:	13
Effective Age:	12
Next Renewal Year:	2014

Fire 04 - Fire Hose Cabinet

Location

Throughout the buildings.

Description

Fire hose and extinguisher cabinet, wall mounted with glass door, complete with angle valve, fire hose, and wrench.

Planning Information

Service Life:	20
Installed Year:	2003
Chronological Age:	11
Effective Age:	11
Next Renewal Year:	2023

Fire 05 - Dry Sprinkler Compressor

Location

Parkade level mechanical room.

Description

Compressor with 1/2 HP motor to maintain the pressure of air in the dry fire sprinkler lines.

Planning Information

Service Life:	14
Installed Year:	2010
Chronological Age:	4
Effective Age:	4
Next Renewal Year:	2024

Fire 06 - Fire & Jockey Pump

Location

Parkade level mechanical room.

Description

Motor control centre connected to 60HP fire pump to supply water flow and pressure to the sprinkler system and standpipe system.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	29
Next Renewal Year:	2015

Fire 07 - Sprinkler & Standpipe - Wet

Location

Throughout the buildings.

Description

Sprinkler heads, flow switches and indicating devices, gauges, and distribution lines.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Fire 08 - Sprinkler System - Dry

Location

Throughout the parking garage.

Description

Exposed dry sprinklers, upright and sidewall sprinkler heads, steel piping.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Fire 09 - Sprinkler Valve Assembly - Dry

Location

Parkade level mechanical room.

Description

Dry sprinkler valves, trim and gauges, steel piping.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Fire 10 - Emergency Egress Equipment

Location
Throughout the building.

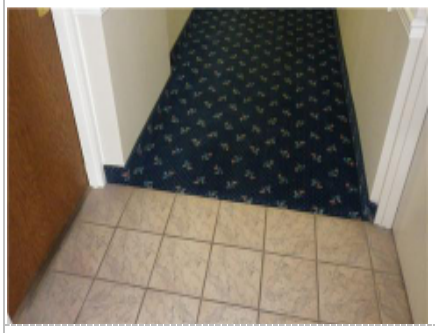
Description
Exit signs.

Planning Information

Service Life:	20
Installed Year:	2005
Chronological Age:	9
Effective Age:	9
Next Renewal Year:	2025

Interior Finishes

Finish 01 - Porcelain Floor Tile



Location
Elevator lobbies, amenity room, washroom and other interior locations.

Description
Porcelain floor tile on thin set mortar with grout.

Planning Information

Service Life:	40
Installed Year:	2013
Chronological Age:	1
Effective Age:	1
Next Renewal Year:	2053

Finish 02 - Resilient Sheet Flooring

Location
Amenity kitchen.

Description
Vinyl tile or vinyl sheet adhered to the substrate.

Planning Information

Service Life:	20
Installed Year:	1983
Chronological Age:	31
Effective Age:	9
Next Renewal Year:	2025

Finish 03 - Sheet Carpet - Glued Down

Location
Hallways stairs and lobby.

Description
Synthetic, low level loop, textile sheet floor covering glued over floor substrate.

Planning Information

Service Life:	10
Installed Year:	2002
Chronological Age:	12
Effective Age:	7
Next Renewal Year:	2017

Finish 04 - Ceramic Tile

Location

Washroom wall finish.

Description

Ceramic tile on mortar bed and substrate with grout and sealant at interfaces.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	4
Next Renewal Year:	2035

Finish 05 - Mirror

Location

Amenity washrooms.

Description

Mirrored glass with structural fasteners to the substrate.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	4
Next Renewal Year:	2035

Finish 06 - Paint

Location

Wall finish in amenity and washroom spaces.

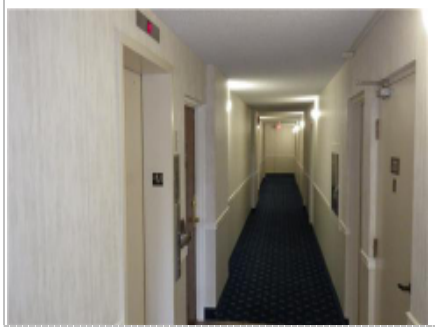
Description

Primers and multiple pigmented coating finishes applied to interior gypsum wallboard [,concrete, mill work trim details, and metal trim].

Planning Information

Service Life:	10
Installed Year:	2010
Chronological Age:	4
Effective Age:	4
Next Renewal Year:	2020

Finish 07 - Vinyl Wall Covering



Location

Throughout hallways and Lobby.

Description

Decorative vinyl wall covering adhered to sheathing substrate.

Planning Information

Service Life:	20
Installed Year:	2010
Chronological Age:	4
Effective Age:	4
Next Renewal Year:	2030

Finish 08 - Wood Ceiling

Location

Portion of amenity room.

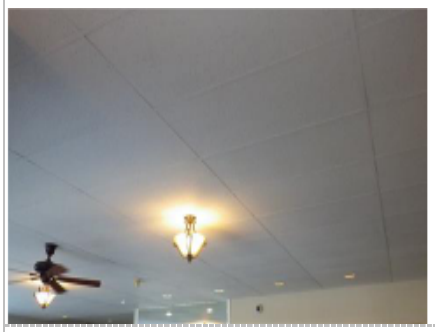
Description

Interlocking wood slats, ceiling finish.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Finish 09 - Acoustic Ceiling Tile



Location

Portion of 7th floor building C, washrooms and main lobby.

Description

Suspended grid of metal T channels with infill acoustic tiles that form a drop ceiling.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Finish 10 - Painted/Spray Texture Ceiling

Location

Throughout the building in locations other than those with ceiling tile.

Description

Primer and multiple pigmented finish coat applied to interior exposed concrete or gypsum wallboard.

Planning Information

Service Life:	10
Installed Year:	2010
Chronological Age:	4
Effective Age:	4
Next Renewal Year:	2020

Finish 11 - Baseboard, Molding and Casing

Location

Throughout interior spaces.

Description

Linear components out of painted or finished wood or composite. Includes synthetic cove at wall to floor interface.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Finish 12 - Carpentry and Millwork

Location

Amenity rooms and washrooms.

Description

Shop fabricated custom casework, built-in counter-tops with laminate, composite or stone surface, wood veneer or composite cabinets.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	24
Next Renewal Year:	2020

Finish 13 - General Housekeeping

Location

Throughout the interior of the building.

Description

Cleaning and care of miscellaneous brightwork, millwork, flooring glass and other interior finishes. Includes housekeeping equipment.

Planning Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Finish 14 - Glazed Metal Door

Location

Select parking garage doors.

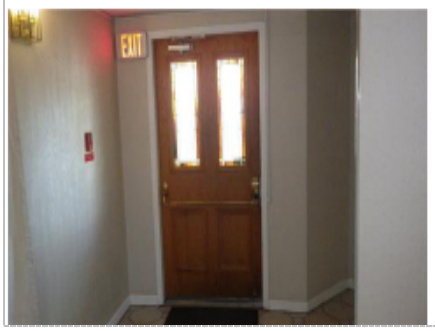
Description

Prefinished metal swing door with wired glazing.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	19
Next Renewal Year:	2025

Finish 15 - Glazed Wood Door



Location

Exit door to main entrance pathway.

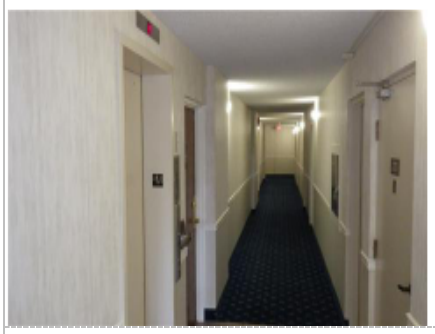
Description

Solid wood swing door with [tempered] glazing.

Planning Information

Service Life:	30
Installed Year:	1995
Chronological Age:	19
Effective Age:	19
Next Renewal Year:	2025

Finish 16 - Hollow Metal Door



Location

Interior service doors to electrical closets and other interior fire separations.

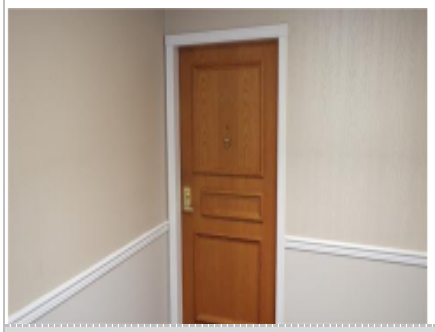
Description

Prefinished metal swing door [with, without] [tempered, wired] glazing insert.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	19
Next Renewal Year:	2025

Finish 17 - Interior Swing Door - General



Location

Suite doors and other non metal interior doors.

Description

Solid or hollow core wood or hollow metal swing door hung in framed opening including hardware.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	19
Next Renewal Year:	2025

Amenities

Amen 01 - Fitness Equipments

Location

Amenity room.

Description

Various fitness machines and equipment.

Planning Information

Service Life:	10
Installed Year:	2005
Chronological Age:	9
Effective Age:	4
Next Renewal Year:	2020

Amen 02 - Computer Equipments

Location

Electrical room.

Description

Computer, monitor, printer, keyboard and associated electronic devices required for general operations and management of the facility.

Planning Information

Service Life:	6
Installed Year:	2006
Chronological Age:	8
Effective Age:	5
Next Renewal Year:	2015

Amen 03 - Domestic Appliances

Location
Amenity kitchen.

Description
Refrigerator, microwave oven, dishwasher of miscellaneous brands.

Planning Information

Service Life:	15
Installed Year:	2000
Chronological Age:	14
Effective Age:	9
Next Renewal Year:	2020

Amen 04 - Washroom Partition

Location
Common washrooms.

Description
Privacy panels and miscellaneous hardware fittings such as pilaster, panel, door, anchors, hinges, latches and brackets.

Planning Information

Service Life:	30
Installed Year:	1990
Chronological Age:	24
Effective Age:	24
Next Renewal Year:	2020

Amen 05 - Wood Storage Locker

Location
Parkage level storage rooms.

Description
Wood framed general purpose storage locker with swing door and hardware.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	21
Next Renewal Year:	2023

Amen 06 - Bicycle Rack

Location
Parking garage.

Description
Floor or wall mounted, steel or wood frame bicycle rack.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	19
Next Renewal Year:	2025

Amen 07 - Interior Furniture & Accessories

Location

Throughout the building.

Description

Wood and metal furniture with fabric or leather covering, paintings, ornaments, and other miscellaneous accessories. Outdoor furnishings and insuite furnishings are included separately.

Planning Information

Service Life:	15
Installed Year:	1983
Chronological Age:	31
Effective Age:	9
Next Renewal Year:	2020

Amen 08 - Central Mailboxes

Location

Main lobby.

Description

Flush mounted brushed aluminum finish, extruded aluminum trim.

Planning Information

Service Life:	30
Installed Year:	1983
Chronological Age:	31
Effective Age:	24
Next Renewal Year:	2020

Amen 09 - Pool Table

Location

Hobby room.

Description

Pool table with felt on high density substrate, bumpers, pockets and frame. Protective cover, pool cues and other miscellaneous accessories.

Planning Information

Service Life:	20
Installed Year:	2009
Chronological Age:	5
Effective Age:	5
Next Renewal Year:	2029

Amen 10 - Public Signage

Location

Throughout the property.

Description

Variety of permanently displayed information placards in the common areas of the building.

Planning Information

Service Life:	25
Installed Year:	2000
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2025

Sitework

Site 01 - Tiled Main Entry Stairs

Location

Main entry stairs.

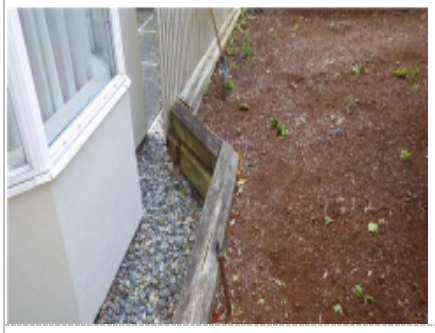
Description

Porcelain floor tile on thin set mortar with grout.

Planning Information

Service Life:	40
Installed Year:	2012
Chronological Age:	2
Effective Age:	2
Next Renewal Year:	2052

Site 02 - Timber Retaining Wall



Location

Perimeter of the building at patios and garden boxes.

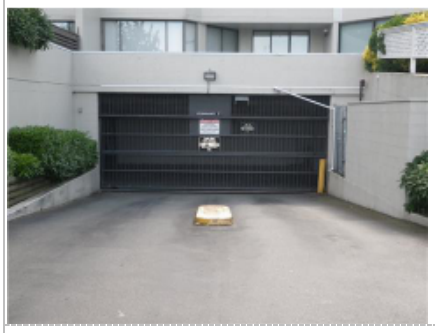
Description

2 feet high heavy timbers with tie-backs.

Planning Information

Service Life:	25
Installed Year:	1983
Chronological Age:	31
Effective Age:	4
Next Renewal Year:	2035

Site 03 - Asphalt Paving



Location

Driveway up to parking garage.

Description

Flexible asphalt paving, onto compacted gravel base.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Site 04 - Concrete Paving

Location

Patios, entry walkway and rear walkways, including some exterior stairs.

Description

Concrete pavement, cast with control and construction joints, onto compacted gravel base.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2023

Site 05 - Interlocking Unit Paving

Location

Rear and front of building.

Description

Precast concrete unit pavers [with, without] curbs, combination of chip seal joint filler and jointing sand, bedding sand, and onto compacted gravel base.

Planning Information

Service Life:	40
Installed Year:	1983
Chronological Age:	31
Effective Age:	29
Next Renewal Year:	2025

Site 06 - Outdoor Furniture & Accessories

Location

Throughout the property.

Description

Miscellaneous outdoor furniture such as benches and tables.

Planning Information

Service Life:	10
Installed Year:	2005
Chronological Age:	9
Effective Age:	9
Next Renewal Year:	2015

Site 07 - Wood Fencing

Location

Perimeter of property.

Description

6 feet high wood fence with posts and [rail, panel panel, trellis]; gates with hardware.

Planning Information

Service Life:	20
Installed Year:	1995
Chronological Age:	19
Effective Age:	19
Next Renewal Year:	2015

Site 08 - Groundskeeping & Pest Control

Location

Throughout the exterior spaces surrounding the towers.

Description

Care of miscellaneous site furnishing, hard paved surfaces and landscaped areas.

Planning Information

Service Life:	5
Installed Year:	2010
Chronological Age:	4
Effective Age:	4
Next Renewal Year:	2015

Site 09 - Irrigation System

Location

Throughout the soft landscaping.

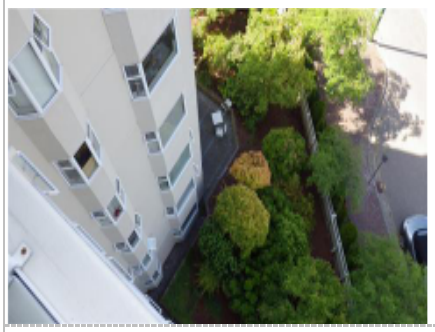
Description

Controller with time clock, network of pipes, valves, and irrigation heads distributed around the soft landscaping.

Planning Information

Service Life:	15
Installed Year:	2002
Chronological Age:	12
Effective Age:	12
Next Renewal Year:	2017

Site 10 - Soft Landscaping



Location

Throughout the property.

Description

Lawn, ground cover, shrubs, perennials and small trees(up to 30').

Planning Information

Service Life:	15
Installed Year:	2009
Chronological Age:	5
Effective Age:	5
Next Renewal Year:	2024

Site 11 - Underground Natural Gas Service [PLACEHOLDER]

Location

Property line to the meter.

Description

Natural gas pipe installed underground from the property line to the building(s).

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Site 12 - Underground Water Service Piping

Location

Property line to water entry room.

Description

Fire/domestic water supplies, from the property line to the buildings.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Site 13 - Electrical Site Services

Location

Property line to main electrical room.

Description

Underground secondary distribution conduits and services from individual pad mounted transformers to building electrical rooms.

Planning Information

Service Life:	50
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2033

Site 14 - Underground Drainage Services - Storm

Location

To property line from parking garage walls.

Description

Storm sewer from buildings and catch basins to property line.

Planning Information

Service Life:	80
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2063

Site 15 - Underground Sewer Services - Sewer

Location

To property line from parking garage walls.

Description

Sanitary sewer system from the buildings to the property line, including all appurtenances.

Planning Information

Service Life:	80
Installed Year:	1983
Chronological Age:	31
Effective Age:	31
Next Renewal Year:	2063

Appendix C

Asset Service Life Summary

White Rock Square II
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Enclosure			
Encl 01	Protected Membrane Podium with Landscaping and Traffic Bearing Surface	31	10
Encl 02	Exposed SBS Membrane Roof	8	17
Encl 03	Lower Exposed Membrane Roof	2	23
Encl 04	Protected SBS Membrane Roof with Ballast	12	17
Encl 05	Anchor Fall Protection Equipment	10	30
Encl 06	Guardrail Aluminum	31	5
Encl 07	Guardrail Glazed Aluminum	31	5
Encl 08	Coated Architectural Concrete Wall	31	44
Encl 09	Profiled Sheet Metal Cladding Wall	14	16
Encl 10	Skylights	1	19
Encl 11	Acrylic Dome Skylight	1	29
Encl 12	Aluminum Framed Window- Strata	31	11
Encl 13	Aluminum Frame Lobby Door	2	18
Encl 14	Aluminum Framed Sliding Glass Door	31	5
Encl 15	Steel Swing Door	31	13
Encl 16	Wood Stairs & Landings	19	1
Encl 17	Exposed Urethane Balcony Membrane - Concrete Substrate	14	5
Encl 18	Open-grid Overhead Parkade Gate	9	16
Encl 19	Slab-on-Grade	31	46
Encl 20	General & Inspections	31	44
Encl 21	Sealant	4	3
Electrical			
Elec 01	Tank - Fuel Oil Storage	31	1
Elec 02	Emergency Generator	31	9
Elec 03	Electrical Distribution	31	9
Elec 04	Exterior Light Fixtures	31	2
Elec 05	Interior Light Fixtures	31	16
Elec 06	Enterphone System	1	23
Elec 07	Security Surveillance	31	14
Mechanical			
Mech 01	Controls - Boiler Electronic	7	8
Mech 02	Controls - Electronic Actuators	7	3
Mech 03	Heat Tracing - Freeze Protection	7	8

White Rock Square II
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Mech 04	Controls - HVAC Instrumentation	9	11
Mech 05	Gas Detection - Parking Garage	9	1
Mech 06	Interceptor - Oil	31	19
Mech 07	Pumps - Storm Lift and Control Panel	14	1
Mech 08	Drainage - Sanitary	31	19
Mech 09	Fixtures - Showers	31	9
Mech 10	Fixtures - Taps & Sinks	31	0
Mech 11	Fixtures - Toilets & Urinals	31	9
Mech 12	Pumps - Sanitary sump Lift and Control	14	1
Mech 13	Tank - DHW - Storage	7	18
Mech 14	Piping - Domestic Water Distribution	31	14
Mech 15	Piping - Gas Distribution	31	19
Mech 16	Valves - Cross Connection & Backflow Prevention	11	9
Mech 17	Valves - Plumbing Flow Control and Directional	14	11
Mech 18	Chemical Treatment Equipment	7	1
Mech 19	Boiler - DHW - Heating - Gas Fired	7	9
Mech 20	Baseboard - Hydronic Heater	31	9
Mech 21	Hydronic Distribution	31	1
Mech 22	Pump - Hydronic Loop - Pipemount	8	7
Mech 23	Tank - Expansion - Hydronic - Diaphragm	8	12
Mech 24	Make Up Air Unit - Indoor - Hydronic	31	9
Mech 25	Exhaust Fan - Parkade - Propellor	16	4
Mech 26	Overhead Gate Motor	9	1
Elevator			
Elev 01	Traction Elevator, Basement Geared (Tower II)	2	28
Elev 02	Traction Elevator, Basement Geared (Tower III)	19	6
Elev 03	Elevator Cabs & Hoistway (Tower II)	2	18
Elev 04	Elevator Cabs & Hoistway (Tower III)	19	6
Fire Safety			
Fire 01	Fire Alarm Panel - Addressable	31	0
Fire 02	Fire Detection & Alarm	31	0
Fire 03	Portable Fire Extinguisher	13	0
Fire 04	Fire Hose Cabinet	11	9
Fire 05	Dry Sprinkler Compressor	4	10
Fire 06	Fire & Jockey Pump	31	1

White Rock Square II
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Fire 07	Sprinkler & Standpipe - Wet	31	9
Fire 08	Sprinkler System - Dry	31	9
Fire 09	Sprinkler Valve Assembly - Dry	31	9
Fire 10	Emergency Egress Equipment	9	11
Interior Finishes			
Finish 01	Porcelain Floor Tile	1	39
Finish 02	Resilient Sheet Flooring	31	11
Finish 03	Sheet Carpet - Glued Down	12	3
Finish 04	Ceramic Tile	31	21
Finish 05	Mirror	31	21
Finish 06	Paint	4	6
Finish 07	Vinyl Wall Covering	4	16
Finish 08	Wood Ceiling	31	19
Finish 09	Acoustic Ceiling Tile	31	19
Finish 10	Painted/Spray Texture Ceiling	4	6
Finish 11	Baseboard, Molding and Casing	31	9
Finish 12	Carpentry and Millwork	31	6
Finish 13	General Housekeeping	7	3
Finish 14	Glazed Metal Door	31	11
Finish 15	Glazed Wood Door	19	11
Finish 16	Hollow Metal Door	31	11
Finish 17	Interior Swing Door - General	31	11
Amenities			
Amen 01	Fitness Equipments	9	6
Amen 02	Computer Equipments	8	1
Amen 03	Domestic Appliances	14	6
Amen 04	Washroom Partition	24	6
Amen 05	Wood Storage Locker	31	9
Amen 06	Bicycle Rack	31	11
Amen 07	Interior Furniture & Accessories	31	6
Amen 08	Central Mailboxes	31	6
Amen 09	Pool Table	5	15
Amen 10	Public Signage	14	11
Sitework			
Site 01	Tiled Main Entry Stairs	2	38

White Rock Square II
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Site 02	Timber Retaining Wall	31	21
Site 03	Asphalt Paving	31	9
Site 04	Concrete Paving	31	9
Site 05	Interlocking Unit Paving	31	11
Site 06	Outdoor Furniture & Accessories	9	1
Site 07	Wood Fencing	19	1
Site 08	Groundskeeping & Pest Control	4	1
Site 09	Irrigation System	12	3
Site 10	Soft Landscaping	5	10
Site 11	Underground Natural Gas Service [PLACEHOLDER]	31	19
Site 12	Underground Water Service Piping	31	19
Site 13	Electrical Site Services	31	19
Site 14	Underground Drainage Services - Storm	31	49
Site 15	Underground Sewer Services - Sewer	31	49

Appendix D

Disclosures and Disclaimers

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VAN@RDHBE.COM WWW.RDHBE.COM

Disclosures and Disclaimers

Condition of the Assets

The method of determining the physical condition of the assets is based on a visual review of a representative sampling of the assets in readily accessible locations, discussions with facility representatives, and review of readily available reference documents. No destructive testing or exploratory openings are carried out on any of the assets and the equipment is not disassembled, operated or subject to re-commissioning tests. The physical review is not a full "condition assessment" since operating, testing or exploratory openings are excluded from the scope of services.

Cost Estimating for Assets

- All estimates of costs are provided in future year dollars.
- All estimates of costs are Class D estimates intended for planning purposes and not for accounting or tender use. See Glossary of Terms for definition of Class D estimates.
- Actual costs will vary depending on several factors. The estimates assume economies of scale will be achieved by bundling work tasks together into larger renewal, repair or rehabilitation projects. Small tasks performed individually may exceed the estimates presented.
- Soft costs, such as consulting services and contingency allowances are not included in the budget estimates. When developing cost estimates for projects in greater detail for budgeting, each project should include appropriate soft costs - such as owner contingency, permit fees, engineering fees, etc. Depending on the sizes, scope and timing of individual projects, the magnitude of the soft costs will vary.
- Construction costs are subject to the vagaries of the marketplace. At the time of tender, costs may vary depending on the time of the year, contractor availability, and other factors.
- The estimates must be updated over time, further developed for scope of work and confirmed by competitive tender before any contracts are awarded.
- Detailed repair specifications are required to be prepared in order to confirm scopes of work and costs.
- The estimates do not include allowances for site specific access requirements or environmental concerns, which should be addressed on a project-by-project basis.
- Consideration may sometimes need to be given to costs arising from the impact of projects on occupancy use and facility operations.
- Replacement costs are typically based on like-for-like with a similar asset unless code or other circumstances require the replacement cost to include an upgrade.

Maintenance of the Assets:

- The maintenance checklists are not exhaustive and are intended as a framework for the ongoing refinement of the maintenance program.
- Work must only be carried out by appropriately qualified personnel who have the necessary and sufficient knowledge about the maintenance tasks and maintenance intervals.
- The manufacturers' latest printed instructions should take precedence in the event of any conflict with the maintenance checklists.
- The owners' maintenance staff and/or service contractors are responsible to verify what is contained in the manufacturers' documentation regarded recommended maintenance procedures and intervals.
- The maintenance checklists and maintenance intervals should be reviewed annually and adjusted, as required, to reflect the service environment, feedback from contractors, etc.

Specialist and Non-Specialist Reviews

Our personnel collect the asset inventory data for all the different systems, including mechanical, plumbing, fire safety, elevator, electrical, interior finishes and sitework. Our scope of services is to identify the assets within each system, determine their age and report on their reasonable service life-cycles according to accepted industry standards. RDH personnel do not make observations with regard to specialty building system conditions unless specifically addressed in our proposal.

Forecasting the Useful Service Life of Assets

The service life of assets can be affected by a variety of circumstances, including the following:

- The quality of the maintenance conducted on an asset will affect the service life of the asset. Poor maintenance can lead to a reduced service life and may result in the premature failure of an asset.
- Insurable losses (force majeure), such as earthquakes, fires and floods can shorten the life of an asset. These events are not considered in a depreciation report.
- Asset service life in a Depreciation Report is determined according to accepted industry standards.

Funding Models

The funding models for Depreciation Reports are based on a 30-year horizon and use "future year dollars termed" methodology. This methodology projects the costs (in future year dollars) over the planning horizon and not beyond the terminus year of the planning horizon. The current year is the starting year of the planning horizon. The term, therefore, matches the initial horizon and does not respect a shifting horizon. This means that in year 1 the funding scenarios will look forward for 30 years.

For example, in 2012 the model looks forward to 2042. In year two, it will be accurate for 29 years, as it is only looking forward to year 2042. When an update study is performed in three years, the revised funding scenarios will look forward 30 years from 2015 to 2045. Renewal and major maintenance projects that occur beyond the 30-year planning horizon are not considered in the scenarios; that is, those projects that occur beyond 30 years are unfunded in the funding scenarios.

Appendix E

Funding Scenario Cash Flow Tables

RDH BAMS

Building - Funding Model

White Rock Square II

Name	Statutory Funding Model
Type	Basic
Regarding	White Rock Square II
Start Year	2014
Interest/Investment Rate	1.0%
Estimated Contingency Allowance	$1,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	102

Init Catchup Cost	$0
Operating Budget	$357,743
Starting Reserve Balance	$102,000
Reserver Contribution Threshold	$89,436
Contribution Below Threshold	$35,774
Contribution Above Threshold	$0
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$0

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$102,000	$0	$21,980	$1,020	$124,000	$1,000	$0	$0	0.00 %
2015	$0	$35,774	$108,446	$0	$143,220	$1,000	$0	$0	0.00 %
2016	$0	$35,774	$15,926	$0	$50,700	$1,000	$0	$0	0.00 %
2017	$0	$35,774	$323,826	$0	$358,600	$1,000	$0	$0	0.00 %
2018	$0	$35,774	$205,426	$0	$240,200	$1,000	$0	$0	0.00 %
2019	$0	$35,774	$86,426	$0	$121,200	$1,000	$0	$0	0.00 %
2020	$0	$35,774	$219,196	$0	$253,970	$1,000	$0	$0	0.00 %
2021	$0	$35,774	$16,026	$0	$50,800	$1,000	$0	$0	0.00 %
2022	$0	$35,774	$0	$0	$15,300	$1,000	$0	$19,474	0.44 %
2023	$19,474	$35,774	$273,657	$195	$328,100	$1,000	$0	$0	0.00 %
2024	$0	$35,774	$548,326	$0	$583,100	$1,000	$0	$0	0.00 %
2025	$0	$35,774	$1,431,756	$0	$1,466,530	$1,000	$0	$0	0.00 %
2026	$0	$35,774	$11,926	$0	$46,700	$1,000	$0	$0	0.00 %
2027	$0	$35,774	$403,526	$0	$438,300	$1,000	$0	$0	0.00 %
2028	$0	$35,774	$1,631,726	$0	$1,666,500	$1,000	$0	$0	0.00 %
2029	$0	$35,774	$9,026	$0	$43,800	$1,000	$0	$0	0.00 %
2030	$0	$35,774	$324,426	$0	$359,200	$1,000	$0	$0	0.00 %
2031	$0	$35,774	$1,082,726	$0	$1,117,500	$1,000	$0	$0	0.00 %
2032	$0	$35,774	$46,626	$0	$81,400	$1,000	$0	$0	0.00 %
2033	$0	$35,774	$222,626	$0	$257,400	$1,000	$0	$0	0.00 %
2034	$0	$35,774	$149,626	$0	$184,400	$1,000	$0	$0	0.00 %
2035	$0	$35,774	$283,796	$0	$318,570	$1,000	$0	$0	0.00 %
2036	$0	$35,774	$15,626	$0	$50,400	$1,000	$0	$0	0.00 %
2037	$0	$35,774	$661,026	$0	$695,800	$1,000	$0	$0	0.00 %
2038	$0	$35,774	$346,226	$0	$381,000	$1,000	$0	$0	0.00 %
2039	$0	$35,774	$135,426	$0	$170,200	$1,000	$0	$0	0.00 %
2040	$0	$35,774	$63,676	$0	$98,450	$1,000	$0	$0	0.00 %
2041	$0	$35,774	$55,626	$0	$90,400	$1,000	$0	$0	0.00 %
2042	$0	$35,774	$263,726	$0	$298,500	$1,000	$0	$0	0.00 %
2043	$0	$35,774	$79,326	$0	$114,100	$1,000	$0	$0	100.00 %
		$1,037,455	$9,037,671		$10,148,340				

RDH BAMS

Building - Funding Model

White Rock Square II

Name	Fixed Annual Funding Model $ 50,000 (Status Quo)
Type	Basic
Regarding	White Rock Square II
Start Year	2014
Interest/Investment Rate	1.0%
Estimated Contingency Allowance	$1,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	102

Init Catchup Cost	$0
Operating Budget	$357,743
Starting Reserve Balance	$102,000
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$50,000
Contribution Above Threshold	$50,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$41

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$102,000	$50,000	$0	$1,020	$124,000	$1,000	$0	$28,020	0.98 %
2015	$28,020	$50,000	$70,920	$280	$143,220	$1,000	$0	$5,000	0.16 %
2016	$5,000	$50,000	$1,650	$50	$50,700	$1,000	$0	$5,000	0.15 %
2017	$5,000	$50,000	$309,550	$50	$358,600	$1,000	$0	$5,000	0.15 %
2018	$5,000	$50,000	$191,150	$50	$240,200	$1,000	$0	$5,000	0.14 %
2019	$5,000	$50,000	$72,150	$50	$121,200	$1,000	$0	$5,000	0.13 %
2020	$5,000	$50,000	$204,920	$50	$253,970	$1,000	$0	$5,000	0.13 %
2021	$5,000	$50,000	$1,750	$50	$50,800	$1,000	$0	$5,000	0.12 %
2022	$5,000	$50,000	$0	$50	$15,300	$1,000	$0	$38,750	0.88 %
2023	$38,750	$50,000	$244,963	$388	$328,100	$1,000	$0	$5,000	0.11 %
2024	$5,000	$50,000	$534,050	$50	$583,100	$1,000	$0	$5,000	0.11 %
2025	$5,000	$50,000	$1,417,480	$50	$1,466,530	$1,000	$0	$5,000	0.15 %
2026	$5,000	$50,000	$0	$50	$46,700	$1,000	$0	$7,350	0.21 %
2027	$7,350	$50,000	$386,877	$74	$438,300	$1,000	$0	$5,000	0.15 %
2028	$5,000	$50,000	$1,617,450	$50	$1,666,500	$1,000	$0	$5,000	0.24 %
2029	$5,000	$50,000	$0	$50	$43,800	$1,000	$0	$10,250	0.46 %
2030	$10,250	$50,000	$304,848	$103	$359,200	$1,000	$0	$5,000	0.23 %
2031	$5,000	$50,000	$1,068,450	$50	$1,117,500	$1,000	$0	$5,000	0.40 %
2032	$5,000	$50,000	$32,350	$50	$81,400	$1,000	$0	$5,000	0.36 %
2033	$5,000	$50,000	$208,350	$50	$257,400	$1,000	$0	$5,000	0.38 %
2034	$5,000	$50,000	$135,350	$50	$184,400	$1,000	$0	$5,000	0.38 %
2035	$5,000	$50,000	$269,520	$50	$318,570	$1,000	$0	$5,000	0.42 %
2036	$5,000	$50,000	$1,350	$50	$50,400	$1,000	$0	$5,000	0.38 %
2037	$5,000	$50,000	$646,750	$50	$695,800	$1,000	$0	$5,000	0.62 %
2038	$5,000	$50,000	$331,950	$50	$381,000	$1,000	$0	$5,000	0.90 %
2039	$5,000	$50,000	$121,150	$50	$170,200	$1,000	$0	$5,000	1.08 %
2040	$5,000	$50,000	$49,400	$50	$98,450	$1,000	$0	$5,000	1.16 %
2041	$5,000	$50,000	$41,350	$50	$90,400	$1,000	$0	$5,000	1.35 %
2042	$5,000	$50,000	$249,450	$50	$298,500	$1,000	$0	$5,000	5.10 %
2043	$5,000	$50,000	$65,050	$50	$114,100	$1,000	$0	$5,000	100.00 %
		$1,500,000	$8,578,226		$10,148,340				

RDH BAMS

Building - Funding Model

White Rock Square II

Name	Fixed Annual Funding Model $ 116,000 (Alternative 1)
Type	Basic
Regarding	White Rock Square II
Start Year	2014
Interest/Investment Rate	1.0%
Estimated Contingency Allowance	$1,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	102

Init Catchup Cost	$0
Operating Budget	$357,743
Starting Reserve Balance	$102,000
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$116,000
Contribution Above Threshold	$116,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$95

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$102,000	$116,000	$0	$1,020	$124,000	$1,000	$0	$94,020	3.31 %
2015	$94,020	$116,000	$0	$940	$143,220	$1,000	$0	$66,740	2.22 %
2016	$66,740	$116,000	$0	$667	$50,700	$1,000	$0	$131,708	4.02 %
2017	$131,708	$116,000	$115,575	$1,317	$358,600	$1,000	$0	$5,000	0.15 %
2018	$5,000	$116,000	$125,150	$50	$240,200	$1,000	$0	$5,000	0.14 %
2019	$5,000	$116,000	$6,150	$50	$121,200	$1,000	$0	$5,000	0.13 %
2020	$5,000	$116,000	$138,920	$50	$253,970	$1,000	$0	$5,000	0.13 %
2021	$5,000	$116,000	$0	$50	$50,800	$1,000	$0	$69,250	1.71 %
2022	$69,250	$116,000	$0	$693	$15,300	$1,000	$0	$169,643	3.85 %
2023	$169,643	$116,000	$46,761	$1,696	$328,100	$1,000	$0	$5,000	0.11 %
2024	$5,000	$116,000	$468,050	$50	$583,100	$1,000	$0	$5,000	0.11 %
2025	$5,000	$116,000	$1,351,480	$50	$1,466,530	$1,000	$0	$5,000	0.15 %
2026	$5,000	$116,000	$0	$50	$46,700	$1,000	$0	$73,350	2.13 %
2027	$73,350	$116,000	$254,217	$734	$438,300	$1,000	$0	$5,000	0.15 %
2028	$5,000	$116,000	$1,551,450	$50	$1,666,500	$1,000	$0	$5,000	0.24 %
2029	$5,000	$116,000	$0	$50	$43,800	$1,000	$0	$76,250	3.45 %
2030	$76,250	$116,000	$172,188	$763	$359,200	$1,000	$0	$5,000	0.23 %
2031	$5,000	$116,000	$1,002,450	$50	$1,117,500	$1,000	$0	$5,000	0.40 %
2032	$5,000	$116,000	$0	$50	$81,400	$1,000	$0	$38,650	2.85 %
2033	$38,650	$116,000	$108,364	$387	$257,400	$1,000	$0	$5,000	0.38 %
2034	$5,000	$116,000	$69,350	$50	$184,400	$1,000	$0	$5,000	0.38 %
2035	$5,000	$116,000	$203,520	$50	$318,570	$1,000	$0	$5,000	0.42 %
2036	$5,000	$116,000	$0	$50	$50,400	$1,000	$0	$69,650	5.42 %
2037	$69,650	$116,000	$515,454	$697	$695,800	$1,000	$0	$5,000	0.62 %
2038	$5,000	$116,000	$265,950	$50	$381,000	$1,000	$0	$5,000	0.90 %
2039	$5,000	$116,000	$55,150	$50	$170,200	$1,000	$0	$5,000	1.08 %
2040	$5,000	$116,000	$0	$50	$98,450	$1,000	$0	$21,600	5.01 %
2041	$21,600	$116,000	$0	$216	$90,400	$1,000	$0	$46,416	12.57 %
2042	$46,416	$116,000	$141,620	$464	$298,500	$1,000	$0	$5,000	5.10 %
2043	$5,000	$116,000	$0	$50	$114,100	$1,000	$0	$5,950	100.00 %
		$3,480,000	$6,591,797		$10,148,340				

RDH BAMS

Building - Funding Model

White Rock Square II

Name	Fixed Annual Funding Model $ 300,000 (Progressive)
Type	Basic
Regarding	White Rock Square II
Start Year	2014
Interest/Investment Rate	1.0%
Estimated Contingency Allowance	$1,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	102

Init Catchup Cost	$0
Operating Budget	$357,743
Starting Reserve Balance	$102,000
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$300,000
Contribution Above Threshold	$300,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$245

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$102,000	$300,000	$0	$1,020	$124,000	$1,000	$0	$278,020	9.81 %
2015	$278,020	$300,000	$0	$2,780	$143,220	$1,000	$0	$436,580	14.53 %
2016	$436,580	$300,000	$0	$4,366	$50,700	$1,000	$0	$689,246	21.07 %
2017	$689,246	$300,000	$0	$6,892	$358,600	$1,000	$0	$636,538	19.56 %
2018	$636,538	$300,000	$0	$6,365	$240,200	$1,000	$0	$701,704	20.77 %
2019	$701,704	$300,000	$0	$7,017	$121,200	$1,000	$0	$886,521	24.56 %
2020	$886,521	$300,000	$0	$8,865	$253,970	$1,000	$0	$940,416	25.25 %
2021	$940,416	$300,000	$0	$9,404	$50,800	$1,000	$0	$1,198,020	29.69 %
2022	$1,198,020	$300,000	$0	$11,980	$15,300	$1,000	$0	$1,493,701	33.97 %
2023	$1,493,701	$300,000	$0	$14,937	$328,100	$1,000	$0	$1,479,538	33.12 %
2024	$1,479,538	$300,000	$0	$14,795	$583,100	$1,000	$0	$1,210,233	28.30 %
2025	$1,210,233	$300,000	$0	$12,102	$1,466,530	$1,000	$0	$54,805	1.72 %
2026	$54,805	$300,000	$0	$548	$46,700	$1,000	$0	$307,653	8.95 %
2027	$307,653	$300,000	$0	$3,077	$438,300	$1,000	$0	$171,430	5.14 %
2028	$171,430	$300,000	$1,199,356	$1,714	$1,666,500	$1,000	$0	$5,000	0.24 %
2029	$5,000	$300,000	$0	$50	$43,800	$1,000	$0	$260,250	11.78 %
2030	$260,250	$300,000	$0	$2,603	$359,200	$1,000	$0	$202,653	9.56 %
2031	$202,653	$300,000	$618,821	$2,027	$1,117,500	$1,000	$0	$5,000	0.40 %
2032	$5,000	$300,000	$0	$50	$81,400	$1,000	$0	$222,650	16.46 %
2033	$222,650	$300,000	$0	$2,227	$257,400	$1,000	$0	$266,477	20.56 %
2034	$266,477	$300,000	$0	$2,665	$184,400	$1,000	$0	$383,741	29.36 %
2035	$383,741	$300,000	$0	$3,837	$318,570	$1,000	$0	$368,009	31.10 %
2036	$368,009	$300,000	$0	$3,680	$50,400	$1,000	$0	$620,289	48.30 %
2037	$620,289	$300,000	$0	$6,203	$695,800	$1,000	$0	$229,692	28.74 %
2038	$229,692	$300,000	$0	$2,297	$381,000	$1,000	$0	$149,989	27.12 %
2039	$149,989	$300,000	$0	$1,500	$170,200	$1,000	$0	$280,288	60.80 %
2040	$280,288	$300,000	$0	$2,803	$98,450	$1,000	$0	$483,641	112.21 %
2041	$483,641	$300,000	$0	$4,836	$90,400	$1,000	$0	$697,078	188.90 %
2042	$697,078	$300,000	$0	$6,971	$298,500	$1,000	$0	$704,549	718.92 %
2043	$704,549	$300,000	$0	$7,045	$114,100	$1,000	$0	$896,494	100.00 %
		$9,000,000	$1,818,177		$10,148,340				

Appendix F

RDH Qualifications

RDH

RDH Qualifications 1/4

DEPRECIATION REPORT

New regulations in British Columbia make Depreciation Reports mandatory for most strata corporations. RDH Building Engineering Ltd. offers building science and building asset management services from three offices in BC; Vancouver, Victoria, and Courtenay. RDH staff have broad practical experience assisting building owners with all aspects of planning for the long term stewardship of their building(s). Our reserve fund analysts, engineers, architects, and technologists have a wide variety of formal training—including building science, structural engineering, and mechanical engineering. To supplement our in-house expertise, we hire subconsultants for items such as elevator and swimming pool reviews. We believe that by using a team approach, we can ensure an appropriate level of thoroughness and quality.

We have prepared hundreds of Depreciation Reports and are recognized as industry leaders. David Albrice is a certified Professional Reserve Analyst and was one of the key people consulted when the legislation was drafted. He has an unrivaled depth of understanding of the physical, financial planning, and strata governance issues that need to be considered in the development of an effective Depreciation Report.

ABOUT US

David Albrice, B.Sc. URP, ARP, PRA

- Professional Reserve Analyst, APRA
- B.Sc. Urban and Regional Planning
- Associate Reserve Planner, REIC
- Project Manager on 100s of Facility Condition Assessments and Reserve Studies (Depreciation Reports)

Mike Wilson, P.Eng.

- B.Eng. & M.Eng., Structural Engineering
- Registered professional engineer, APEGBC
- 20 years experience as a consultant focused in the field of building science

Mark Will, Dipl.T., BA

- Dipl.T., Building Science Technology
- B.A., Economics
- 15 years experience in project management
- CHOA Board Member

Peter Fitch, C.Tech.

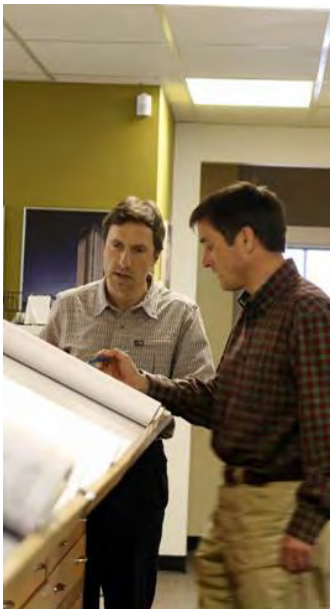
- UBC/UBCM Certified Professional program (audit only)
- Member of Applied Science Technologists & Technicians of British Columbia
- 30 years of experience in the mechanical design field

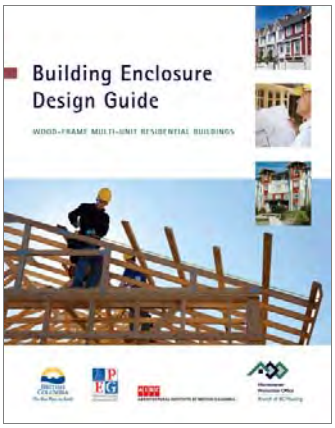
Phil Johnson, P.Eng.

- B.Sc. & M.Sc., Agricultural Engineering
- Registered professional engineer, APEGBC
- 20 years experience as a consultant focused in the field of building science

Matt Mulleray, P.Eng.

- B.A.Sc., Civil Engineering
- Dipl.T., Civil and Structural Engineering
- Registered professional engineer, APEGBC
- 10 years experience in bldg. science & engineering consulting





RDH

RDH Qualifications 2/4

Harvey Goodman, P.Eng.

- B.A.Sc., Civil Engineering
- Registered professional engineer, APEGBC
- 20 years experience in building science consulting

Serge Desmarais, Architect AIBC, CP

- B.Arch.
- Registered architect, AIBC
- Certified Professional, UBC
- 30 years experience in building design and construction capital renewal projects

Jason Dunn, B.Arch.Sc., CCCA

- B.Arch.Sc, Building Science Option
- Certified Construction Contract Administrator, CSC
- 10 years experience in building science consulting

Robin Breuer, A.Sc.T., RRO

- Dipl.T., Building Engineering Technology (Building Science Option)
- Registered Roof Observer, RCI Inc.
- 15 years experience in building science consulting

Laureen Stokes, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- 5 years experience in building science consulting

Rob Mathena, Dipl.T.

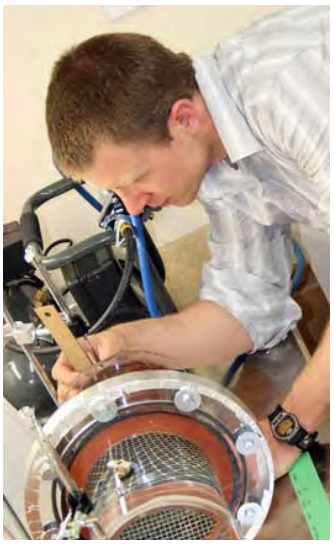
- Dipl.T., Technology in Building Engineering (Building Science Option)
- 15 years experience in building science consulting and construction

Tim Smith, A.Sc.T.

- Dipl.T., Civil Engineering Technologist
- Member of Applied Science Technologists & Technicians of British Columbia
- 5 years experience in building science consulting

Brandon Carreira, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)



climatesmart business2011

We are committed to reducing our environmental impact. RDH participated in Climate Smart to evaluate and reduce our carbon footprint.

Jesus De Mesa, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Alex Seto, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Roma Santos, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Nick Smit, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Kingston Chow, EIT, Dipl.T.

- B.Eng., Civil Engineering
- Dipl.T., Civil Engineering

Jeff Coulombe, Dipl.T.

- Dipl.T., Green Building & Renewable Energy

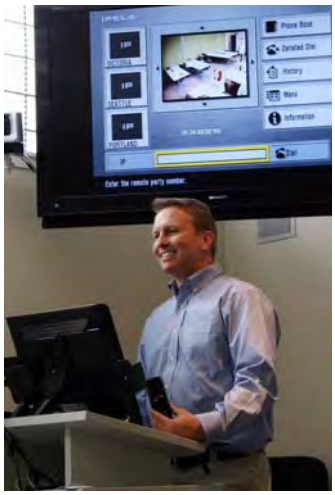
Administrators and Client Support

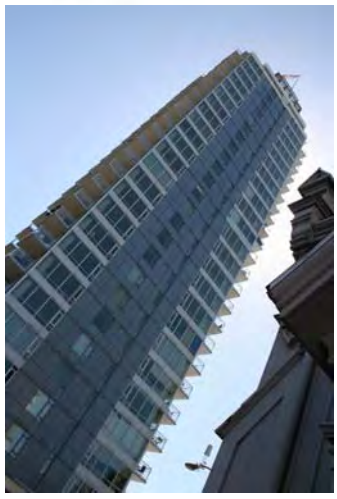
Vanessa Jumawan

- 4 years experience in administration with engineering/architecture firm

Anna Qiu

- Cert., Business Administration
- 8 years experience in administration with engineering/architecture firm





RDH Qualifications 3/4

Software Support and Programmers

Matthew Branch, P.Eng.

- B.Sc., Civil Engineering
- Registered professional engineer, APEGBC
- 12 years experience in engineering data analysis

Gary Zhang, B.Sc.

- B.Sc., Computer Science and Engineering
- 16 years experience in software development

Kan Ma, B.Sc.

- B.Sc., Computing Science
- 6 years experience in software development

Quantity Take-Offs

Andrea Corona, Dipl.

- Dipl., Small Craft Naval Architecture
- 25 years experience in architectural drafting

Roya Kiani Amin, B.Sc.

- B.Sc., Civil Engineering
- 5 years experience in architectural drafting
- 2 years experience in construction

Brigitte MacKenzie

- 3-year Apprenticeship Program, Germany
- 25 years experience in architectural drafting

Appendix G

Insurance Certificate

Ref. No. 320006772241 AMENDED

CERTIFICATE OF INSURANCE

Aon Reed Stenhouse Inc.
401 West Georgia Street, Suite 1200
PO Box 3228 STN. TERMINAL
Vancouver BC V6B 3X8
tel 604-688-4442 *fax* 604-682-4026

Amending Certificate No. : 320006772239

Re: Evidence of Insurance:

To Whom It May Concern

Insurance as described herein has been arranged on behalf of the Insured named herein under the following policy(ies) and as more fully described by the terms, conditions, exclusions and provisions contained in the said policy(ies) and any endorsements attached thereto.

Insured

RDH Building Engineering Ltd.
224 West 8th Avenue
Vancouver, BC V5Y 1N5

Coverage

Commercial General Liability	**Insurer**	Royal and Sun Alliance Insurance Co. of Canada	
	Policy #	8141333	
	Effective	01-Jun-2013	**Expiry** 02-May-2014
	Limits of Liability	Bodily Injury & Property Damage, Each Occurrence $5,000,000 Products and Completed Operations, Aggregate $5,000,000 Personal Injury $5,000,000 Advertising Liability $5,000,000 Non-Owned Automobile Liability $5,000,000 Legal Liability for Damage to Hired Automobiles $50,000 Policy may be subject to a general aggregate and other aggregates where applicable	
Professional Liability	**Insurer**	Certain Underwriters At Lloyd's	
	Policy #	QC1302155	
	Effective	02-May-2013	**Expiry** 02-May-2014
	Limits of Liability	Subject to aggregate where applicable	

Terms and / or Additional Coverage

Professional Liability
Limit: $2,000,000 Per Claim Limit / $4,000,000 Aggregate Limit

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
OR, IN THE CASE OF AUTOMOBILE INSURANCE,
THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE

Ref. No. 320006772241 AMENDED

CERTIFICATE OF INSURANCE

Commercial General Liability

Products and Completed Operations
Broad Form Property Damage
Cross Liability
Contractual Liability

THIS CERTIFICATE CONSTITUTES A STATEMENT OF THE FACTS AS OF THE DATE OF ISSUANCE AND ARE SO REPRESENTED AND WARRANTED ONLY TO THE INSURED. OTHER PERSONS RELYING ON THIS CERTIFICATE DO SO AT THEIR OWN RISK.

Aon Reed Stenhouse Inc.

L Hadden

Dated : 30-May-2013
Issued By : Hadden,Lindsay D.
Tel : 604-443-2524

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
OR, IN THE CASE OF AUTOMOBILE INSURANCE,
THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE