



213vA006A

November 12, 2014

The Owners, Strata Plan LMS 343  
c/o Warrington PCI Management  
1700 – 1030 West Georgia Street  
Vancouver, BC V6E 2Y3

**Attn: Ms. Silvia Lee, Property Manager**

**E-mail: [slee@warringtonpci.com](mailto:slee@warringtonpci.com)**

Dear Council,

**Re: Place Fontaine Bleu, Coquitlam, BC  
2013 Depreciation Report**

Please find enclosed a copy of our finalized Depreciation Report for your Strata. Our draft report was dated June 7, 2013. The final report incorporates various change requested by Council during emails and conversations occurring over the past year.

#### **HALSALL AND DEPRECIATION REPORTS**

As per the New Regulations, we confirm our qualifications as follows:

- ▶ Halsall is a firm of engineers and consultants who has prepared Depreciation type reports across the Country since the early '90s; our Team is familiar with all building systems, their failure mechanisms and required maintenance, repair and replacement needs; and we have completed over 250 such reports in BC for Strata's since 2004. The authors of this report (Trevor Potts and Kevin Grasty) have collectively in excess of 15 years' experience in delivering such reports.
- ▶ Halsall carries \$2,000,000 in errors and omissions insurance.
- ▶ At the time of writing this report, no employee of Halsall carries any ownership in Place Fontaine Bleu, thereby solely providing independent 3<sup>rd</sup> party consulting services to the Strata.

#### **FUNDING PLAN**

Our analysis is summarized on the Contingency Reserve Fund Expenditure and Cash Flow tables within the Financial Analysis section of this report. Funding scenarios have been provided to give you the range of options available for funding future capital expenses. We have found that an increase over current contribution levels is required in order to reduce, or prevent, special levies. The Council could select from one of these options, or suggest an alternate cash flow plan that better suits their needs.

Our financial analysis is based on the following information provided by the Property Manager:

- ▶ *Contingency Reserve Fund Balance:* We have used a Contingency Reserve Fund starting balance for the 2013 fiscal year of \$329,941, based on the consolidated September 2012 monthly financial statement.
- ▶ *Contingency Reserve Fund Contributions:* For the financial analysis, we have used an annual contribution of \$27,669 for the 2013 fiscal year based on the questionnaire submitted.

#### **Halsall Associates**

112-930 West 1st Street, North Vancouver, BC V7P 3N4 [www.halsall.com](http://www.halsall.com) T: 604.924.5575 F: 604.924.5573  
VANCOUVER • CALGARY • SUDBURY • BURLINGTON • TORONTO • OTTAWA • WASHINGTON, DC

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Should there be any questions, please feel free to contact us at (604) 924-5575.

Yours very truly,

**HALSALL ASSOCIATES**

A Parsons Brinckerhoff Company



Kevin Grasty, P.Eng., LEED AP  
Project Principal

Attachment: Depreciation Report





## 2013 DEPRECIATION REPORT FOR

**Place Fontaine Bleu**  
Coquitlam, British Columbia

November 12, 2014

Prepared For:

**The Owners, Strata Plan LMS 343**

c/o Warrington PCI Management  
Suite 1700, 1030 West Georgia Street Vancouver,  
BC V6E 2Y3

Contact: Ms. Silvia Lee, Strata Manager

Prepared By:

**Halsall Associates**

Suite 112, 930 West 1st Street  
North Vancouver, BC V7P 3N4

Contact: Mr. Kevin Grasty, P.Eng.

Project Number: 213vA006A



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## General Description

Place Fontaine Blue in Coquitlam, British Columbia is comprised of 9 three-storey lowrise buildings with a total of 130 residential units. Each building contains between 4-25 units and based on the Strata Plan, the buildings are referred to as follows:

Building A: 219 Begin Street, 16 units  
Building B: 217 Begin Street., 12 units  
Building C: 211 Begin Street, 12 units  
Building D: 215 Begin Street, 12 units  
Building E: 1215 Brunette Avenue, 25 units.  
Building F: 1225 Brunette Avenue, 25 units.  
Building G: 202 Laval Street, 12 units  
Building H: 206 Laval Street, 12 units  
The Gatehouse: 1211 Brunette Avenue, 4 units

Refer to the site plan in Appendix A at the back of the report for further clarification of the site layout.

Each building is constructed over a single-level underground parking garage, with the exception of The Gatehouse. Buildings A, B, C, and H are serviced by elevators. Each building has a combination of balconies, terraces, and ground level patios. There are outdoor stairwells and corridors that provide access to the upper level units.

The complex was built in 1992, and was re-clad in 2004 (RJC were the engineers on the project). During the re-clad, the majority of the windows, doors, flat roofs, cladding, and balcony/terrace membranes were replaced.

We understand there are no shared facilities or cost sharing agreements in place with any adjacent properties.

The Corporation's fiscal year end is September 30.



## Financial Analysis

A well planned Depreciation Report requires that contributions to the Contingency Reserve Fund be calculated on the basis of expected repair, or replacement costs and life expectancies of the common assets. The attached Projected Expenditure Table summarizes the timing and costs of the projects included in this report.

The *Strata Property Act* establishes regulations for minimum contributions into the Contingency Reserve Fund based on the operating fund. We have provided a range of funding options for your consideration and presume you will decide whether or not to adopt one of the scenarios presented, or set out another funding plan that better suites your needs.

We have included the following funding scenarios for consideration:

- Scenario 1 shows the implications of continuing to contribute at your current level, with special levies making up the shortfalls.
- Scenario 2 shows the "ideal" contribution level that would be required so that all expenses are paid evenly by all owners regardless whether they own a unit early or late in the life of the buildings. This scenario shows the annual contribution level required so that it would be unchanged (other than keeping pace with inflation) over the life of the complex.
- Scenarios 3 shows a combination of phased-in increases and special levies funding 50% of the projects occurring in each year.

Other funding scenarios can also be completed. The Strata Council can also put forward an alternate cash flow scenario that meets their needs.



Place Fontaine Bleu, Coquitlam, British Columbia												Projected Expenditures											
Item	Description	Class	Status	Present Cost	First Occur.	Cycle	No. Occur.	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
<b>1 STRUCTURE</b>																							
1.2.1	Balcony Condition Survey	3	Forecasted	\$11,563	2023	10												\$14,095					
1.2.2	Replace Balcony Waterproofing	3	Forecasted	\$599,907	2024	20													\$745,909				
1.2.3	Replace Balcony and Terrace Guards	3	Forecasted	\$366,740	2044	40																	
1.3.1	Parking Garage Condition Evaluation	3	Forecasted	\$12,000	2021	10										\$14,060							
1.3.2	Repair Garage Roof Deck Waterproofing	3	Forecasted	\$106,575	2022	40											\$127,367						
1.3.3	Replace Garage Roof Deck Waterproofing	3	Forecasted	\$1,917,564	2032	40																	
1.3.4	Repair Below Grade Perimeter Wall Leakage	3	Forecasted	\$10,500	2017	3						\$11,366				\$12,061						\$13,583	
<b>2 BUILDING ENVELOPE</b>																							
2.1.1	Paint Wood Components	3	Forecasted	\$177,424	2014	8		\$180,972										\$212,038					
2.1.2	Wall Condition Evaluation	3	Forecasted	\$8,925	2021	12										\$10,457							
2.1.3	Replace Exterior Sealants	3	Forecasted	\$106,535	2022	45											\$127,319						
2.1.4	Repair Cladding	3	Forecasted	\$151,365	2030	8	2																
2.1.5	Replace Cladding	3	Forecasted	\$4,034,933	2044	40																	
2.2.1	Replace Double Glazed IGUs	3	Forecasted	\$6,615	2019	1	25							\$7,450	\$7,599	\$7,751	\$7,906	\$8,064	\$8,225	\$8,389	\$8,557	\$8,728	
2.2.2	Replace Windows and Sliding Doors	3	Forecasted	\$813,204	2044	40																	
2.3.1	Replace Overhead Garage Doors	3	Forecasted	\$39,375	2024	20																\$48,958	
2.3.2	Replace Unit Front Entrance Doors	3	Forecasted	\$150,150	2022	30											\$179,443						
2.3.3	Replace Balcony/Terrace Swing Doors	3	Forecasted	\$12,600	2019	30								\$14,190									
2.4.1	Repair Flat Roofing	3	Forecasted	\$241,605	2024	25																\$300,405	
2.4.2	Replace Flat Roofing	3	Forecasted	\$1,602,006	2029	25																	
2.4.3	Replace Gatehouse Flat Roofing	3	Forecasted	\$63,504	2017	25						\$68,739											
2.5.1	Mansard Roof Condition Survey	3	Forecasted	\$5,250	2015	20			\$5,462														
2.5.2	Replace Cedar Shingle Mansard Sloped Roofs	3	Forecasted	\$100,300	2016	1	6					\$106,439	\$108,568	\$110,739	\$112,954	\$115,213	\$117,517						
2.5.3	Repair Cedar Shingle Mansard Sloped Roofs	3	Forecasted	\$69,560	2031	20																	
2.5.4	Replace Cedar Shingle Mansard Sloped Roofs	3	Forecasted	\$483,746	2036	20																	
2.5.5	Replace Eavestroughs and Downspouts	3	Forecasted	\$12,561	2036	40																	
<b>3 FIRE SAFETY</b>																							
3.1.1	Replace Fire Alarm Panels	3	Forecasted	\$101,640	2038	20																	
3.1.2	Replace Fire Alarm System Wiring and Devices	3	Forecasted	\$375,375	2058	60																	
3.1.3	Suppression Systems Repair Allowance	3	Forecasted	\$10,000	2042	10																	
<b>4 FINISHES, FURNITURE AND EQUIPMENT</b>																							
4.1.1	Refurbish Maintenance Managers Suite	3	Forecasted	\$10,000	2019	20								\$11,262									
4.1.2	Refinish Stairwells and Service Areas	3	Forecasted	\$30,450	2020	15													\$34,977				
<b>5 SITE</b>																							
5.1.1	Landscaping Allowance	3	Forecasted	\$15,000	2020	10																	
5.1.2	Repair and Repaint Wood Fences	3	Forecasted	\$33,753	2021	7														\$17,230			
5.1.3	Repair Retaining Walls	3	Forecasted	\$13,650	2017	15											\$14,775			\$39,547			
5.1.4	Refurbish Entrance Stairwell off Brunette Ave.	3	Forecasted	\$50,000	2027	35																	\$65,974
5.2.1	Replace Asphalt - Parking Lot 3	3	Forecasted	\$52,802	2030	40																	



Place Fontaine Bleu, Place Fontaine Bleu, Coquitlam, British Columbia																										
Item	Description	Class Status	Present Cost	First Occur.	Cycle	No. Occur.	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027					
												Projected Expenditures														
<b>5</b>	<b>SITE</b>																									
5.2.2	Replace Asphalt - Parking Lot 2	3	Forecasted	\$79,926	2032	40																				
5.2.3	Replace Asphalt - Parking Lot 1	3	Forecasted	\$16,746	2034	40																				
5.2.4	Replace Concrete Sidewalks	3	Forecasted	\$173,664	2032	40																				
5.3.1	Site Services - Repair Allowance	3	Forecasted	\$30,000	2027	10															\$39,584					
<b>6</b>	<b>HVAC</b>																									
6.1.1	Replace Garage CO Detection System - 1 Garage Per Occurrence	3	Forecasted	\$10,888	2018	2	5					\$12,021		\$12,507		\$13,012		\$13,538		\$14,085						
6.1.2	Replace Chimney Flues	3	Forecasted	\$20,160	2042	2	10																			
6.1.3	Replace Garage Exhaust Fans - 1 Garage Per Occurrence	3	Forecasted	\$4,200	2018	2	5					\$4,637		\$4,824		\$5,019		\$5,222		\$5,433						
<b>7</b>	<b>PLUMBING</b>																									
7.1.1	Install Back-flow Preventers	3	Forecasted	\$25,200	2017																					
7.1.2	Replace Cold Water Supply Piping and Valves	3	Forecasted	\$276,281	2037	45						\$27,277														
<b>8</b>	<b>ELECTRICAL</b>																									
8.1.1	Replace Main Building Disconnects	3	Forecasted	\$80,850	2037	45																				
8.1.2	Electrical Distribution System Repair Allowance	3	Forecasted	\$18,375	2032	4	20																			
8.2.1	Replace Exterior Lighting	3	Forecasted	\$77,065	2027	35															\$101,686					
8.2.2	Replace Parking Garage Lighting	3	Forecasted	\$64,311	2027	35															\$84,857					
8.2.3	Replace Stairwell Lighting	3	Forecasted	\$9,450	2027	35															\$12,469					
<b>9</b>	<b>CONVEYANCE</b>																									
9.1.1	Replace Hydraulic Elevator Cylinders	3	Forecasted	\$220,500	2022	50															\$263,518					
9.1.2	Elevator Controls Modernization	3	Forecasted	\$300,300	2032	40																				
9.1.3	Refurbish Elevator Cabs	3	Forecasted	\$63,000	2022	30															\$75,291					
<b>10</b>	<b>MISCELLANEOUS</b>																									
10.1.1	Current Depreciation Report	3	Forecasted	\$11,288	2013			\$11,288																		
10.1.2	Depreciation Report Updates	3	Forecasted	\$7,901	2016	3							\$8,385								\$10,020					
<b>Total Projected Expenditures</b>												\$11,288	\$180,972	\$5,462	\$114,824	\$230,725	\$127,398	\$154,753	\$204,412	\$189,332	\$1,020,356	\$34,958	\$1,122,257	\$18,410	\$41,658	\$313,298





Place Fontaine Bleu, Coquitlam, British Columbia												Projected Expenditures												
Item	Description	Class	Status	Present Cost	First Occur.	Cycle	No. Occur.	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042		
<b>1</b>	<b>STRUCTURE</b>																							
1.2.1	Balcony Condition Survey	3	Forecasted	\$11,563	2023	10																		
1.2.2	Replace Balcony Waterproofing	3	Forecasted	\$599,907	2024	20						\$17,182												
1.2.3	Replace Balcony and Terrace Guards	3	Forecasted	\$366,740	2044	40					\$17,139												\$20,892	
1.3.1	Parking Garage Condition Evaluation	3	Forecasted	\$12,000	2021	10																		
1.3.2	Repair Garage Roof Deck Waterproofing	3	Forecasted	\$106,575	2022	40																		
1.3.3	Replace Garage Roof Deck Waterproofing	3	Forecasted	\$1,917,564	2032	40						\$2,793,529												
1.3.4	Repair Below Grade Perimeter Wall Leakage	3	Forecasted	\$10,500	2017	3		\$14,414				\$15,297			\$16,233			\$17,226					\$18,281	
<b>2</b>	<b>BUILDING ENVELOPE</b>																							
2.1.1	Paint Wood Components	3	Forecasted	\$177,424	2014	8			\$248,436															
2.1.2	Wall Condition Evaluation	3	Forecasted	\$8,925	2021	12						\$13,262												
2.1.3	Replace Exterior Sealants	3	Forecasted	\$106,535	2022	45																		
2.1.4	Repair Cladding	3	Forecasted	\$151,365	2030	8	2		\$211,948															
2.1.5	Replace Cladding	3	Forecasted	\$4,034,933	2044	40																		
2.2.1	Replace Double Glazed IGUs	3	Forecasted	\$6,615	2019	1	25	\$8,903	\$9,081	\$9,263	\$9,448	\$9,637	\$9,830	\$10,026	\$10,227	\$10,431	\$10,640	\$10,853	\$11,070	\$11,291	\$11,517	\$11,747		
2.2.2	Replace Windows and Sliding Doors	3	Forecasted	\$813,204	2044	40																		
2.3.1	Replace Overhead Garage Doors	3	Forecasted	\$39,375	2024	20																		
2.3.2	Replace Unit Front Entrance Doors	3	Forecasted	\$150,150	2022	30																		
2.3.3	Replace Balcony/Terrace Swing Doors	3	Forecasted	\$12,600	2019	30																		
2.4.1	Repair Flat Roofing	3	Forecasted	\$241,605	2024	25																		
2.4.2	Replace Flat Roofing	3	Forecasted	\$1,602,006	2029	25		\$2,199,211																
2.4.3	Replace Gatehouse Flat Roofing	3	Forecasted	\$63,504	2017	25									\$8,116									\$112,773
2.5.1	Mansard Roof Condition Survey	3	Forecasted	\$5,250	2015	20																		
2.5.2	Replace Cedar Shingle Mansard Sloped Roofs	3	Forecasted	\$100,300	2016	1	6																	
2.5.3	Repair Cedar Shingle Mansard Sloped Roofs	3	Forecasted	\$69,560	2031	20				\$99,349														
2.5.4	Replace Cedar Shingle Mansard Sloped Roofs	3	Forecasted	\$483,746	2036	20										\$762,819								
2.5.5	Replace Eavestroughs and Downspouts	3	Forecasted	\$12,561	2036	40										\$19,807								
<b>3</b>	<b>FIRE SAFETY</b>																							
3.1.1	Replace Fire Alarm Panels	3	Forecasted	\$101,640	2038	20												\$166,751						
3.1.2	Replace Fire Alarm System Wiring and Devices	3	Forecasted	\$375,375	2058	60																		
3.1.3	Suppression Systems Repair Allowance	3	Forecasted	\$10,000	2042	10																		\$17,758
<b>4</b>	<b>FINISHES, FURNITURE AND EQUIPMENT</b>																							
4.1.1	Refurbish Maintenance Managers Suite	3	Forecasted	\$10,000	2019	20																		
4.1.2	Refinish Stairwells and Service Areas	3	Forecasted	\$30,450	2020	15									\$47,075									\$16,734
<b>5</b>	<b>SITE</b>																							
5.1.1	Landscaping Allowance	3	Forecasted	\$15,000	2020	10			\$21,004															\$25,603
5.1.2	Repair and Paint Wood Fences	3	Forecasted	\$33,753	2021	7		\$45,427							\$52,181									\$59,940
5.1.3	Repair Retaining Walls	3	Forecasted	\$13,650	2017	15						\$19,885												
5.1.4	Refurbish Entrance Stairwell off Brunette Ave.	3	Forecasted	\$50,000	2027	35																		
5.2.1	Replace Asphalt - Parking Lot 3	3	Forecasted	\$52,802	2030	40			\$73,936															



Place Fontaine Bleu, Place Fontaine Bleu, Coquitlam, British Columbia												Projected Expenditures											
Item	Description	Class	Status	Present Cost	First Occur.	Cycle No.	Occur.	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
<b>5</b>	<b>SITE</b>																						
5.2.2	Replace Asphalt - Parking Lot 2	3	Forecasted	\$79,926	2032	40						\$116,437											
5.2.3	Replace Asphalt - Parking Lot 1	3	Forecasted	\$16,746	2034	40							\$25,381										
5.2.4	Replace Concrete Sidewalks	3	Forecasted	\$173,664	2032	40						\$252,996											
5.3.1	Site Services - Repair Allowance	3	Forecasted	\$30,000	2027	10										\$48,253							
<b>6</b>	<b>HVAC</b>																						
6.1.1	Replace Garage CO Detection System - 1 Garage Per Occurrence	3	Forecasted	\$10,888	2018	2	5															\$35,801	
6.1.2	Replace Chimney Flues	3	Forecasted	\$20,160	2042	2	10																
6.1.3	Replace Garage Exhaust Fans - 1 Garage Per Occurrence	3	Forecasted	\$4,200	2018	2	5																
<b>7</b>	<b>PLUMBING</b>																						
7.1.1	Install Back-flow Preventers	3	Forecasted	\$25,200	2017																		
7.1.2	Replace Cold Water Supply Piping and Valves	3	Forecasted	\$276,281	2037	45										\$444,381							
<b>8</b>	<b>ELECTRICAL</b>																						
8.1.1	Replace Main Building Disconnects	3	Forecasted	\$80,850	2037	45										\$130,042							
8.1.2	Electrical Distribution System Repair Allowance	3	Forecasted	\$18,375	2032	4	20					\$26,769				\$28,976						\$31,364	
8.2.1	Replace Exterior Lighting	3	Forecasted	\$77,065	2027	35																	
8.2.2	Replace Parking Garage Lighting	3	Forecasted	\$64,311	2027	35																	
8.2.3	Replace Stairwell Lighting	3	Forecasted	\$9,450	2027	35																	
<b>9</b>	<b>CONVEYANCE</b>																						
9.1.1	Replace Hydraulic Elevator Cylinders	3	Forecasted	\$220,500	2022	50																	
9.1.2	Elevator Controls Modernization	3	Forecasted	\$300,300	2032	40						\$437,480											
9.1.3	Refurbish Elevator Cabs	3	Forecasted	\$63,000	2022	30																	
<b>10</b>	<b>MISCELLANEOUS</b>																						
10.1.1	Current Depreciation Report	3	Forecasted	\$11,288	2013											\$11,285							
10.1.2	Depreciation Report Updates	3	Forecasted	\$7,901	2016	3										\$10,634							
<b>Total Projected Expenditures</b>				\$64,964	\$2,222,706	\$564,586	\$137,220	\$3,672,030	\$40,274	\$47,383	\$133,832	\$822,033	\$646,024	\$734,243	\$27,804	\$13,486	\$81,745	\$50,690	\$238,020				



## Scenario 1- Continue Current Contributions

### Assumptions:

Opening Balance of the Reserve Fund:	<b>\$329,941</b>	Interest Rate Earned:	<b>4%</b>
Current Annual Contribution:	<b>\$27,669</b>	Expenditure Inflation Rate:	<b>2%</b>
Minimum Reserve Fund Balance:	<b>\$100,000</b>	Minimum Balance Inflation Rate:	<b>2%</b>
First Critical Year:	<b>N/A</b>	Number of Units:	<b>130</b>
Second Critical Year:	<b>N/A</b>	Fiscal Year End:	<b>Sep 30</b>

### Results:

Year	Opening Balance	Recommended Annual Contributions		Estimated Inflation Adjusted Expenditure	Estimated Interest Earned	Recommended Annual Contribution Increase			Closing Balance
		Base	Other			Amount	Percentage (%)	per Unit per Month	
2013	\$329,941	\$27,669		\$11,288	\$13,525				\$359,847
2014	\$359,847	\$28,222		\$180,972	\$11,339	\$553	2	\$0.35	\$218,437
2015	\$218,437	\$28,787		\$5,462	\$9,204	\$564	2	\$0.36	\$250,965
2016	\$250,965	\$29,363		\$114,824	\$8,329	\$576	2	\$0.37	\$173,833
2017	\$173,833	\$29,950	\$132,247	\$230,725	\$2,938	\$587	2	\$0.38	\$108,243
2018	\$108,243	\$30,549	\$96,621	\$127,398	\$2,393	\$599	2	\$0.38	\$110,408
2019	\$110,408	\$31,160	\$123,857	\$154,753	\$1,944	\$611	2	\$0.39	\$112,616
2020	\$112,616	\$31,783	\$173,829	\$204,412	\$1,052	\$623	2	\$0.40	\$114,869
2021	\$114,869	\$32,419	\$157,754	\$189,332	\$1,456	\$636	2	\$0.41	\$117,166
2022	\$117,166	\$33,067	\$989,632	\$1,020,356	\$0	\$648	2	\$0.42	\$119,509
2023	\$119,509	\$33,728		\$34,958	\$4,756	\$661	2	\$0.42	\$123,035
2024	\$123,035	\$34,403	\$1,089,156	\$1,122,257	\$0	\$675	2	\$0.43	\$124,337
2025	\$124,337	\$35,091		\$18,410	\$5,307	\$688	2	\$0.44	\$146,326
2026	\$146,326	\$35,793		\$41,658	\$5,736	\$702	2	\$0.45	\$146,196
2027	\$146,196	\$36,509	\$262,229	\$313,298	\$312	\$716	2	\$0.46	\$131,948
2028	\$131,948	\$37,239	\$25,641	\$64,964	\$4,723	\$730	2	\$0.47	\$134,587
2029	\$134,587	\$37,984	\$2,187,414	\$2,222,706	\$0	\$745	2	\$0.48	\$137,279
2030	\$137,279	\$38,743	\$528,588	\$564,586	\$0	\$760	2	\$0.49	\$140,024
2031	\$140,024	\$39,518	\$96,855	\$137,220	\$3,647	\$775	2	\$0.50	\$142,825
2032	\$142,825	\$40,309	\$3,634,578	\$3,672,030	\$0	\$790	2	\$0.51	\$145,681
2033	\$145,681	\$41,115		\$40,274	\$5,844	\$806	2	\$0.52	\$152,366
2034	\$152,366	\$41,937		\$47,383	\$5,986	\$822	2	\$0.53	\$152,906
2035	\$152,906	\$42,776	\$88,454	\$133,832	\$4,295	\$839	2	\$0.54	\$154,598
2036	\$154,598	\$43,631	\$781,494	\$822,033	\$0	\$856	2	\$0.55	\$157,690
2037	\$157,690	\$44,504	\$604,674	\$646,024	\$0	\$873	2	\$0.56	\$160,844
2038	\$160,844	\$45,394	\$692,066	\$734,243	\$0	\$890	2	\$0.57	\$164,061
2039	\$164,061	\$46,302		\$27,804	\$6,932	\$908	2	\$0.58	\$189,491
2040	\$189,491	\$47,228	\$8,826	\$81,745	\$6,889	\$926	2	\$0.59	\$170,689
2041	\$170,689	\$48,172		\$50,690	\$6,777	\$945	2	\$0.61	\$174,948
2042	\$174,948	\$49,136	\$188,300	\$238,020	\$3,220	\$963	2	\$0.62	\$177,584

### Description:

This scenario shows the implications of contributing at your current contribution level, with special levies making up the funding shortfalls (see "Other" column).



## Scenario 2 - Optimized with Inflation

### Assumptions:

Opening Balance of the Reserve Fund:	<b>\$329,941</b>	Interest Rate Earned:	<b>4%</b>
Current Annual Contribution:	<b>\$27,669</b>	Expenditure Inflation Rate:	<b>2%</b>
Minimum Reserve Fund Balance:	<b>\$100,000</b>	Minimum Balance Inflation Rate:	<b>2%</b>
First Critical Year:	<b>2044</b>	Number of Units:	<b>130</b>
Second Critical Year:	<b>2072</b>	Fiscal Year End:	<b>Sep 30</b>

### Results:

Year	Opening Balance	Recommended Annual Contributions		Estimated Inflation Adjusted Expenditure	Estimated Interest Earned	Recommended Annual Contribution Increase			Closing Balance
		Base	Other			Amount	Percentage (%)	per Unit per Month	
2013	\$329,941	\$27,669		\$11,288	\$13,525				\$359,847
2014	\$359,847	\$444,270		\$180,972	\$19,660	\$416,601	1505.7	\$267.05	\$642,805
2015	\$642,805	\$453,156		\$5,462	\$34,666	\$8,885	2	\$5.70	\$1,125,165
2016	\$1,125,165	\$462,219		\$114,824	\$51,954	\$9,063	2	\$5.81	\$1,524,514
2017	\$1,524,514	\$471,463		\$230,725	\$65,795	\$9,244	2	\$5.93	\$1,831,048
2018	\$1,831,048	\$480,892		\$127,398	\$80,312	\$9,429	2	\$6.04	\$2,264,854
2019	\$2,264,854	\$490,510		\$154,753	\$97,309	\$9,618	2	\$6.17	\$2,697,920
2020	\$2,697,920	\$500,320		\$204,412	\$113,835	\$9,810	2	\$6.29	\$3,107,663
2021	\$3,107,663	\$510,327		\$189,332	\$130,726	\$10,006	2	\$6.41	\$3,559,385
2022	\$3,559,385	\$520,533		\$1,020,356	\$132,379	\$10,207	2	\$6.54	\$3,191,941
2023	\$3,191,941	\$530,944		\$34,958	\$137,597	\$10,411	2	\$6.67	\$3,825,524
2024	\$3,825,524	\$541,563		\$1,122,257	\$141,407	\$10,619	2	\$6.81	\$3,386,237
2025	\$3,386,237	\$552,394		\$18,410	\$146,129	\$10,831	2	\$6.94	\$4,066,351
2026	\$4,066,351	\$563,442		\$41,658	\$173,090	\$11,048	2	\$7.08	\$4,761,224
2027	\$4,761,224	\$574,711		\$313,298	\$195,677	\$11,269	2	\$7.22	\$5,218,314
2028	\$5,218,314	\$586,205		\$64,964	\$219,157	\$11,494	2	\$7.37	\$5,958,713
2029	\$5,958,713	\$597,929		\$2,222,706	\$205,853	\$11,724	2	\$7.52	\$4,539,789
2030	\$4,539,789	\$609,888		\$564,586	\$182,498	\$11,959	2	\$7.67	\$4,767,588
2031	\$4,767,588	\$622,086		\$137,220	\$200,401	\$12,198	2	\$7.82	\$5,452,855
2032	\$5,452,855	\$634,527		\$3,672,030	\$157,364	\$12,442	2	\$7.98	\$2,572,716
2033	\$2,572,716	\$647,218		\$40,274	\$115,048	\$12,691	2	\$8.14	\$3,294,707
2034	\$3,294,707	\$660,162		\$47,383	\$144,044	\$12,944	2	\$8.30	\$4,051,530
2035	\$4,051,530	\$673,365		\$133,832	\$172,852	\$13,203	2	\$8.46	\$4,763,916
2036	\$4,763,916	\$686,833		\$822,033	\$187,853	\$13,467	2	\$8.63	\$4,816,568
2037	\$4,816,568	\$700,569		\$646,024	\$193,754	\$13,737	2	\$8.81	\$5,064,867
2038	\$5,064,867	\$714,581		\$734,243	\$202,201	\$14,011	2	\$8.98	\$5,247,406
2039	\$5,247,406	\$728,872		\$27,804	\$223,918	\$14,292	2	\$9.16	\$6,172,392
2040	\$6,172,392	\$743,450		\$81,745	\$260,130	\$14,577	2	\$9.34	\$7,094,226
2041	\$7,094,226	\$758,319		\$50,690	\$297,922	\$14,869	2	\$9.53	\$8,099,777
2042	\$8,099,777	\$773,485		\$238,020	\$334,700	\$15,166	2	\$9.72	\$8,969,942

### Description:

This scenario shows the one-time increases required so that future annual increase simply keep pace with inflation.



### Scenario 3 - 50% of all Expenditures Paid By Special Levy

#### Assumptions:

Opening Balance of the Reserve Fund:	<b>\$329,941</b>	Interest Rate Earned:	<b>4%</b>
Current Annual Contribution:	<b>\$27,669</b>	Expenditure Inflation Rate:	<b>2%</b>
Minimum Reserve Fund Balance:	<b>\$100,000</b>	Minimum Balance Inflation Rate:	<b>2%</b>
First Critical Year:	<b>2044</b>	Number of Units:	<b>130</b>
Second Critical Year:	<b>2072</b>	Fiscal Year End:	<b>Sep 30</b>

#### Results:

Year	Opening Balance	Recommended Annual Contributions		Estimated Inflation Adjusted Expenditure	Estimated Interest Earned	Recommended Annual Contribution Increase			Closing Balance
		Base	Other			Amount	Percentage (%)	per Unit per Month	
2013	\$329,941	\$27,669	\$5,644	\$11,288	\$13,638				\$365,604
2014	\$365,604	\$67,819	\$90,486	\$180,972	\$14,171	\$40,150	145.1	\$25.74	\$357,108
2015	\$357,108	\$108,771	\$13,204	\$5,462	\$16,615	\$40,953	60.4	\$26.25	\$490,236
2016	\$490,236	\$150,543	\$260,870	\$114,824	\$25,541	\$41,772	38.4	\$26.78	\$812,366
2017	\$812,366	\$193,150	\$88,454	\$230,725	\$33,512	\$42,607	28.3	\$27.31	\$896,758
2018	\$896,758	\$236,610	\$8,329	\$127,398	\$38,221	\$43,459	22.5	\$27.86	\$1,052,519
2019	\$1,052,519	\$280,938	\$32,236	\$154,753	\$45,269	\$44,329	18.7	\$28.42	\$1,256,210
2020	\$1,256,210	\$326,153	\$27,111	\$204,412	\$53,225	\$45,215	16.1	\$28.98	\$1,458,287
2021	\$1,458,287	\$372,273	\$47,701	\$189,332	\$62,944	\$46,119	14.1	\$29.56	\$1,751,873
2022	\$1,751,873	\$419,314	\$510,178	\$1,020,356	\$68,258	\$47,042	12.6	\$30.16	\$1,729,267
2023	\$1,729,267	\$467,297	\$17,479	\$34,958	\$78,167	\$47,983	11.4	\$30.76	\$2,257,252
2024	\$2,257,252	\$476,643	\$561,129	\$1,122,257	\$88,600	\$9,346	2	\$5.99	\$2,261,368
2025	\$2,261,368	\$486,176	\$9,205	\$18,410	\$99,994	\$9,533	2	\$6.11	\$2,838,333
2026	\$2,838,333	\$495,899	\$20,829	\$41,658	\$123,035	\$9,724	2	\$6.23	\$3,436,438
2027	\$3,436,438	\$505,817	\$156,649	\$313,298	\$144,441	\$9,918	2	\$6.36	\$3,930,047
2028	\$3,930,047	\$515,934	\$32,482	\$64,964	\$166,871	\$10,116	2	\$6.48	\$4,580,370
2029	\$4,580,370	\$526,252	\$111,135	\$2,222,706	\$151,508	\$10,319	2	\$6.61	\$3,146,559
2030	\$3,146,559	\$536,777	\$282,293	\$564,586	\$130,952	\$10,525	2	\$6.75	\$3,531,996
2031	\$3,531,996	\$547,513	\$68,610	\$137,220	\$150,858	\$10,736	2	\$6.88	\$4,161,757
2032	\$4,161,757	\$558,463	\$185,819	\$3,672,030	\$107,915	\$10,950	2	\$7.02	\$1,341,924
2033	\$1,341,924	\$569,632	\$20,137	\$40,274	\$64,667	\$11,169	2	\$7.16	\$1,956,086
2034	\$1,956,086	\$581,025	\$23,692	\$47,383	\$89,390	\$11,393	2	\$7.30	\$2,602,811
2035	\$2,602,811	\$592,646	\$43,379	\$133,832	\$114,156	\$11,621	2	\$7.45	\$3,219,159
2036	\$3,219,159	\$604,499	\$411,017	\$822,033	\$132,636	\$11,853	2	\$7.60	\$3,545,278
2037	\$3,545,278	\$616,588	\$323,012	\$646,024	\$147,683	\$12,090	2	\$7.75	\$3,986,537
2038	\$3,986,537	\$628,920	\$351,963	\$734,243	\$164,394	\$12,332	2	\$7.91	\$4,397,572
2039	\$4,397,572	\$641,499	\$13,902	\$27,804	\$188,455	\$12,578	2	\$8.06	\$5,213,623
2040	\$5,213,623	\$654,329	\$417,848	\$81,745	\$228,354	\$12,830	2	\$8.22	\$6,432,408
2041	\$6,432,408	\$667,415	\$25,345	\$50,690	\$270,138	\$13,087	2	\$8.39	\$7,344,616
2042	\$7,344,616	\$680,764	\$119,010	\$238,020	\$305,020	\$13,348	2	\$8.56	\$8,211,389

#### Description:

This scenario demonstrates half of the total expenditures each year being paid by special levy and half of the expenditures paid by phased-in increases in contributions.



## Reserve Fund Items

The registered Strata Plan includes site and floor layouts, and schedules, which define the boundaries of units and common assets of the property. Strata Lot boundaries are indicated as being to the outside of the exterior and fire walls. Patios and balconies are not included within the Strata Lot boundaries. There is no description of Strata Lot boundaries with respect to floors, roofs, windows, cladding systems, mechanical or electrical systems, or chimneys.

The *Strata Property Act* states that unless otherwise shown on the Strata Plan, if a Strata lot is separated from another Strata lot, the common property, or another parcel of land by a wall, floor or ceiling, the boundary of the Strata lot is midway between the surface of the structural portion of the wall, floor or ceiling that faces the lot, and the surface of the structural portion of the wall, floor or ceiling that faces the other Strata lot, the common property or another parcel of land. The Act also has easement provisions, reciprocally in favour of each Strata lot and common Strata property, in relation to services such as mechanical and electrical equipment.

Legal interpretations of the repair and maintenance obligations of the Strata Corporation as noted in the Statutes (*Condominium Act, Strata Property Act*) have generally stated that any component, which plays an integral part in the performance, of say, the exterior wall, is generally the responsibility of the Strata Corporation (as opposed to an individual owner) to maintain, repair and replace.

The Strata may wish to have this reviewed by their solicitor for the appropriateness of our determinations, and our understanding of the unit boundaries and the responsibility thereof. These assumptions define the expenses included in the study.

Our interpretation of the Strata Plan and how we understand the Strata to be operating, is that the following building components are the common elements, which must be addressed as part of this study:

- Structural frame, including exclusive use balconies and terraces;
- Roofs;
- Parking garages;
- Exterior cladding, windows and doors;
- Interior finishes in common areas;
- Site finishes;
- Common mechanical and electrical facilities; and
- Chimney flues.

We understand that components, which are not common elements and are the responsibility of the individual owners, include:

- Interior suite finishes;
- Suite-specific plumbing and electrical fixtures and associated piping and wiring;
- Suite electrical baseboard heaters;
- Unit hot water tanks; and
- Gas burning fireplaces.

The following sections summarize our opinion of budgets for Reserve Fund projects related to these components. Expenditures that are expected to be managed as part of normal operations are not shown. The budgets assume a prudent level of ongoing maintenance. Dollars shown are inflated and include contingencies (typically 5 to 15%) and allowances for design/project management (5 to 15%), where relevant. GST (5%) has been included.



The assumptions we have made about hidden conditions, predicting technical performance, and ongoing maintenance needs for the common elements are described in the “Repair and Replacement Rationale” document which can be found at [www.halsall.com/rfs](http://www.halsall.com/rfs) [password: RFSdocs]. Limitations, Halsall’s Professional Liability Insurance Certificate, and the concepts and definitions that have been used in calculating the required contributions to the Reserve Fund can also be found here.

Section 92 of the *Strata Property Act* states that the operating fund is “for common expenses that usually occur either once a year or more often than once a year” and that the contingency reserve fund is “for common expense that usually occur less often than once a year or that do not usually occur”. The Depreciation Report should not duplicate the operating budget expenditures. We typically use a threshold of \$2,500 to decide which items have a dedicated line item in the study and include a contingency to cover the items, which cost less.

Operating expenditures should be carefully monitored. Conditions that require increasing expenditure may indicate problems that should be dealt with differently than how we have assumed. Further evaluation may be appropriate to determine if a more comprehensive repair or replacement program should be added to the Depreciation Report, or if programs already planned should be advanced. These types of changes would be reflected in updates.



# 1. STRUCTURE

## 1.1 Structural Frame

### Description:

No structural drawings were available to confirm the concealed construction; however, based on our visual review the buildings appear to be constructed as follows:

- Below-grade: each building is located above a parking garage, constructed from cast-in-place concrete walls and columns. The garages have concrete slabs on grade, and suspended garage roof slabs. The slope of the site is such that both the garages and the unit front entrances are accessed at-grade, but the unit entrances are essentially at the second floors of the buildings.

- Above-grade: wood-framed structures. Roofs appear to be constructed from wood joists and wood sheathing.

The structural frames are generally protected from weather. No capital projects are expected for sheltered structural components. The exposed balconies and parking garage structures are discussed in the other sections of this report.

These buildings are located in an area with relatively high risk of strong seismic activity, but were built prior to modern earthquake design standards were established. We have not completed any structural analysis to check the ability of these buildings to comply with current Codes regarding earthquake resistance. While upgrading to meet current Codes is not required at this time, this could be necessary in conjunction with major retrofitting that required a building permit.





## 1.2 Balconies

### Description:

There are balconies at each building throughout the complex. Some of the balconies are extensions of the garage roof slabs so they are built from reinforced cast-in-place concrete, but the majority of the balconies are at the upper floors, so they are typically wood-framed. Wood framed balconies appear to be cantilevered extensions from the interior wood floors, with additional support provided by timber columns at the outer balcony corners.

Liquid applied waterproofing membranes protect the concrete balconies. Wood framed balconies are protected by vinyl sheet waterproofing membranes. The wood framed balconies have vented aluminum soffits, where checked.

Balconies have aluminum-framed guards. The guard posts are face mounted and are also anchored to the outer columns and at the exterior walls.

Storm water is drained over the balcony edges.

Terraces are present at most of the buildings, and these are discussed in the "Flat Roofing" section of this report. There are also on-grade patios at some buildings, and these are discussed in the "Paving" section of this report.

### Repair History:

2004: Re-waterproofed balconies as part of major envelope renewal in 2004 (Cost Unknown, as per Building Operator).

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
1.2.1 Balcony Condition Survey	\$11,563	\$14,095	2023	10 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic balcony condition evaluations to confirm the scope of work and budget for planned balcony repairs. The budget includes an allowance to remove sample areas of soffit/cladding to review the condition of the concealed structures.							
1.2.2 Replace Balcony Waterproofing	\$599,907	\$745,909	2024	20 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic replacement of the vinyl and liquid applied waterproofing membranes. The budget includes some concrete and wood framing repair allowances.							
1.2.3 Replace Balcony and Terrace Guards	\$366,740	\$677,585	2044	40 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic replacement of the balcony and terrace guards. Allowances are included to replace both the metal picket guards, as well as the wood fencing at the upper patios for Buildings D, E, F, and G.  This project has been timed to occur with every second balcony re-waterproofing project.							



### 1.3 Parking Garage

#### Description:

There are five single-level underground parking garages. For the purpose of this report, we have referred to the garages as follows:

- Garage 1: Shared by Buildings A and B. Located at the northwest corner of the complex and accessed from the south side of Building A.

- Garage 2: Shared by Buildings C and D. Located at the west side of the complex, connected to Garage 3 by swing doors and accessed from the south side of Building C.

- Garage 3: Shared by Buildings G and H. Located at the east side of the complex, connected to Garage 2 by swing doors and accessed from the south side of Building G and H.

- Garage 4: Located beneath Building E at the southwest corner of the complex. The garage is accessed from the west side of Building E.

- Garage 5: Located beneath Building F at the southeast corner of the complex. The garage is accessed from the east side of Building F.

Refer to Appendix B for a site plan with labeled garage locations.

All of the garages are constructed from reinforced cast-in-place concrete, with on-grade access ramps. The garages extend beyond the building footprint in multiple locations, creating buried garage roof decks.

We could not confirm the presence of a garage roof deck waterproofing membrane, but based on the limited leakage noted in the garages, a membrane is likely present. The garage roof deck is mostly covered by soft landscaping, but there are also concrete walkways throughout the site and concrete landings at the entrances to the units.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
1.3.1 Parking Garage Condition Evaluation	\$12,000	\$14,060	2021	10 yrs	recurring	3	Forecasted
<b>Project Notes:</b> This item allows for periodic parking garage condition evaluations to confirm an appropriate scope of work and budget for planned garage repairs. The budget includes allowances for test pits as well as a visual review and sounding survey.							
1.3.2 Repair Garage Roof Deck Waterproofing	\$106,575	\$127,367	2022	40 yrs	recurring	3	Forecasted
<b>Project Notes:</b> Some local repairs are expected to be completed and paid from the operating budget. Occasionally, larger interim repairs to address leakage and deterioration will be required to maximize the service life of the buried waterproofing system. This budget allows for periodic local repairs to address leakage.							
1.3.3 Replace Garage Roof Deck Waterproofing	\$1,917,564	\$2,793,529	2032	40 yrs	recurring	3	Forecasted
<b>Project Notes:</b> This budget is for replacement of the garage roof deck waterproofing. The budget includes allowances for concrete repairs, local leak repairs, drain repairs, excavation of the site, installation of a new membrane, and reinstatement of the fill and surface finishes below soft landscaping (grass, flower beds, planters, etc.). The budget also includes allowances to replace the sidewalks, patios, and fencing.							
1.3.4 Repair Below Grade Perimeter Wall Leakage	\$10,500	\$11,366	2017	3 yrs	recurring	3	Forecasted



Project Notes:

This project allows for periodic repairs to address basement leakage via injection sealing.



## 2. BUILDING ENVELOPE

### 2.1 Walls

**Description:**

The buildings are clad with a combination of rainscreen stucco, horizontally oriented vinyl siding, and cedar shingle mansard roofs. The vinyl siding is typically at the lower levels of the buildings and the cedar shingle mansard roofs cover the majority of the upper levels .

There is a combination of cementitious (hardboard) siding and painted wood trim around the majority of the windows, doors, and balcony posts.

Joints at the various cladding interfaces are typically sealed with caulking.

**Repair History:**

2004: Re-clad the entire complex. Repairs included the replacement of most building envelope components including the vinyl and stucco cladding, the roof waterproofing membranes, the balcony membranes, the windows and the majority of the exterior doors. The roof for the Gatehouse was not replaced though, and neither were the cedar shingles. (Total cost of envelope and roofing project, including engineering and tax, was approximately \$6,889,667, according to the Property Manager)

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
2.1.1 Paint Wood Components	\$177,424	\$180,972	2014	8 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic painting of the wood components such as wood trim around windows and doors, the columns at balconies and the roof fascia.							
2.1.2 Wall Condition Evaluation	\$8,925	\$10,457	2021	12 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic wall condition evaluations to confirm an appropriate scope of work and budget for planned wall repairs. The budget includes for an engineering report, as well as an allowance for a contractor to provide assistance conducting wall openings.							
2.1.3 Replace Exterior Sealants	\$106,535	\$127,319	2022	45 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic replacement of the sealants at the windows and doors, and between cladding interfaces.  This project is timed to occur at the same time as the painting budget, so access allowances are included in that budget. If these projects are completed separately, this budget would need to be increased to include these costs.							
2.1.4 Repair Cladding	\$151,365	\$211,948	2030	8 yrs	2	3	Forecasted
Project Notes: This item allows for periodic isolated repairs to the cladding, prior to full replacement.							
2.1.5 Replace Cladding	\$4,034,933	\$7,454,897	2044	40 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic full replacement of the cladding system. An allowance for replacing a portion of the wood sheathing has also been included.							

## 2.2 Windows

### Description:

Window assemblies at the buildings consist of double glazed insulated glazing units (IGUs) in vinyl frames. The window assemblies are a combination of fixed sashes and operable units. Small mansard windows have operable awning units, while all the other windows have operable casements units.

There are vinyl framed sliding doors at balconies, patios, and terraces. Sliding doors consist have double glazed inserts.

There are swing doors with glass inserts at select balconies and terraces on Buildings A, D, and G.

### Repair History:

2004: Replaced windows and sliding doors throughout complex as part of the large retrofit in 2004. The swing doors at the upper terraces were not replaced as part of this retrofit (See 'Walls' section for budgets).

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
2.2.1 Replace Double Glazed IGUs	\$6,615	\$7,450	2019	1 yrs	25	3	Forecasted

#### Project Notes:

This budget allows to replace a portion of the glazing units each year, as they fail over time.

2.2.2 Replace Windows and Sliding Doors	\$813,204	\$1,502,467	2044	40 yrs	recurring	3	Forecasted
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#### Project Notes:

The windows and balcony/terrace/patio doors are eventually expected to become obsolete, but the service life for these double-glazed modern systems is difficult to predict and, occasionally, the decision to generally replace the windows and doors is made based on other factors than operational performance criteria (i.e., to renew appearance, maintain marketability, or to take advantage of other opportunities such as energy savings rebate programs).

This budget allows for replacement of the window and balcony door systems (including frames, infill panels, etc.).

This project is timed to occur at the same time as the wall cladding replacement budget, so access costs are included in that budget and not duplicated here. If there projects are not completed at the same time, additional costs will need to be included for this project.



## 2.3 Exterior Doors

### Description:

- Front Entrance Doors: steel clad wood doors.

- Balcony/Patio/Terrace Doors: the majority of the balcony/patio/terrace doors are aluminum framed sliding doors, with double glazed IGUs. However, there are swing doors at 4 balconies for Building A and at the main roof terraces for Buildings D and G.

- Service doors: steel doors in steel frames.

- Garage Doors: there is one overhead garage door for each of the parking garages (5 total). The doors are overhead aluminum picket-style garage doors.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
2.3.1 Replace Overhead Garage Doors	\$39,375	\$48,958	2024	20 yrs	recurring	3	Forecasted
Project Notes: This project budgets for replacement of the overhead garage doors. Periodic repairs are assumed to be an operating expense.							
2.3.2 Replace Unit Front Entrance Doors	\$150,150	\$179,443	2022	30 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic replacement of the unit front entrance swing doors. It is assumed service room doors will be replaced individually as required using operating funds.							
2.3.3 Replace Balcony/Terrace Swing Doors	\$12,600	\$14,190	2019	30 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic replacement of the balcony/terrace swing doors.  The balcony/patio/terrace sliding doors are included with the general window replacement project.							



## 2.4 Flat Roofing

### Description:

The majority of the buildings have both a main roof and various terraces on the upper (4th) floors.

The main roofs are protected by exposed modified bitumen membranes. Drainage is generally provided by local area drains with leaf guards. There is presumably insulation and a vapour retarder below the membrane, but no test cuts were made to confirm this. Membrane flashings at the roof perimeter are covered with sheet metal flashing.

Terraces consist of protected membrane assemblies, with insulation and unit pavers being situated above the waterproofing membranes.

The roof of The Gatehouse is a built-up membrane, constructed from a combination of asphalt, felts, and pea gravel surfacing.

Two skylights are located above the upper corridor at Building A.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
2.4.1 Repair Flat Roofing	\$241,605	\$300,405	2024	25 yrs	recurring	3	Forecasted
Project Notes: This item allows for some repairs of greater consequence than routine maintenance, expected to be required toward the end of the expected service life of the roofs.							
2.4.2 Replace Flat Roofing	\$1,602,006	\$2,199,211	2029	25 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the flat roofing systems.							
2.4.3 Replace Gatehouse Flat Roofing	\$63,504	\$68,739	2017	25 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the flat roofing system at The Gatehouse.							



## 2.5 Sloped Roofing

### Description:

There are sloped cedar shingle mansard roofs at the top floor of each building. Valleys appear to be protected using metal flashings.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
2.5.1 Mansard Roof Condition Survey	\$5,250	\$5,462	2015	20 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b> The cedar shingles are beginning to rot in various locations and repairs have already been required to address isolated deterioration. Replacement was contemplated during the 2004 re-clad, but the shingles were deemed satisfactory at this time, and only minor repairs were completed.</p> <p>This project allows for an intrusive evaluation to confirm the condition of all shingle roofs and the condition of the respective underlying structures. The findings from the investigation will help us determine if full replacement is required, or if replacement can be deferred by isolated repairs.</p>							
2.5.2 Replace Cedar Shingle Mansard Sloped Roofs	\$100,300	\$106,439	2016	1 yrs	6	3	Forecasted
<p><b>Project Notes:</b> The Strata Council reports that they plan to replace all of the sloped roofs in 2016, but they plan to develop a payment plan that spans over future years. We have included the cost for replacement assuming the Council will borrow money at a standard interest rate from one of the major Canadian banks. Therefore, the cost of actual replacement has been increased based on the current interest rate to account for costs of borrowing. This interest rate is based on current rates, but this rate could change by 2016, and in this case the cost would need to be adjusted accordingly.</p> <p>The budget includes an allowance for localized replacement of the sheathing. Localized repairs are assumed to be an operating expense.</p>							
2.5.3 Repair Cedar Shingle Mansard Sloped Roofs	\$69,560	\$99,349	2031	20 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b> This item allows for some repairs of greater consequence than routine maintenance, expected to be required toward the end of the expected service life of the roofs.</p>							
2.5.4 Replace Cedar Shingle Mansard Sloped Roofs	\$483,746	\$762,819	2036	20 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b> This budget allows for future replacement of the sloped roofs.</p>							
2.5.5 Replace Eavestroughs and Downspouts	\$12,561	\$19,807	2036	40 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b> This item allows for periodic replacement of the eavestroughs and downspouts.</p>							





### 3. FIRE SAFETY

#### 3.1 Fire Safety Systems

##### Description:

Each building, other than The Gatehouse, is equipped with a fire alarm panel located in the building's electrical room. Each building has either a Notifier 2500, Mircom FA1000 or Edwards 6616 fire alarm panel. Remote annunciator panels are located at the main stairwells in each building. The Gatehouse does not have a fire alarm panel, and we do not expect one is required, since the building is only three stories and only has 4 dwelling units.

The fire alarm system monitors smoke and heat detectors located in parking garages, supervised valves in the suppression system, and manual pull stations at required exits. Signaling devices (bells) are located in the garage and stairwells. There are also horns located within the suites.

There are five combined incoming domestic water and fire suppression lines, one for each garage. The combined incoming lines are 4" in diameter each. Each suppression line has one dry-alarm valve that serves the parking garages. The dry alarm valves are either 3" or 4". The units are not sprinklered.

Emergency lighting is provided by individual emergency lights with battery packs. There is no generator at the site.

According to the annual inspection report by Levitt Safety, the last inspection was completed in July 2012. Each residential unit has a battery powered smoke alarm that sounds within the suite. These devices are not connected to the central fire alarm system.

##### Repair History:

2012: Replaced one of the fire alarm panels (\$8,715, as reported by the Building Operator)

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
3.1.1 Replace Fire Alarm Panels	\$101,640	\$166,751	2038	20 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b>            The Strata Council indicates that they are currently replacing the fire alarm panels with funds from the operating budget, so we have not included for the panel replacement in the near term. The Council plans to replace all of the panels over the next 10 years.</p> <p>Since fire alarm panels are not an annual expenditure, these components should be handled with funds from the Contingency Reserve Fund, so we have included for replacement of future fire alarm panels.</p> <p>Annual testing of the system should be handled with funds from the operating budget.</p>							
3.1.2 Replace Fire Alarm System Wiring and Devices	\$375,375	\$915,110	2058	60 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b>            This item allows for replacement of the wiring and devices, as these components typically become obsolete or incompatible due to technology changes. The budget excludes the panel, which is budgeted in a separate project.</p>							
3.1.3 Suppression Systems Repair Allowance	\$10,000	\$17,758	2042	10 yrs	recurring	3	Forecasted
<p><b>Project Notes:</b>            This item includes a periodic allowance for progressive repairs/replacement of suppression system components, extinguishers, sprinkler heads, valves, etc.</p>							



## 4. FINISHES, FURNITURE AND EQUIPMENT

### 4.1 Stairwells/Service/Administration Areas

#### Description:

Common areas are finished as follows:

Corridors/stairwells: stucco walls similar to the exterior walls. Outdoor staircases also have picket railings that are painted.

Parking garage: concrete walls, columns, and ceilings.

#### Repair History:

2013: Repaired concrete stair topping due to tripping hazard. Removed and re-applied concrete with aggregate finish to metal staircase steps (\$8568, according to the Property Manager).

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
4.1.1 Refurbish Maintenance Managers Suite	\$10,000	\$11,262	2019	20 yrs	recurring	3	Forecasted
Project Notes: This budget allows for periodic replacement of the suite finishes in the Maintenance Manager's unit.							
4.1.2 Refinish Stairwells and Service Areas	\$30,450	\$34,977	2020	15 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic repainting and refinishing of the stairwells and some service areas. We assume that many service rooms, including locker rooms, will be repainted as required using operating funds.							



## 5. SITE

### 5.1 Site Features

**Description:**

- Building signs: concrete building address signs.
- Soft landscaping: trees, bushes, rock gardens.
- Retaining walls: dry-stack stone retaining walls near parking lots.
- Fencing: pressure treated wood privacy fences between the patios of adjacent units. The privacy fences also surround the patios in some areas. There are aluminum picket fences throughout the site as well.
- Walkways: concrete sidewalks providing access between buildings.
- Site Entrance: there is a set of stairs at the south side of the site, that provides access from Brunette Avenue, to the centre of the complex. The stairs are made from pre-cast concrete steps and there is various soft landscaping surrounding the stairs.
- Maintenance Manager's Suite: one of the units in the gatehouse is occupied by the Maintenance Manager. The unit is fully furnished.

There is an in-ground irrigation system for the landscaped areas.

About half of the site features are located on the garage roof slab. We have assumed that these features will be replaced as part of the Garage Roof Deck Re-waterproofing project (costs are included in this project - see the "Parking Garage" section of this report).

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
5.1.1 Landscaping Allowance	\$15,000	\$17,230	2020	10 yrs	recurring	3	Forecasted
Project Notes: The majority of the landscaping will be replaced as part of the garage roof deck re-waterproofing project (costs are included in that project - see the "Parking Garage" section of this report). This budget allows for periodic landscaping repairs between programs of full renewal, including mature tree removal, major tree pruning, and sidewalk repairs. We assume smaller annual, maintenance-type repairs will be paid for using operating funds.							
5.1.2 Repair and Repaint Wood Fences	\$33,753	\$39,547	2021	7 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic repairing and repainting of the wood privacy fences.							
5.1.3 Repair Retaining Walls	\$13,650	\$14,775	2017	15 yrs	recurring	3	Forecasted
Project Notes: This project provides an allowance for periodic repairs to the retaining walls.							
5.1.4 Refurbish Entrance Stairwell off Brunette Ave.	\$50,000	\$65,974	2027	35 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the landscaping features at the entrance stairway off Brunette Street. This budget is a preliminary allowance based on the current condition of the stairs, if upgrading the aesthetics is desired, this budget may need to be increased.							

## 5.2 Paving

### Description:

The site is accessed via two driveways off of Begin Street and one driveway off of Laval Street. The driveways provide access to on-grade parking lots , as well as access to the underground parking garages.

For the purpose of this report, we have designated the parking lots as follows:

- Parking Lot 1: located at the west side of the complex and provides access to Garage 1
- Parking Lot 2: located at the west side of the complex, south of Lot AB, and provides access to Garages 2 and 4
- Parking Lot 3: located at the east side of the complex, and provides access to Garages 3 and 5

For further clarification on lot locations and naming, refer to Appendix B.

Other site paving includes the following:

- concrete-paved garbage pads between Buildings A and B;
- concrete sidewalks throughout the site; and
- concrete patios at ground units.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
5.2.1 Replace Asphalt - Parking Lot 3	\$52,802	\$73,936	2030	40 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the asphalt paving at Parking Lot 3. The budget includes allowances for local replacement of the subgrade where required and local repair/ replacement of the concrete curbs.							
5.2.2 Replace Asphalt - Parking Lot 2	\$79,926	\$116,437	2032	40 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the asphalt paving at Parking Lot 2. The budget includes allowances for local replacement of the subgrade where required and local repair/ replacement of the concrete curbs.							
5.2.3 Replace Asphalt - Parking Lot 1	\$16,746	\$25,381	2034	40 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the asphalt paving at Parking Lot 1. The budget includes allowances for local replacement of the subgrade where required and local repair/ replacement of the concrete curbs.							
5.2.4 Replace Concrete Sidewalks	\$173,664	\$252,996	2032	40 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the concrete sidewalks in conjunction with the garage roof deck re-waterproofing project.							



### 5.3 Site Services

#### Description:

##### Electrical:

Hydro to individual units is fed through buried conduit. Major replacement of the underground electrical services is not anticipated within the time frame of this study. The meters and meter bases are maintained and replaced by the local utility company.

##### Domestic Water:

Domestic water is supplied to each unit by a buried water main. There are main incoming water lines typically within the sprinkler room for each building.

##### Drainage:

Both sanitary and storm drainage lines are buried and review of their physical condition is outside the scope of this study.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
5.3.1 Site Services - Repair Allowance	\$30,000	\$39,584	2027	10 yrs	recurring	3	Forecasted

#### Project Notes:

Periodic repairs to the buried services will likely be required to address deterioration, particularly the water supply lines. We assume that the Corporation is responsible for the services within the confines of Begin Street, Brunette Avenue and Laval Street, and that the municipality is responsible from there on. The frequency and extent of repairs cannot be predicted, so a standard allowance is included. Periodic scoping and camera surveys (carried out as part of normal maintenance) can help to refine repair needs and timing.



## 6. HVAC

### 6.1 General HVAC

#### Description:

Each parking garage is ventilated by two wall-mounted, propeller-type exhaust fans. The fans are controlled by carbon monoxide (CO) monitoring systems.

Suite bathrooms and kitchens are ventilated by individual exhaust fans, which vent through the exterior walls.

The complex contains electric baseboard heaters in the mechanical and storage rooms. The suites are also heated by electrical baseboard heaters. It is assumed that electric baseboard heaters in the common areas will be replaced individually as required using operating funds. We have assumed that since the in-suite heaters only serve a single unit, that they are the responsibility of the individual owners, and therefore are not included as part of this plan.

Units have gas fireplaces with chimney flues. It is understood that fireplaces are the unit Owner's responsibility and the chimney flues are common elements.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
6.1.1 Replace Garage CO Detection System - 1 Garage Per Occurrence	\$10,888	\$12,021	2018	2 yrs	5	3	Forecasted
Project Notes: This item allows for periodic replacement of the CO detection systems. We assume that replacement of individual components that fail in between general replacement programs will be completed as required using operating funds.							
6.1.2 Replace Chimney Flues	\$20,160	\$35,801	2042	2 yrs	10	3	Forecasted
Project Notes: This item allows for periodic replacement of the chimney flues. We have allowed to replace a portion of the chimney flues every few years.							
6.1.3 Replace Garage Exhaust Fans - 1 Garage Per Occurrence	\$4,200	\$4,637	2018	2 yrs	5	3	Forecasted
Project Notes: This item allows for periodic replacement of the garage exhaust fans. We assume small service room exhaust fans will be replaced, as needed, out of operating funds.							



## 7. PLUMBING

### 7.1 Domestic Water Systems

#### Description:

The incoming water services for each building (100mm each) are located in the respective sprinkler rooms. The incoming lines split into 50mm diameter domestic water lines and either 100mm or 75mm suppression lines. There are no backflow preventers installed on any of these systems, or on the irrigation lines that feed from the domestic lines.

Domestic water is distributed to the units by piping located within each garage. Typically header pipes travel through the garage and risers for each set of stacked units branch off the main header line. There are local shut-off valves located within each unit.

Distribution piping to units was found to be copper, where checked.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
7.1.1 Install Back-flow Preventers	\$25,200	\$27,277	2017	N/A	One time	3	Forecasted
Project Notes: Backflow preventers are not currently installed on the incoming water lines. Some municipalities are retroactively requiring installation of backflow devices. We are unaware of any such requirement in Coquitlam; however, it is possible that the local authorities will require them. Therefore, we have included allowances for installation.							
7.1.2 Replace Cold Water Supply Piping and Valves	\$276,281	\$444,381	2037	45 yrs	recurring	3	Forecasted
Project Notes: This project allows for replacement of the cold water piping. We recommend you ask your plumbing service contractor to provide a detailed quote as the project approaches, in order to confirm the scope and budget requirements.							



## 8. ELECTRICAL

### 8.1 Electric Supply and Distribution

**Description:**

Electricity is supplied to the buildings through three pad mounted transformers located throughout the complex. The transformers are owned and maintained by BC Hydro.

The incoming service at Building A is rated for 1200A, 120/208V. Two 600A disconnect switches are located in Building A, one feeds the electrical equipment for Building A and the other feeds equipment at Building B. There is a sub-electrical room at Building B that has a 200A, 120/208V house panel and electrical meters for the units in Building B. (This is the typical configuration for the electrical distribution at most of the buildings).

The incoming service at Building C is rated for 800A, 120/208V. Two 400A disconnect switches are located in Building C, one for Building C, the other for Building D.

The incoming services at Buildings E and F are rated for 600A, 240V each.

The incoming service at Building H is rated for 800A, 120/208V. Two 400A disconnect switches are located in Building H, one for Building H, the other for Building G.

The buildings have meters for each suite. The meters are typically located in the main, or sub, electrical rooms. There are also meters for the house services, these are also typically located in the main, or sub, electrical rooms.

Each suite has an electric panel rated at 100A, 120/240V, where checked.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
8.1.1 Replace Main Building Disconnects	\$80,850	\$130,042	2037	45 yrs	recurring	3	Forecasted
Project Notes: This item allows for periodic replacement of the main building disconnects.							
8.1.2 Electrical Distribution System Repair Allowance	\$18,375	\$26,769	2032	4 yrs	20	3	Forecasted
Project Notes: The electrical distribution system will require eventual replacement, but the actual service life of modern wiring is not clear. This periodic allowance covers replacement of a portion of the distribution wiring, panels etc. Thermographic scans of the electrical equipment should be undertaken every three years as part of normal maintenance to identify overheating equipment.							



## 8.2 Lighting

### Description:

Lighting includes the following:

- Service rooms/parking garages: ceiling mounted 4ft strip fluorescent fixtures with T8 lamps.
- Unit lighting: each unit has two exterior lights. At each unit, one light is typically located near the front doors and the other is at either the rear patio, balcony, or terrace.
- Site Lighting: bollard light fixtures (lamp type not confirmed) throughout the site along walkways. There is a large metal light standard between Buildings D, E and F and at the bottom of the stairs between Buildings E and F. Outdoor corridors and stairwells have wall mounted lighting. The Building Operator reports that the site lighting is controlled by a combination of timers and photocells.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
8.2.1 Replace Exterior Lighting	\$77,065	\$101,686	2027	35 yrs	recurring	3	Forecasted
Project Notes: This project allows for the periodic replacement of the exterior common area light fixtures.							
8.2.2 Replace Parking Garage Lighting	\$64,311	\$84,857	2027	35 yrs	recurring	3	Forecasted
Project Notes: This project allows for the periodic replacement of the parking garage light fixtures.							
8.2.3 Replace Stairwell Lighting	\$9,450	\$12,469	2027	35 yrs	recurring	3	Forecasted
Project Notes: This project allows for periodic replacement of the stairwell and service room light fixtures.							



## 9. CONVEYANCE

### 9.1 Elevators

#### Description:

The complex has four hydraulic passenger elevators, manufactured by RAM Manufacturing Ltd. The elevators serve the parking levels and residential suites. The elevators are serviced by Richmond Elevator.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
9.1.1 Replace Hydraulic Elevator Cylinders	\$220,500	\$263,518	2022	50 yrs	recurring	3	Forecasted
<p>Project Notes:</p> <p>This item allows to replace the hydraulic cylinders for the elevators.</p> <p>Buried hydraulic cylinders are at risk of rupture resulting from corrosion. Based on age, the elevators likely incorporate internal safety bulkheads (designed to limit uncontrolled car motion in the event of a leak in the hydraulic pressure system), but the systems were installed before modern corrosion protection measures (i.e., PVC cylinder liners) were mandatory, as reported by Richmond Elevator. We recommend having the funds available to replace the cylinder within the next 10 years. The budget shown does not include any allowances to address potential soil contamination resulting from previous oil leakage.</p>							
9.1.2 Elevator Controls Modernization	\$300,300	\$437,480	2032	40 yrs	recurring	3	Forecasted
<p>Project Notes:</p> <p>This item allows for periodic modernization of the elevator controls. We recommend you ask your elevator service contractor to inspect the elevators and provide a detailed quote as the project approaches in order to confirm the scope and budget requirements.</p>							
9.1.3 Refurbish Elevator Cabs	\$63,000	\$75,291	2022	30 yrs	recurring	3	Forecasted
<p>Project Notes:</p> <p>This project allows for periodic elevator cab finish refurbishment.</p>							



## 10. MISCELLANEOUS

### 10.1 Consulting Services

#### Description:

Depreciation Reports are defined and mandated by the Strata Property Act and can be paid from the Contingency Reserve Fund.

Project Name	Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrences	CL	Status
10.1.1 Current Depreciation Report	\$11,288	\$11,288	2013	N/A	One time	3	Forecasted
Project Notes: This item covers the current Depreciation Report.							
10.1.2 Depreciation Report Updates	\$7,901	\$8,385	2016	3 yrs	recurring	3	Forecasted
Project Notes: This item covers the future report updates.							



## Scope Of Work

### Authorization

This Depreciation Report was commissioned by Strata Plan No. LMS 343 in accordance with our proposal, dated June 20, 2012, and authorization to proceed received January 7, 2013.

### Mandate

A well planned Depreciation Report requires that contributions to the Reserve Fund be calculated on the basis of expected repair, or replacement costs and life expectancies of the common assets.

In preparing this comprehensive study for the corporation, we:

- Reviewed and visually evaluated the condition of the major common element components (without completing any destructive testing);
- Prepared an inventory of common elements we expect to deteriorate and require repairs or replacement based on our best interpretation of Corporation documentation; where documents were unclear to us, we have recommended review by your legal counsel;
- Estimated the scope of repairs or replacement which is likely to be required;
- Predicted the times when repairs or replacements will be necessary and the life expectancies following the repairs;
- Provided our opinion of the costs required to carry out the repairs or replacements; and
- Calculated a schedule of contributions to the Reserve Fund so that the estimated expenditures can be accommodated without a deficit.

We include items which typically require replacement because their service life is shorter than the service life of the buildings (such as caulking, roofing, equipment, etc.). We also include items which would not have been anticipated to be required when the buildings were new, but which have become necessary due to building specific deterioration (concrete repair related to poor durability, window modifications due to loss of internal seals, etc.). There may be expenses which arise which we have not anticipated, related to concealed conditions or unexpected deterioration. As long as these relate to the repair or replacement of the common elements, they can often be paid out of the Reserve Fund provided the study is updated to account for the impact of these expenditures.

If you are in doubt about whether or not an expenditure can be paid for out of the Reserve Fund, we recommend you check with your legal counsel or chartered accountant.

### Survey Method

Halsall reviewed the buildings on March 20, 2013.

The survey consisted of visual review of portions of the buildings, including:

- the exterior walls and balconies from grade and accessed units;
- the windows from exterior and interior of accessed suites;
- the roofs and terraces from Buildings D and G and the Gatehouse roof;
- the parking garages;
- suites: 6, 13, 44;



- superintendent suite;
- elevator, electrical, and sprinkler service rooms in each building;
- the perimeter site.

There was no access to the elevator pits or hoistways.

### Information Provided

We have reviewed the following documents as part of this report:

- Unaudited monthly financial statements of the Corporation for 2010-2012 fiscal years, prepared by Management;
- Repair and maintenance records and quotes, where available;
- Strata Plan and Bylaws for LMS 0343;
- Architectural drawings by RDH Building Engineering Ltd., dated November 23, 2003, for the 2004 restoration project;

Al Mehmet (Building Operator) answered questions about the history of performance of the various systems, described existing capital plans, etc.

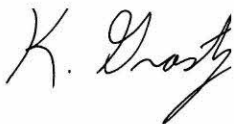
The following service contractors were contacted:

- Levitt Safety Ltd. (fire alarm); and
- Richmond Elevator (elevator).

Respectfully submitted,

**HALSALL ASSOCIATES**

A Parsons Brinckerhoff Company



Kevin Grasty, P.Eng., LEED AP  
Project Principal

Draft Report Issued: June 7, 2013

Final Report Issued: November 12, 2014





Photo No. 1: South elevation of Building F



Photo No. 2: South elevation of Building E



Photo No. 3: East elevation of Building C



Photo No. 4: North elevation of Building E



Photo No. 5: North elevation of Building F



Photo No. 6: South elevation of Building H







Photo No. 7: East elevation of Building D



Photo No. 8: South elevation of The Gatehouse





Photo No. 9: North elevation of The Gatehouse



Photo No. 10: Typical path through the complex



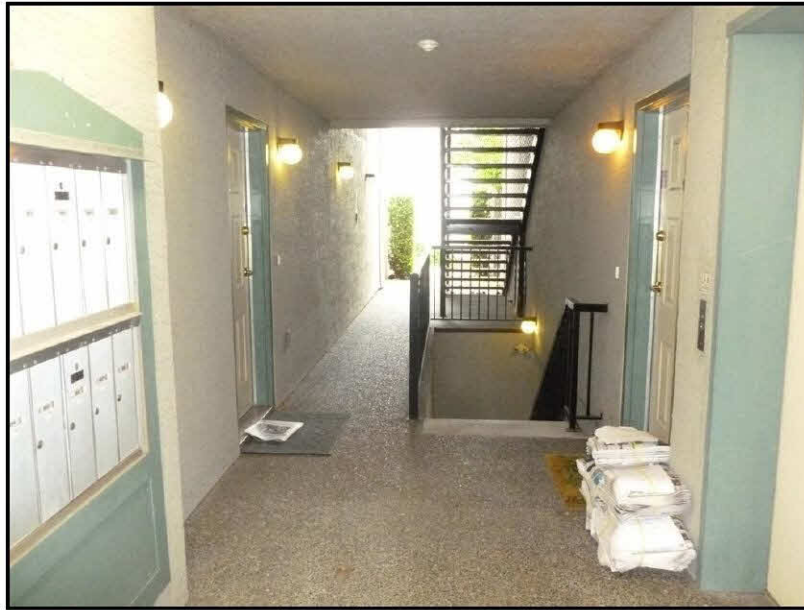


Photo No. 11: Typical covered exterior corridor

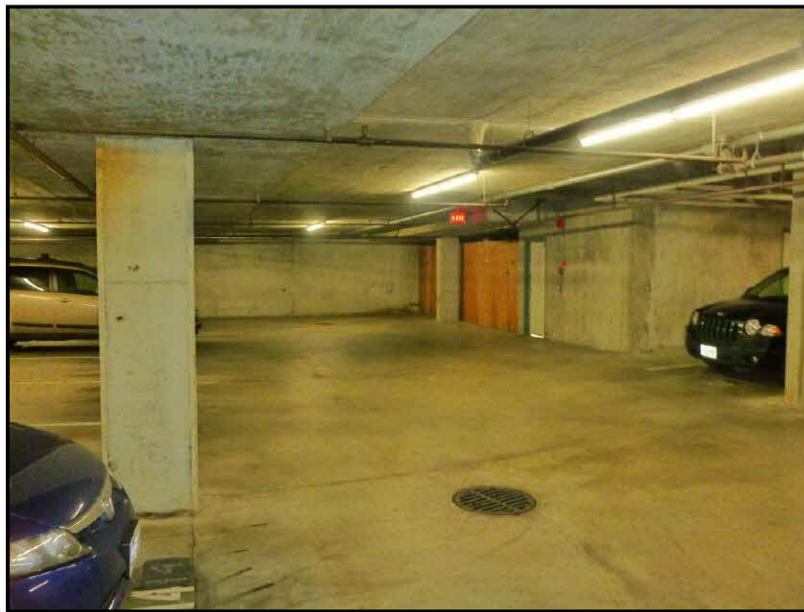


Photo No. 12: Typical garage condition



Photo No. 13: Typical unit front entrances



Photo No. 14: Built-up roof for The Gatehouse



Photo No. 15: Large upper terrace for Building E

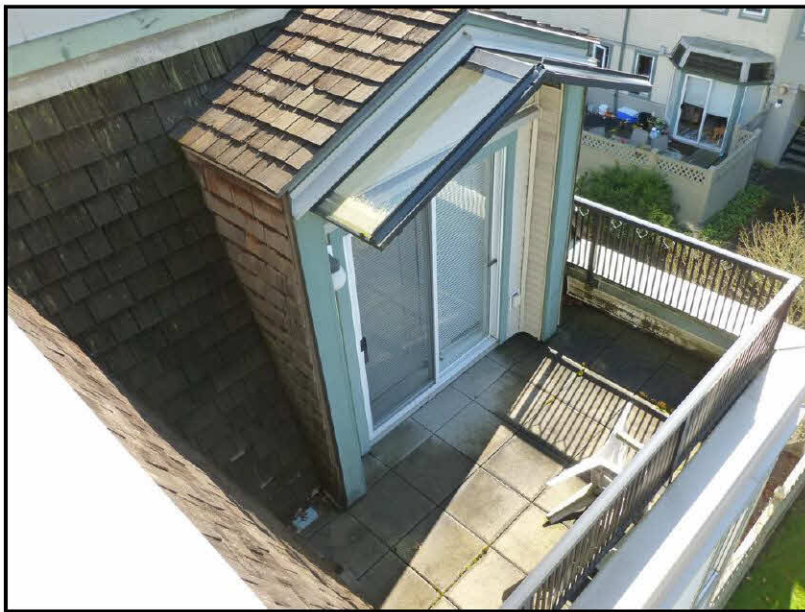


Photo No. 16: Typical third floor corner terrace





Photo No. 17: Typical third floor small terrace



Photo No. 18: Entrance for Garage 5



Photo No. 19: Parking lot 2



Photo No. 20: Typical fire alarm panel

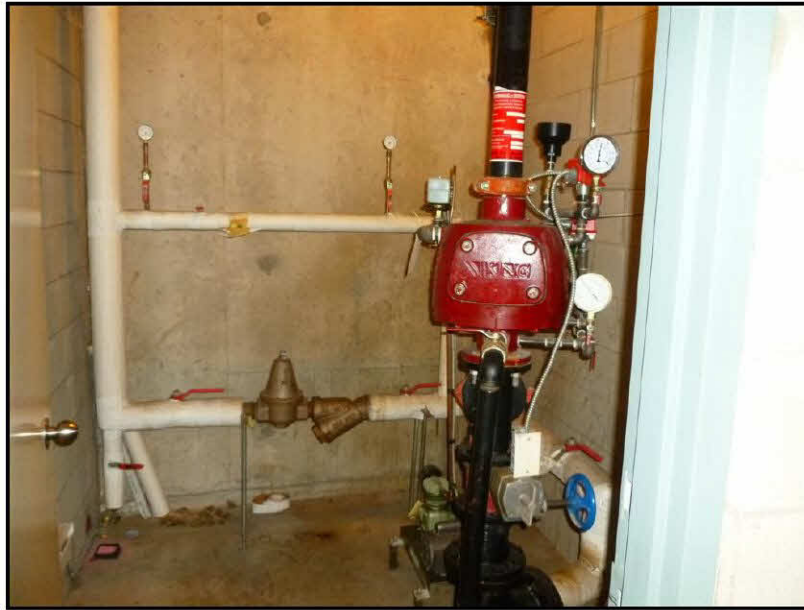
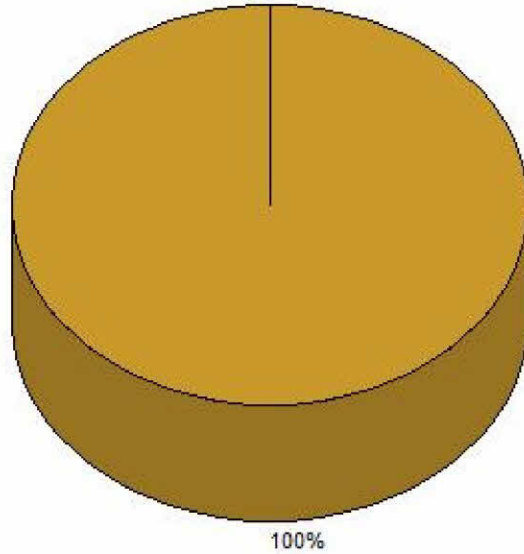


Photo No. 21: Typical incoming fire and domestic water lines



## 2013 - Total Annual Expenditures by System

Generated on 11/12/2014

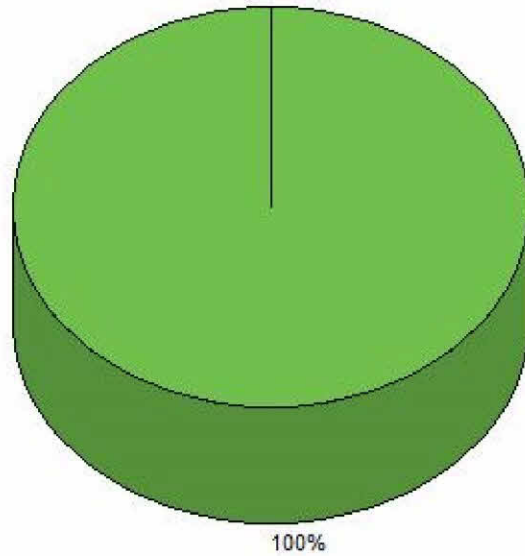


■	MISCELLANEOUS
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Projects for 2013 listed by System		
MISCELLANEOUS		
Current Depreciation Report	Forecasted	\$11,288
	<b>TOTAL:</b>	<b>\$11,288</b>

## 2014 - Total Annual Expenditures by System

Generated on 11/12/2014



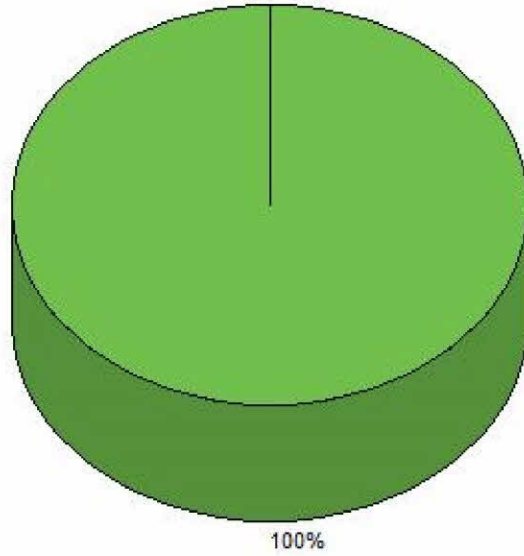
■ BUILDING ENVELOPE

Projects for 2014 listed by System		
<b>BUILDING ENVELOPE</b>		
Paint Wood Components	Forecasted	\$180,972
	<b>TOTAL:</b>	\$180,972



## 2015 - Total Annual Expenditures by System

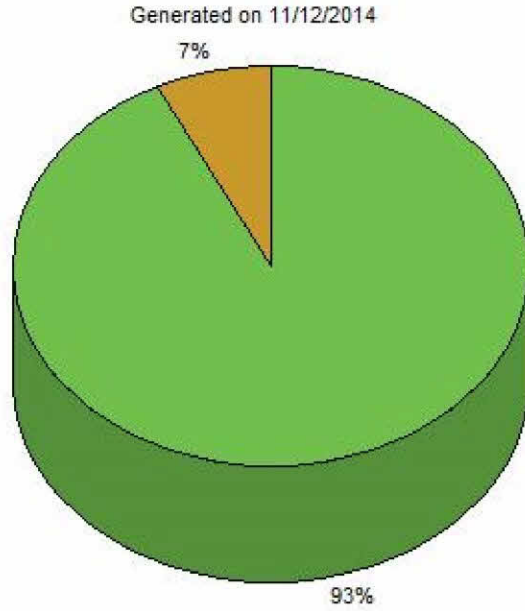
Generated on 11/12/2014



 BUILDING ENVELOPE
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Projects for 2015 listed by System		
BUILDING ENVELOPE		
Mansard Roof Condition Survey	Forecasted	\$5,462
	<b>TOTAL:</b>	<b>\$5,462</b>

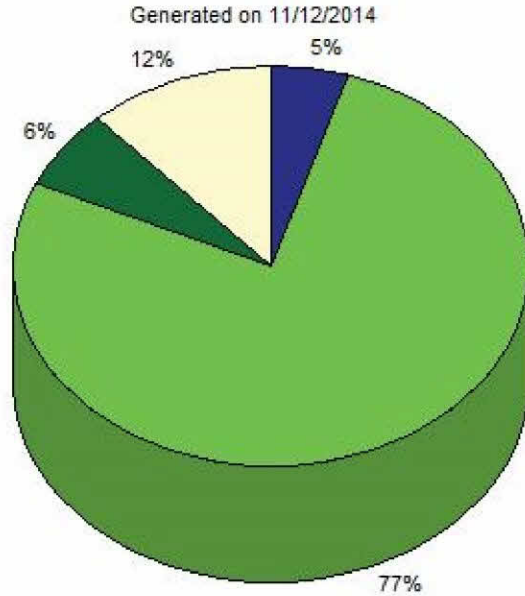
## 2016 - Total Annual Expenditures by System



<span style="color: green;">■</span> BUILDING ENVELOPE	<span style="color: orange;">■</span> MISCELLANEOUS
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Projects for 2016 listed by System		
<b>BUILDING ENVELOPE</b>		
Replace Cedar Shingle Mansard Sloped Roofs	Forecasted	\$106,439
<b>MISCELLANEOUS</b>		
Depreciation Report Updates	Forecasted	\$8,385
	<b>TOTAL:</b>	<b>\$114,824</b>

## 2017 - Total Annual Expenditures by System



<span style="color: blue;">■</span> STRUCTURE	<span style="color: green;">■</span> BUILDING ENVELOPE	<span style="color: darkgreen;">■</span> SITE	<span style="color: yellow;">■</span> PLUMBING
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Projects for 2017 listed by System		
<b>STRUCTURE</b>		
Repair Below Grade Perimeter Wall Leakage	Forecasted	\$11,366
<b>BUILDING ENVELOPE</b>		
Replace Gatehouse Flat Roofing	Forecasted	\$68,739
Replace Cedar Shingle Mansard Sloped Roofs	Forecasted	\$108,568
<b>SITE</b>		
Repair Retaining Walls	Forecasted	\$14,775
<b>PLUMBING</b>		
Install Back-flow Preventers	Forecasted	\$27,277
	<b>TOTAL:</b>	<b>\$230,725</b>

