

Introducing Pacifica's Depreciation Report

The Strata Corporation and Management of Pacifica, Strata LMS597, hereby present the Depreciation Report prepared by RDH Building Engineering Ltd and issued in October 2013. RDH was selected from a slate of companies based on its experience in conducting depreciation studies for buildings similar to Pacifica in size and complexity.

The Report contains a comprehensive inventory of the Strata's common assets and an analysis of their condition. It also assesses how the Strata is funding building maintenance and equipment renewal or replacement by a combination of monthly fees and special assessments.

This physical and financial assessment provides the baseline of information for the Owners to plan capital spending for repair and replacement of building assets. The study provides a 30-year view. The Depreciation Report is neither a building envelope study nor an engineering report but rather a financial planning tool based on the expected life of the building's assets. This tool is intended to assist the Strata and Owners in planning budgets and capital expenditures.

We are pleased to point out that the Report acknowledges that the Strata Corporation has done a good job maintaining the property since it was first developed. A table appears on page 5 of the Report summarizing the numerous projects that have been completed over the years.

Recommendations are made for planning major maintenance and renewals in the future, accompanied by some broad-brush cost estimates. According to RDH, the Strata should anticipate spending about \$25 million in capital expenditures over the next 30 years.

Different funding scenarios and their potential impact on owners are succinctly summarized in Table 5.1.1 (p.15). This table shows clearly the relationship between the monthly strata fees, the annual contributions to the Contingency Reserve Fund (CRF) and the anticipated number of special levies over the next 30 years.

The Strata Corporation is planning to meet or slightly exceed the recommendation to contribute \$200,000 yearly to the CRF, up from the current \$135,000. The Strata's approach is to start increasing the CRF funding gradually over four years, thereby achieving a \$205,000 CRF contribution in the 2016-2017 fiscal year.

Current and future Strata Councils will use this Depreciation Report and its subsequent updates as an important basis for continued prudent financial management. The Strata remains committed to exercising good governance and diligence in maintaining and enhancing Pacifica's valuable asset base on behalf of all Owners.

Signed: Monica Drake, President, 2012-2013
For the Strata Council

Signed: Michael Henson, Property Manager
For Pacific Quorum Properties Ltd.

October 2013

2013 Depreciation Report

Pacifica, 503 West 16th Avenue, Vancouver, BC



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DATE November 1, 2013

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1. Introduction

RDH Building Engineering Ltd. (RDH) was retained by Strata Plan LMS 597 (the Owners) to prepare a Depreciation Report (the Report) for the common property components (the Assets) at the mixed-use strata complex, including residential towers, townhouse buildings, and lowrise buildings with commercial units. The buildings are collectively known as 'Pacifica,' and are located at the following addresses in Vancouver, BC:

Residential

- Building A (Maingate) – 3055 Cambie Street
- Building B (Southgate) – 503 West 16th Avenue
- Building C (Northgate) – 518 West 14th Avenue, Vancouver, BC
- Building D (Promenade Mews South) – 3120 to 3160 Promenade Mews
- Building E (Promenade Mews North) – 3020 to 3060 Promenade Mews
- Building F (Cityhomes South) – 3133 Cambie Street
- Building G (Cityhomes North) – 3133 Cambie Street

Commercial

- Building B – 3155 to 3163 Cambie Street
- Building C – 3001 to 3011 Cambie Street
- Building F – 3135 to 3151 Cambie Street
- Building G – 3015 to 3029 Cambie Street

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

The draft report was submitted to council and management on August 30, 2013. RDH presented the Depreciation Report to the Strata Council on October 1, 2013, and a revised draft of the Report was issued on October 7, 2013. Feedback from the strata council was incorporated into the report, and the final report was issued on November 1, 2013.

The information provided in the Report satisfies the requirements stipulated in the Strata Property Act. In order to prepare the Report, RDH acknowledges that there is no relationship between the employees at RDH and the Strata Corporation. In addition to the requirements outlined in the legislation, RDH has developed an interactive software tool that enables the Owners to proactively manage their funding requirements and maintenance obligations.

This Report is provided as a PDF so that it can be readily printed and distributed. It represents a synopsis of many hundreds of pages of information. The supporting data are posted on a secure website at <http://bams.rdhbe.com>. The purpose of the website is to provide a tool to empower the strata council and management team to:

- Track and monitor the health of the assets
- Generate alternative funding scenarios
- Keep the data current as projects are completed

The data is owned by the strata corporation and can be printed and/or exported to spreadsheets as required.

As the physical and financial status of the commonly owned assets changes, the Report will require updating. The BC legislation requires updates to the Report to be performed every three years.

A glossary of terms is included in the appendices.

2. Evaluation of Assets

A Depreciation Report should include two key parts: a “physical” assessment and a “financial” assessment. Together these two sets of data provide the baseline of information regarding the current status of the assets on the site. Once the status of the assets has been determined, the data can be used to generate operational, tactical and strategic plans. The strategic plan is used to help guide the creation of possible funding scenarios. This process is summarized in the graphic below:

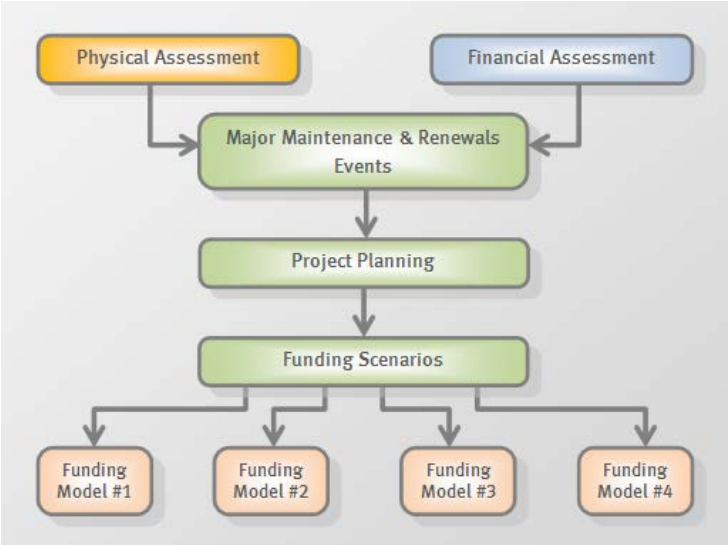


Fig. 2.1 Depreciation Report Process

The physical and financial assessments evaluate when major maintenance and renewals events are required, and how much they will cost. Tentative project plans are developed for the next year, for 10 years and for 30 years. Funding models are built based on the strategic plan (30 years), and are used to help the Owners make an educated decision as to the allocation of their yearly reserve fund contribution.

2.1. Physical Assessment

All assets are subject to physical deterioration as a result of the action of the elements, normal wear and tear, misuse and abuse, and various other factors. Deterioration results in the need for maintenance, repair, and renewal of assets. To this end, the physical assessment identifies the following:

- The inventory of common property assets.
- The effective age of the assets and the estimated remaining useful life of the assets.

The method of determining the physical health of the assets is based on discussions with facility representatives, a visual review of a representative sample of the assets in readily accessible locations, and review of readily available reference documents. No destructive testing was carried out on any of the assets, nor were the assets disassembled or subjected to confirmation of operational characteristics.

The table below contains a summary of some of the key physical parameters of Pacifica.

Table 2.1.1 Key Physical Parameters

Physical Parameters		
	Dates of Construction	1991-3
	Gross Floor Area (square feet, incl. parkade)	448,800
	Stories Above Grade	2 to 9
	Total Number of Units	207
	➤ Residential	189
	➤ Commercial	18
	Average Asset Age	17
Average Asset Remaining Service Life		13

Fig. 2.1.2 Building C and courtyard, looking North.

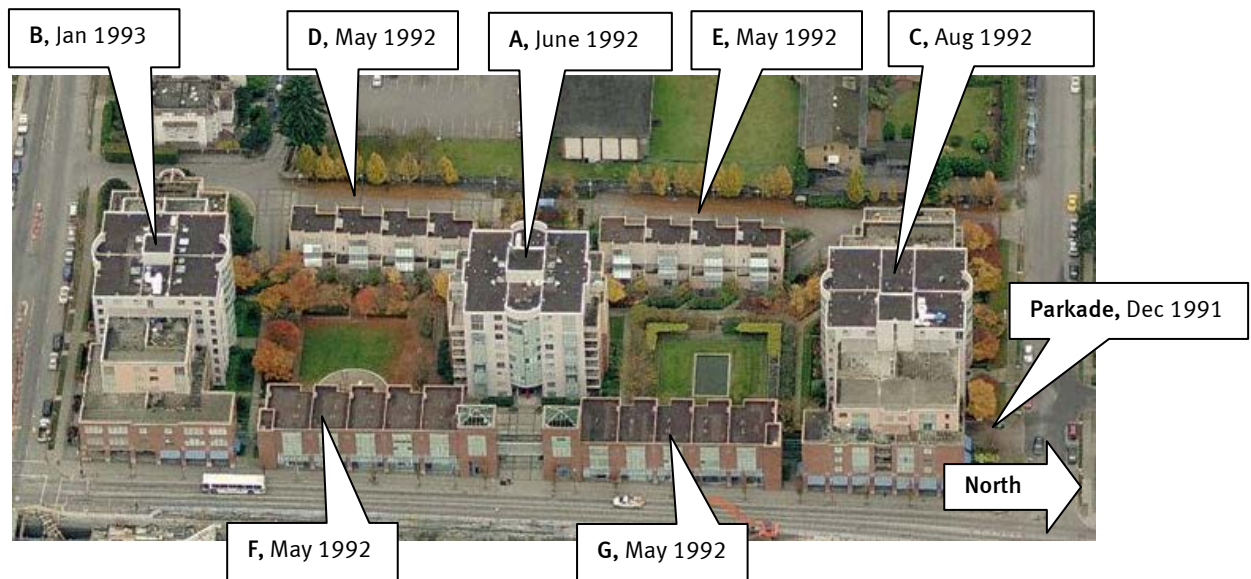


Fig. 2.1.3 Aerial photo of Pacifica with annotated construction completion dates
(©2013 Microsoft Corp, Pictometry Bird's Eye © 2012 MDA Geospatial Services Inc.)

Over time, all assets move through a series of life cycle stages. In this regard, Pacifica can be considered a “middle-aged” building where the majority of the assets date from original construction but some significant major maintenance activities and renewals projects have occurred. A list of completed projects is summarized in the table below.

Table 2.1.2 Summary of Completed Projects

Summary of Completed Projects – Listed by System	
Enclosure → Targeted reroofing projects → Localized replacement of SBS deck membrane at Building C (Northgate) (2013) → Decks at units 504C, 505C, and 801A (2013). → Ballasted (protected) roofs at Building B (Southgate) (2002) → Localized replacement of roof anchors (2010) → Renewal of sealant annually (2003 and on-going) → Rehabilitation of Buildings D & E (2002) → Upgrade to rainscreen vinyl siding → Upgrade to rainscreen stucco clad wall → Replacement of lower SBS roofs → On-going replacement of failed insulated glazing units (IGU's) → Localized repairs to Building B EIFS cladding (unknown) → Localized installation of urethane balcony membranes by owners (unknown) → Overcladding of accent tile with flashing (unknown)	Mechanical → Replacement of trash compactor (2013) → Localized repairs to sanitary drainage (2013) → Replacement/installation of 4 out of 5 make-up air units (2009-2013) → Localized repair to domestic water piping in units 101C and 203C (2012) → Localized replacement of valves (on-going) → Cleaning of ducts bi-annually (on-going) Interior Finishes → Comprehensive interior renovation of common areas (scheduled for 2013) → Carpets → Floor tile → Interior painting → Replacement of service door hardware (2013) → Replacement of blinds in guest suite (2012) → Localized repainting of concrete stairwells Electrical → Retrofit of hallway interior lighting (scheduled for 2013) → Retrofit of parkade lighting (unknown)
Fire Safety System → Replacement of all portable, wall-mounted fire extinguishers (2013) → Replacement of exit lights with LED, including all parkade exit lights (2008-2013)	Sitework → Repainting of steel guardrails (2013) → Replacement of most wood trellises (2012)
Amenities → Replacement of pool sand filter and rebuilding of hot tub sand filter (2013)	Reports/Investigations → Completion of energy audit by Building Energy Solutions Ltd (2012) → Commissioning of targeted leak investigations by Allstar Mechanical (2013) → Commissioning of Building Enclosure Maintenance Review by CSA Building Sciences Western Ltd (2010)

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:

- Discussions with strata corporation representatives,
- A visual review of the complex, limited to a sample of readily accessible Assets, and
- A review of other technical information such as construction drawings, previous investigations and reports, and service agreements.

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, building enclosure assets such as cladding can conceal damage within the wall. 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.

On August 1, 2013, representatives of RDH Building Engineering Ltd. visited the site to visually review the Assets. In addition, sub consultants reviewed the elevators and pool amenities. 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. Some sample observations are listed below.

- EIFS cladding at the highrise towers are installed as undrained (face-sealed assemblies). While the Strata Corporation has an ongoing maintenance and repair program to extend the life of these Assets, undrained EIFS typically does not perform well when exposed to regular wetting. As part of the long term maintenance and renewals program, the Strata Corporation should consider commissioning a more detailed condition assessment.
- Concrete balconies are not protected with a waterproof membrane. This may lead to premature deterioration of the concrete, or water ingress into suites. As part of the long term maintenance and renewals program, the Strata Corporation should consider commissioning a more detailed condition assessment.
- Concrete spalling around drain penetrations at exposed balcony edges.
- Damaged paint at cap flashings.
- Ventilation in garbage and elevator shafts was shut down. This will affect the air quality within hallways and other common areas.

2.2. Financial Assessment

Owners will spend money for operating, reviewing, renewing and maintaining assets over their service lives. Sometimes more comprehensive renewal costs are also incurred. The financial assessment identifies the following:

- The current replacement costs of the assets and their future replacement costs.
- The status of the current Capital Reserve Fund (CRF) balance and how it relates to ongoing CRF requirements.
- The ability of the current budget to meet major maintenance and renewal needs.

Over the life of the assets, the costs associated with the stewardship of the assets can be distributed into three general categories: "Catch-up costs", "Keep-up costs" and "Get-ahead costs".

The Report is concerned primarily with the "Keep-up" costs. All costs are presented as "Class D" estimates. Soft costs, such as consulting fees and contingency allowances are not included.

Listed below is a summary of the key financial parameters of Pacifica, which are used to develop funding scenarios and the tactical and strategic plans.

Table 2.2.1 Key Financial Parameters

Financial Parameters	
Fiscal Year End	31 August
Building Reproduction Cost	\$79,900,000
2012/2013 Annual Operating Budget	\$903,000
2012/2013 Annual Reserve Allocation	\$135,000
Accumulated Reserve Balance*	\$245,000
• Contingency Account: \$245,000	

** The balance in the reserve fund varies each month as funds are allocated from the operating budget and withdrawn for capital renewal projects and major maintenance activities. Accumulated reserve balance is current as of September 2013.*

3. Major Maintenance and Renewals

Maintenance includes work that is necessary to preserve the assets and to allow their continued use and function above a minimum acceptable level of performance. Maintenance reduces the risk that the assets fail to achieve their full service lives. Renewal includes the financial planning and logistics for the replacement of the assets as they reach the end of their useful service lives.

3.1. Maintenance Plan

The Strata Corporation’s maintenance budget is \$223,400 per year, which represents approximately 25% of the annual operating budget. The strata corporation has 10 line items in the budget that are devoted to maintenance of the different systems, including a line item of \$95,900 for unspecified repairs and maintenance. The figure below contains a summary distribution of the current annual maintenance costs for Pacifica.

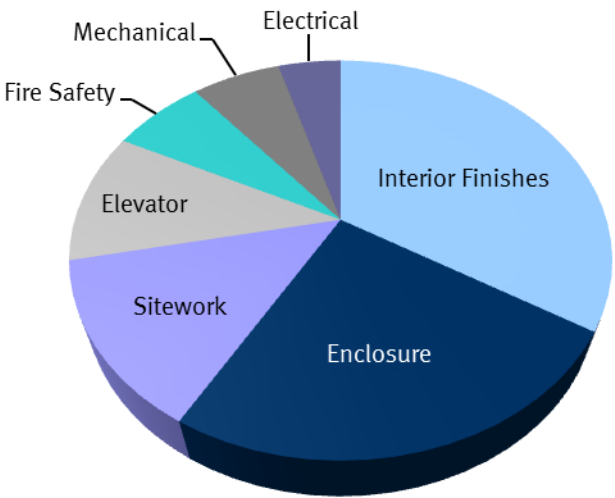


Fig. 3.1.1 Distribution of Annual Maintenance Costs

3.2. Renewals Plan

It has been estimated that the Strata Corporation will need to spend approximately \$25M in capital expenditures over the next 30 years. The following table indicates the distribution of the projected major maintenance and renewal costs within each system over the next 30 years. This will enable the Owners to better understand which asset groups will require the largest investment of the Owners' money over time.

Table 3.2.1 Costs Broken Down by System

System	Sample Assets*	Current Dollars (2013)	Future Dollars (2% escalation)
Enclosure	Roofs, windows, doors, etc.	\$12,355,000	\$16,359,000
Electrical	Lighting, etc.	\$781,000	\$1,057,000
Mechanical	Plumbing, drainage, ventilation, etc.	\$2,028,000	\$2,706,000
Elevator	Controls, cabs, etc.	\$1,770,000	\$2,256,000
Fire Safety	Controls, pumps, tanks, etc.	\$464,000	\$637,000
Interior Finishes	Flooring, painting, doors, etc.	\$713,000	\$985,000
Amenities	Furnishings, etc.	\$278,000	\$381,000
Sitework	Soft landscaping, paving, etc.	\$351,000	\$492,000
Totals - rounded		\$18,740,000	\$24,873,000

* A full inventory of assets with photographs is included in Appendix A.

The figure below contains a summary distribution of the major maintenance and renewal costs for the next 10 years. Of the \$25M in capital expenditures over the next 30 years, approximately \$10M is expected over the next 10 years. For Pacifica, the majority of these costs are in the enclosure system.

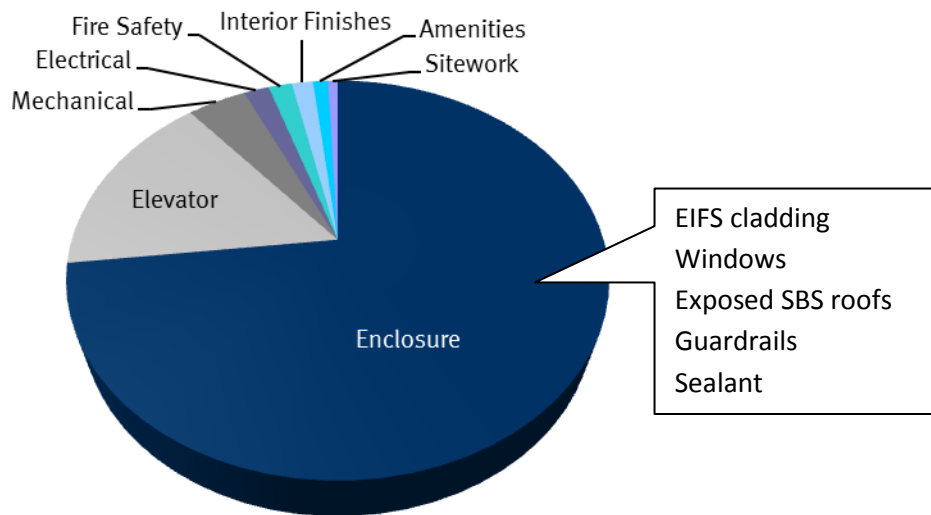


Fig. 3.2.1 Distribution of Major Maintenance and Renewal Costs Over the Next 10 years (2013 to 2022)

4. Project Planning

When making forecasts about future events and plans for these events, it is recommended that these are projected over three different planning horizons:

- **“Strategic”** (30 years): Since the average service life of many of the assets is approximately 25 years (such as roofs and boilers) it is recognized that a long-range view enables the Owners to anticipate the majority of the future renewal projects.
- **“Tactical”** (5-10 years): A five year outlook enables the Owners to break up the strategic plan into manageable stages and to thereby bridge the annual operating budget with the long-range strategic plan. Most Owners do not consider ownership of their real estate investment beyond a 5-year term and are therefore only concerned about special levies that may arise during this time period.
- **“Operational”** (1 year): The annual operating period encompasses one fiscal cycle (12 months). The reserve allocation in the operating budget should reflect the majority of the projects in the tactical plan (5 years) and ideally should also contemplate some elements of the strategic plan (30 years).

The following sections identify all capital expenditures that are projected for Pacifica with specific expenditures identified within the sections outlining the operation and tactical planning periods.

4.1. “Strategic” Planning Horizon

The chart below graphically illustrates the estimated major maintenance and renewal costs over the next 30 years and thereby provides a high-level overview of the longer term projected cash flow. The red bars indicate the years in which some renewal work is projected. Estimated maintenance costs (green bars) are generally more consistent from year-to-year.

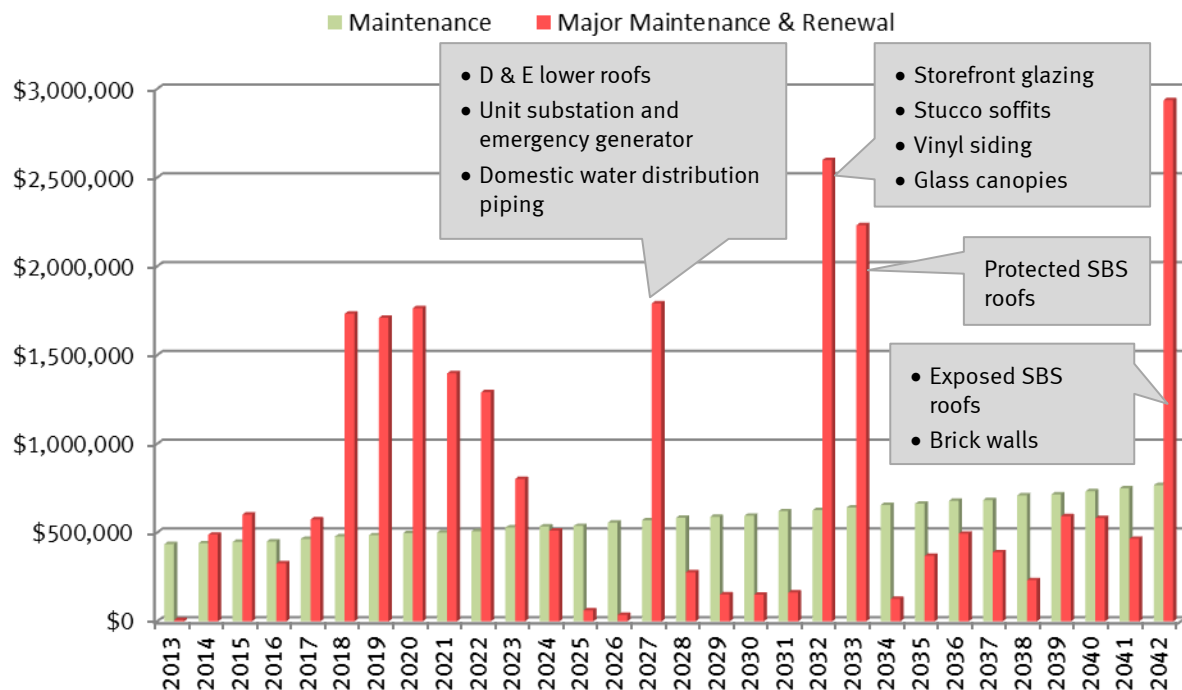


Fig. 4.1.1 30-Year Estimated Expenditure Forecast (with some key projects identified)

The fluctuation of major maintenance and renewal costs over the 30-year period is due to a variety of factors, such as:

- The different service lives for each of the range of assets in the asset inventory. For example, some assets may have a useful life of 5 years whereas other assets may have a useful life of 25 years.
- The different magnitude of renewal costs for each of the assets.
- The impact of different rehabilitation strategies to either replace assets or extend their useful service lives through major maintenance projects.
- The cumulative financial impact of inflation compounded annually over 30 years.

The actual timing of renewal projects will depend on the quality of maintenance and other factors, which either may result in earlier replacement or, in some cases, extend the life of the assets.

4.2. “Tactical” Planning Horizon

Although the tactical plan can be described as a single five year window the chart below provides the projected major maintenance and renewal costs for the next ten years so that the two five year windows can be reviewed. 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.

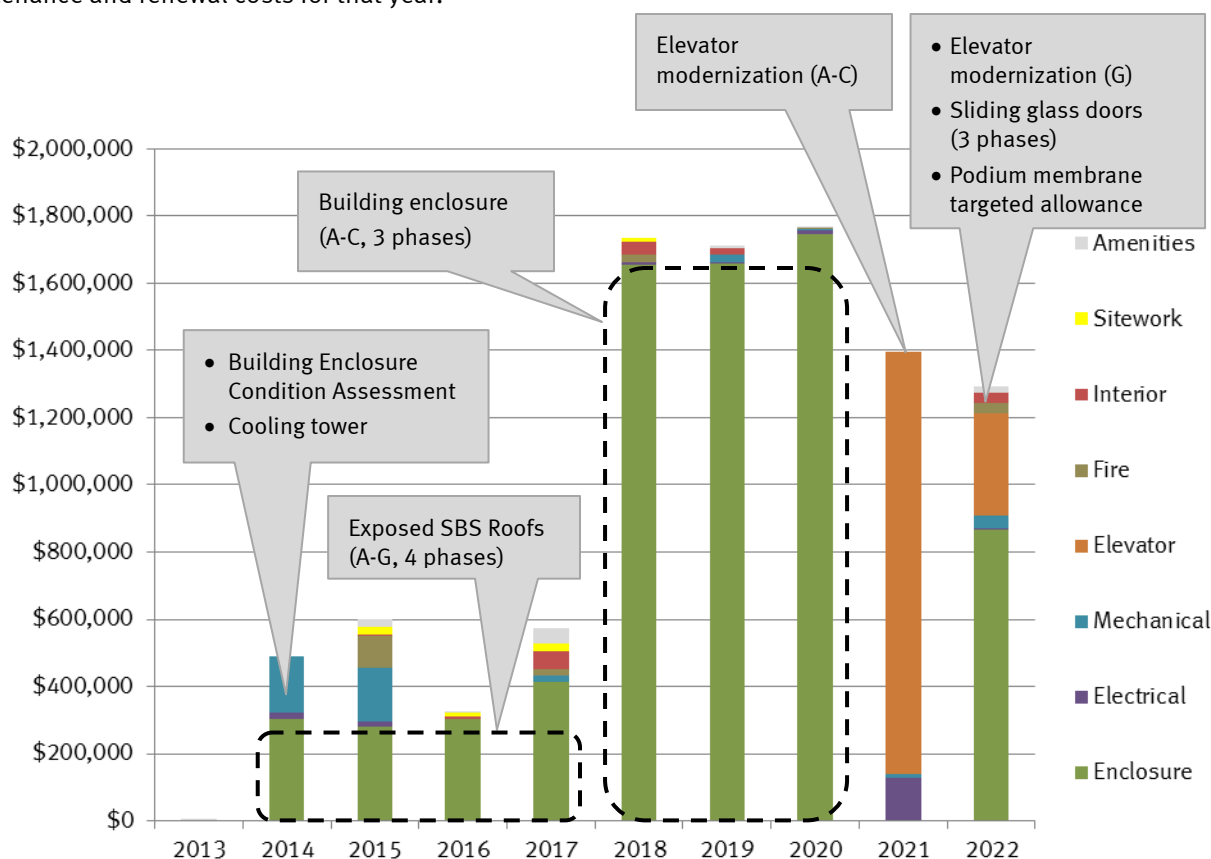


Fig. 4.2.1 10-Year Estimated Expenditure Forecast (with some key projects identified)

The tactical plan above represents one of many possible approaches to planning major maintenance and renewals 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.

In particular, the building enclosure renewals in 2018, 2019, 2020 and 2022 will require additional investigation and review, such as a building enclosure condition assessment. The reports by CSA have provided guidelines to proactively maintain building enclosure assets; however a building enclosure condition assessment that includes exploratory openings will provide additional information about the actual condition of components concealed within wall assemblies. The results of a building enclosure condition assessment can be used to update the Depreciation Report, and further develop a long term renewals strategy for all enclosure assets.

Listed below are some of the key major maintenance activities and asset renewal projects contemplated in the preceding bar graph:

Table 4.2.1 Tactical Plan Projects

Group 1: Major Maintenance
This group of projects are intended to preserve the assets to achieve their full design life. In accordance with the Strata Property Act, any maintenance “...that usually occurs less often than once a year” is a capital expense. → Commissioning of a building enclosure condition assessment (BECA) to confirm the remaining useful service life of the building enclosure assets (such as the roof, deck membranes, glazing and cladding, etc.). → Monitoring of the plumbing distribution system and commissioning of a review to determine the condition and remaining useful service life of the copper distribution piping. → Commissioning of warranty reviews as appropriate for reroofed areas. → Cyclical cleaning and repainting of concrete balcony edges. → Augering and hydro-flushing of drain lines, including in-camera scoping survey, as required. → Cleaning of drained stucco (D & E). → Updating of Depreciation Report every three years.
Group 2: Asset Renewal Projects (Primarily Condition-Based)
Listed below are renewal projects that may require additional investigation to confirm condition and eventual replacement schedules. Some of these projects are also discretionary and could potentially be postponed for reasonable periods with manageable risk. → Phased replacement of exposed SBS roofs (Buildings B-G). → Phased building enclosure renewal project (Buildings A,B,C), including: → EIFS cladding, → punched windows, → window walls, → sealant, and → guardrails. → Replacement of undrained stucco cladding (Buildings F & G). → Replacement of sliding glass doors. → Cyclical replacement of failed insulated glazing units at original windows and window walls. → Cyclical replacement of miscellaneous pumps, fans, valves, and motors. → Replacement of cooling tower components.

- Replacing smoke exhaust fans.
- Replacement of steam generator.
- Replacement of condensing unit.
- Replacement of steam room and pool tank.
- Refinishing of hot tub tank surface.
- Replacement of sectional overhead doors to parkade and garages of D & E.
- Cyclical replacement of valves.
- Replacement of rooftop make-up air unit.
- Renovation of soft landscaping, as required.

Group 3: Asset Renewal Projects
(Primarily Time-Based)

The following projects are considered those that can be reasonably predicted to coincide with the end of the useful service life of certain assets. 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.

- Modernization of elevator controls and other equipment, including cab refurbishment. Elevator modernization typically occurs when elevators are 25 to 30 years old. While modernization may be scheduled in 2021 and 2022 (the 29th and 30th years, respectively), the modernization may need to occur earlier if the elevators begin to experience significant operational issues before 2021 and 2022.
- Replacement of batteries in fire alarm control and annunciator panels.
- Replacement of batteries in emergency generator.
- Replacement of fire pumps
- Replacement of fire extinguishers.

Some projects, particularly those associated with the Building Enclosure, will require refinement through a normal design process to further define the scope and budget prior to tendering the renewal project. “Class D” estimates have been provided in the Report and a number of general assumptions about the potential scopes of work were made when costs associated with these projects were generated.

Implementation steps for any renewal event will vary and may include an investigation to confirm existing construction and any design requirements included in the project scope. Various options, such as phasing, product choice, and project bundling are also typically evaluated as part of the design requirements. Through this process, the scope of work will be finalized and the total project costs will be estimated for the Strata as a budget suitable for formal expenditure approval from the CRF. The costs associated with the investigation and design requirements are not included in the Report as the need and magnitude for this work varies with renewal activities and specific Owner needs.

4.3. “Operational” Planning Horizon

The strata corporation is currently undergoing a renewal of the interior finishes at common areas. In addition, we understand the intent is to continue replacing roofing at various locations around the property, in a phased manner.

Prior to updating the Depreciation Report in 2016, the Strata Corporation should also consider commissioning a Building Enclosure Condition Assessment as the next step to developing a long term building enclosure renewals plan.

Elevator modernizations also require significant advance planning. Commissioning a more detailed assessment of the elevators before the Depreciation Report update may provide the Strata Corporation with some alternative renewals strategies, and will provide more refined project budgeting.

4.4. Project Implementation Strategies

As renewal projects are implemented the Strata Corporation will need to engage consultants and contractors to confirm the appropriate scopes of work, to develop specifications and to coordinate and supervise the work.

The Owners will need to consider several implementation strategies including:

-➤ **Targeted Projects.** These are projects that 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. For 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 are projects that are carried out in multiple stages rather than as a single coordinated project. For example: the sealant could be renewed on one elevation in the first year and then on the other elevations in subsequent years. While phased projects can reduce the financial burden by spreading the costs over a longer period, the Owners will likely pay more over the long term due to the remobilization of contractors.
-➤ **Comprehensive Projects.** These are projects that are implemented as one coordinated undertaking. Some of the major advantages of this approach are that the Owners can sometimes leverage the best economies of scale, shorten the overall duration and lower the overall costs. For example: metal flashing repainted in all locations around the building at the same time.
-➤ **Bundled Projects.** Often it makes sense to bundle or combine various projects due to proximity, availability of skills, and funding needs. The major advantage of project bundling is that the Owners can leverage economies of scale and lower the overall costs rather than if these projects were completed as several, individual projects. For example: the trim is repainted at the same time as the repainting of the cladding for the building or complex.

5. Funding Scenarios

The physical assessment and financial assessment provide a baseline of information for the Owners and management team to evaluate the current funding levels and to consider an appropriate funding strategy based on their tolerance for risk and desired standard of care for the property.

5.1. Alternative Funding Scenarios

To help the Owners make an informed decision about their funding level, BAMS software is used to generate some alternative funding scenarios to compare the financial impact of different funding levels over the next 30 years. These scenarios serve as a sensitivity analysis to determine the size of the special levies that may occur as a result of different allocations to the CRF.

While there are many different scenarios that can be generated, the table below compares the following alternatives:

- **"A" Statutory Reserve Allocation.** This is the funding level that is required to meet the statutory requirements in BC. The Strata Property Act dictates that the reserve allocation will vary according to the reserve fund balance; therefore the reserve allocation is not linear. 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.
- **"B" Current Reserve Allocation.** This is the funding level that was approved by the Owners at the last Annual General Meeting (2012) and represents the status quo.
- **"C" Alternative Reserve Allocation.** The alternative funding model is based on a gradual increase over the next five years, followed by a fixed contribution of \$215,000 per year. See Section 5.4 for a more detailed discussion of this funding model.
- **"D" 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 is sufficient to avoid any special assessments over a 30-year period. In other words, the progressive reserve is equivalent to a fully funded reserve balance. The "progressive" reserve allocation is an idealistic target that many strata corporations are not able to meet.

Table 5.1.1 Comparison of Different Funding Scenarios

	"A" Statutory	"B" Current	"C" Alternative	"D" Progressive
Percent of Progressive Reserve	13%	20%	20% to 31%	100%
Reserve Allocation	\$0 - \$90,300	\$135,000	\$135,000 to \$215,000	\$686,000
Estimated Cost Per Suite			(at \$215,000)	
- Per Month	\$36	\$54	\$87	\$276
- Per Year	\$432	\$648	\$1044	\$3312
Estimated Cost Per Square Foot			(at \$215,000)	
- Per Month	\$0.02	\$0.03	\$0.04	\$0.12
- Per Year	\$0.19	\$0.29	\$0.46	\$1.48
Number of Special Levies (over next 30 years)	27	25	22	6
Value of Special Levies, approx. (over next 30 years)	\$22.2M	\$20.7M	\$18.5M	\$3.8M
Assumed Inflation Rate	2 %	2 %	2 %	2 %
Assumed Interest Rate	2 %	2 %	2 %	2 %

The funding scenarios are provided as a guide for the Owners. The Owners can use the BAMS software to create additional funding scenarios to assist in development of a scenario that is in alignment with their financial position. Based on the findings of the Report, the Strata Corporation is currently considered to be funding 20% of the progressive reserve level.

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 will need to be made over the upcoming years.

5.2. Funding Scenario “A” –Statutory

The first scenario is the verification that there is currently enough money being committed to the CRF to meet BC legislation. It shows a variable annual reserve contribution over the 30-year planning horizon. 10 years of cash flow data are provided below for reference. Appendix D contains the full 30 years of cash flow data for each scenario or this information can be reviewed in the online BAMS software.

Table 5.2.1 Statutory Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$0	\$0	\$4,900	\$7,500	\$5,000	\$237,400
2014	\$237,400	\$0	\$252,232	\$4,748	\$489,380	\$5,000	\$0
2015	\$0	\$90,300	\$516,100	\$0	\$601,400	\$5,000	\$0
2016	\$0	\$90,300	\$242,280	\$0	\$327,580	\$5,000	\$0
2017	\$0	\$90,300	\$489,730	\$0	\$575,030	\$5,000	\$0
2018	\$0	\$90,300	\$1,648,490	\$0	\$1,733,790	\$5,000	\$0
2019	\$0	\$90,300	\$1,625,400	\$0	\$1,710,700	\$5,000	\$0
2020	\$0	\$90,300	\$1,679,290	\$0	\$1,764,590	\$5,000	\$0
2021	\$0	\$90,300	\$1,312,400	\$0	\$1,397,700	\$5,000	\$0
2022	\$0	\$90,300	\$1,205,840	\$0	\$1,291,140	\$5,000	\$0

The figure below graphically illustrates the annual contributions (blue bars), the closing balance in the CRF (the purple line) and the size of the special levies (red bars) resulting from this funding level meeting the minimum statutory requirements.

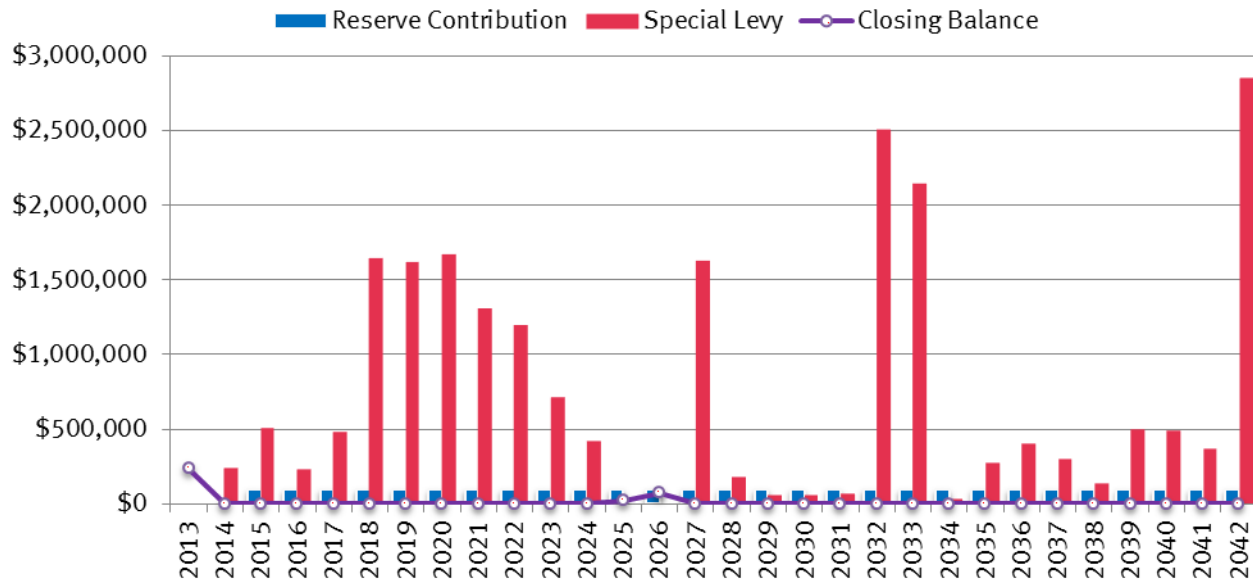


Fig. 5.2.1 Statutory Funding Model: Graphical Analysis

5.3. Funding Scenario “B” – Current

Scenario “B” represents the current funding level approved by the Owners at the last general meeting (i.e., status quo) and is based on a fixed annual reserve contribution of **\$135,000** and is summarized in the following cash flow table.

Table 5.3.1 Status Quo Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$135,000	\$0	\$4,900	\$7,500	\$5,000	\$372,400
2014	\$372,400	\$135,000	\$0	\$7,448	\$489,380	\$5,000	\$20,468
2015	\$20,468	\$135,000	\$465,523	\$409	\$601,400	\$5,000	\$15,000
2016	\$15,000	\$135,000	\$197,280	\$300	\$327,580	\$5,000	\$15,000
2017	\$15,000	\$135,000	\$444,730	\$300	\$575,030	\$5,000	\$15,000
2018	\$15,000	\$135,000	\$1,603,490	\$300	\$1,733,790	\$5,000	\$15,000
2019	\$15,000	\$135,000	\$1,580,400	\$300	\$1,710,700	\$5,000	\$15,000
2020	\$15,000	\$135,000	\$1,634,290	\$300	\$1,764,590	\$5,000	\$15,000
2021	\$15,000	\$135,000	\$1,267,400	\$300	\$1,397,700	\$5,000	\$15,000
2022	\$15,000	\$135,000	\$1,160,840	\$300	\$1,291,140	\$5,000	\$15,000

The Owners are currently accustomed to monthly reserve allocations of approximately **\$54** per suite per month (averaged). If the Owners were to continue to fund the CRF at this level, the Owners will need to raise approximately **\$20.7M** for special levies over the next **30** years.

The figure below provides a graphical illustration of the status quo funding scenario. The annual contribution into the reserve account is shown by the blue bars, the closing balance in the CRF is shown by the purple line and the special levies (to offset the shortfall in the reserve account) are shown as red bars.

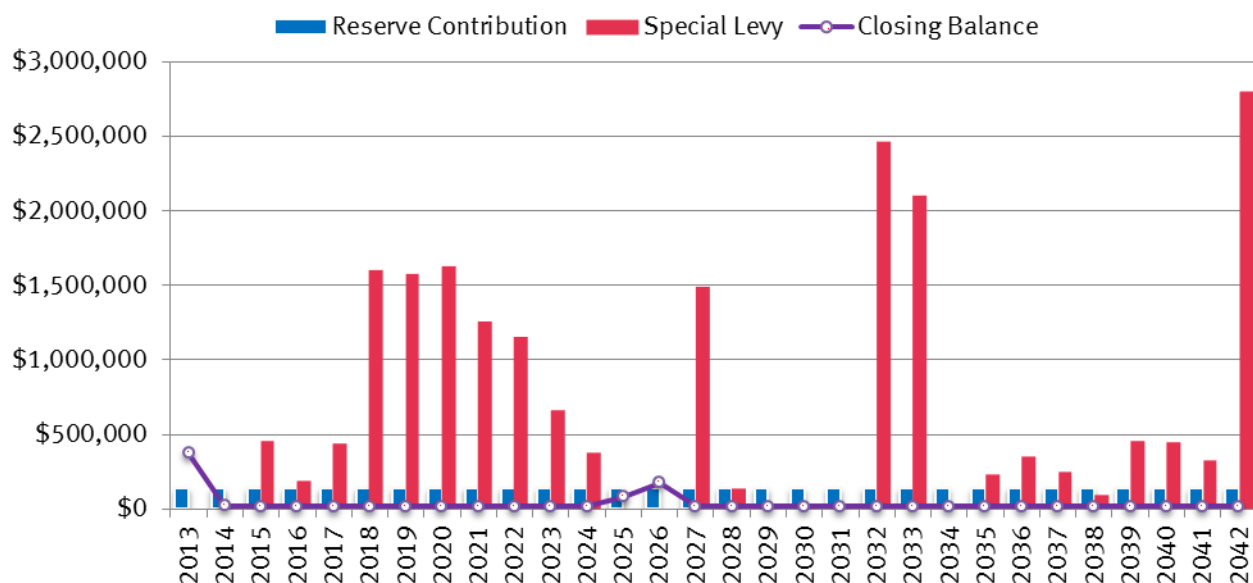


Fig. 5.3.1 Status Quo Funding Model: Graphical Analysis

5.4. Funding Scenario “C” – Alternative

The Alternative scenario is based on a stepped annual reserve contribution starting with **\$135,000** for the 2012/2013 fiscal year, and increasing by \$20,000 per year until the 2016/17 fiscal year. The remaining balance of the 30 period is based on a fixed annual contribution of **\$215,000**. This represents a reserve contribution that is equivalent to approximately **\$86** per suite per month at the \$215,000 funding level (averaged), which is an increase of 1.5 times the current funding level.

Table 5.4.1 Alternative Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$135,000	\$0	\$4,900	\$7,500	\$5,000	\$372,400
2014	\$372,400	\$155,000	\$0	\$7,448	\$489,380	\$5,000	\$40,468
2015	\$40,468	\$175,000	\$405,123	\$809	\$601,400	\$5,000	\$15,000
2016	\$15,000	\$195,000	\$137,280	\$300	\$327,580	\$5,000	\$15,000
2017	\$15,000	\$215,000	\$364,730	\$300	\$575,030	\$5,000	\$15,000
2018	\$15,000	\$215,000	\$1,523,490	\$300	\$1,733,790	\$5,000	\$15,000
2019	\$15,000	\$215,000	\$1,500,400	\$300	\$1,710,700	\$5,000	\$15,000
2020	\$15,000	\$215,000	\$1,554,290	\$300	\$1,764,590	\$5,000	\$15,000
2021	\$15,000	\$215,000	\$1,187,400	\$300	\$1,397,700	\$5,000	\$15,000
2022	\$15,000	\$215,000	\$1,080,840	\$300	\$1,291,140	\$5,000	\$15,000

Scenario “C” may eliminate up to three special levies, and could reduce the value of special levies by approximately \$2M over the 30 year planning horizon. The figure below graphically illustrates the annual contributions (blue bars), the closing balance in the CRF (the purple line) and the size of the special levies (red bars) resulting from this funding level.

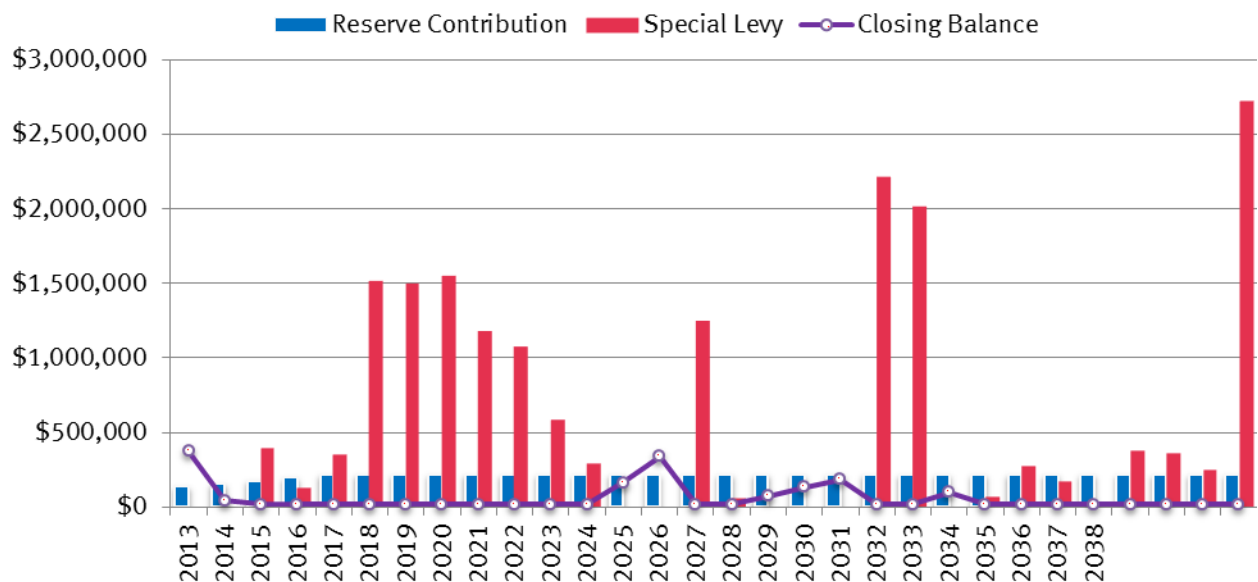


Fig. 5.4.1 Alternative Funding Model: Graphical Analysis

The BAMS software tool enables the strata council and management to adjust the financial variables in this model (such as inflation rates and interest rates) and to generate additional models.

5.5. Funding Scenario “D” – Progressive

The next scenario is based on a stepped annual reserve contribution of approximately **\$686,000** over the 30-year planning horizon. This represents a reserve contribution that is equivalent to approximately **\$276** per suite per month (averaged), which is a significant increase over the current funding level.

Table 5.5.1 Progressive Funding Model: Cash Flow Table

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$686,000	\$0	\$4,900	\$7,500	\$5,000	\$923,400
2014	\$923,400	\$686,000	\$0	\$18,468	\$489,380	\$5,000	\$1,133,488
2015	\$1,133,488	\$686,000	\$0	\$22,670	\$601,400	\$5,000	\$1,235,758
2016	\$1,235,758	\$686,000	\$0	\$24,715	\$327,580	\$5,000	\$1,613,893
2017	\$1,613,893	\$686,000	\$0	\$32,278	\$575,030	\$5,000	\$1,752,141
2018	\$1,752,141	\$686,000	\$0	\$35,043	\$1,733,790	\$5,000	\$734,394
2019	\$734,394	\$686,000	\$295,619	\$14,688	\$1,710,700	\$5,000	\$15,000
2020	\$15,000	\$686,000	\$1,083,290	\$300	\$1,764,590	\$5,000	\$15,000
2021	\$15,000	\$686,000	\$716,400	\$300	\$1,397,700	\$5,000	\$15,000
2022	\$15,000	\$686,000	\$609,840	\$300	\$1,291,140	\$5,000	\$15,000

While Scenario “D” does result in eliminating most of the levies, it is still not adequate to offset all the special levies over the 30-year planning horizon. The figure below graphically illustrates the annual contributions (blue bars), the closing balance in the CRF (the purple line) and the size of the special levies (red bars) resulting from this funding level.

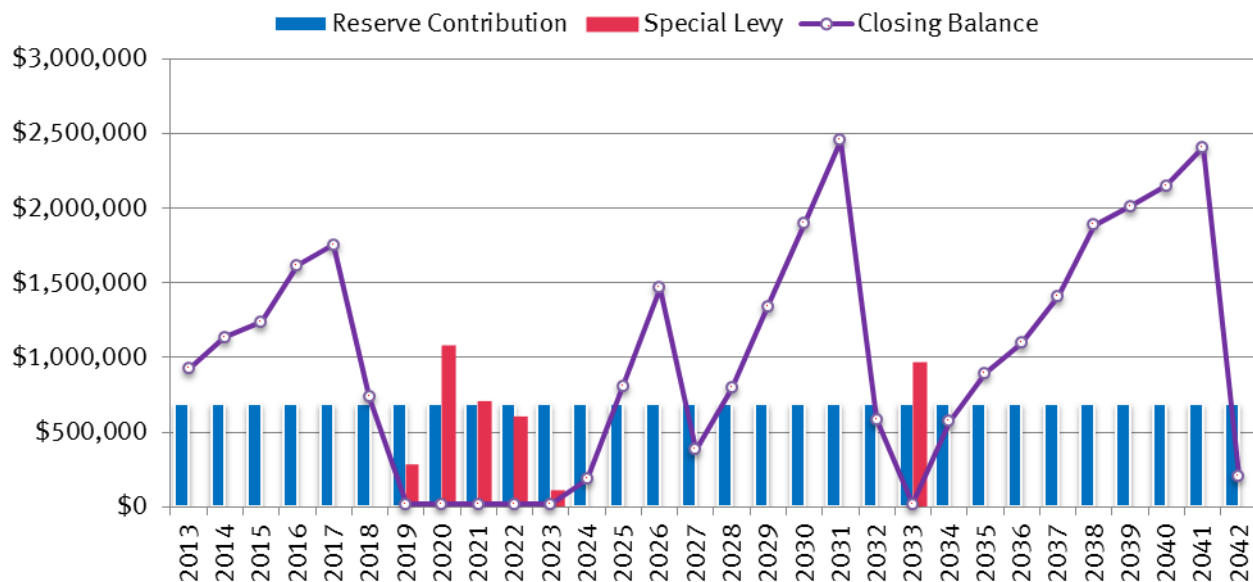


Fig. 5.5.1 Progressive Funding Model: Graphical Analysis

The BAMS software tool enables the strata council and management to adjust the financial variables in this model (such as inflation rates and interest rates) and to generate additional models.

5.6. Funding by Individual Owners

Notwithstanding which funding scenario may ultimately be selected by the Strata Corporation at the next general meeting, each owner can develop their own individual funding plans based on the renewal costs identified in the Report.

Since the Depreciation Report has identified approximately \$25M in capital reserve and major maintenance projects over the next 30 years, each of the 207 unit owners can estimate their personal share based on unit entitlements.

6. Recommendations

The following key recommendations are presented for the Owners consideration. The goal is to help the Owners move to a more objective basis of allocating CRF contributions for Pacifica.

- **Elevator Modernization Projects.** Begin planning the elevator modernization program.
- **Condition Assessment.** Conduct a Condition Assessment of the EIFS walls, exposed SBS roofs, and punched aluminum windows to validate the assumptions regarding the remaining service lives based on the visual review conducted for the Report. Update the Report with these findings and recommendations as required.
- **Warranty Certificates.** Prepare a schedule of active warranties to assist in tracking multiple baselines resulting from phased renewal strategies.
- **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. Seek clarification from RDH regarding any of the disclosures and disclaimers.
- **Funding Scenarios.** Review the alternative funding scenarios in the Report and develop scenarios for presentation to the Owners that are most likely to secure approval of the Owners.
- **Funding Levels.** Review the current annual reserve allocation levels relative to the funding levels illustrated in the Report.
- **Software Tool.** Utilize the web-based building asset management system on an ongoing basis to keep the data current and ensure that it is readily accessible to the council members and property manager.
- **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). The online data can be updated at any time during the course of the year by authorized users.
- **Further Investigations.** Conduct additional condition investigations, as required, to refine the data.
- **Full System Maintenance Plan.** Review the adequacy of checklists and budgeting of routine maintenance to ensure that a program is implemented to achieve full service lives from the assets.

RDH is available to assist the Owners with all aspects of the Report and the on-line BAMS software. Please contact our office with any questions or if you should require further information.

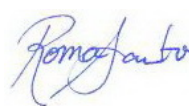
Sincerely,

RDH Building Engineering Ltd.



Laureen Stokes, Dipl. T.

Project Manager



Roma Santos, Dipl. T.

Building Asset Management Technologist



Jesse Listoen, 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

Enclosure

Roofs & Decks

Encl 01 - Exposed SBS Membrane - A-G Main Roofs



Location

Mains roofs of Buildings A, B, C, D, E, F, and G.

Description

Bituminous and modified bituminous (SBS) membrane at low-slope roofs. Effective age reflects phased renewal beginning in 2014.

Information

Service Life:	25	Install Year:	1992
Chronological Age:	21	Next Event Year:	2014
Effective Age:	24		

Encl 02 - Exposed SBS Membrane - D & E Lower Roofs



Location

Lower roofs of Buildings D and E.

Description

Bituminous and modified bituminous (SBS) membrane at low-slope roofs. Lower roofs replaced during rehab.

Information

Service Life:	25	Install Year:	2002
Chronological Age:	11	Next Event Year:	2027
Effective Age:	11		

Encl 03 - Protected SBS Membrane Roof with Ballast



Location

Various levels on Building B and C.

Description

SBS membrane overlaid with insulation and stone ballast.

Information

Service Life:	30	Install Year:	2003
Chronological Age:	10	Next Event Year:	2033
Effective Age:	10		

Encl 04 - Protected SBS Membrane Roof/Deck (Conventional Assembly) with Traffic-Bearing Surface



Location

Building A terraces, Level 8. Building B and C SBS membrane overlaid with concrete terraces on various levels. Building D and E roof decks. Buildings F & G, Level 2 and 3.

Description

SBS membrane overlaid with concrete pavers as traffic-bearing surface.

Information

Service Life:	30	Install Year:	2003
Chronological Age:	10	Next Event Year:	2033
Effective Age:	10		

Pacifica - Vancouver

Encl 05 - Stucco Clad Soffit



Location

Balcony ceilings and above exterior walkways on Buildings B, F, and G.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Stucco cladding over supporting structure.

Install Year:	1992
Next Event Year:	2032

Encl 06 - Protected Parkade Podium Membrane with Landscaping



Location

(Concealed Asset). Above parkade enclosure and below landscaping throughout the site.

Information

Service Life:	30
Chronological Age:	21
Effective Age:	21

Description

Waterproofing membrane overlaid with landscaping overburden.

Install Year:	1992
Next Event Year:	2022

Fall Protection

Encl 07 - Guardrail Glazed Aluminum - Decks & Balconies



Location

Perimeter of all balconies and decks of all buildings.

Information

Service Life:	30
Chronological Age:	21
Effective Age:	25

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. Effective age reflects probable replacement with phased renewals beginning in 2018.

Install Year:	1992
Next Event Year:	2018

Encl 08 - Anchor Fall Protection Equipment



Location

Main roofs and roof decks.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

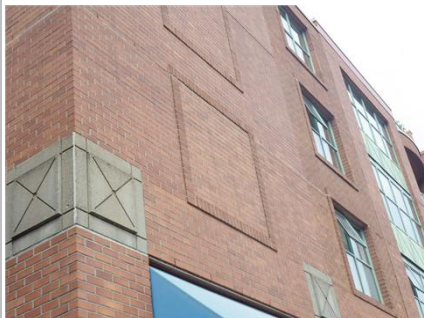
Description

Safety anchoring system for work on exterior walls and roofs. Northgate roof anchors replaced in 2008.

Install Year:	1992
Next Event Year:	2032

Walls

Encl 09 - Brick Veneer Wall - A, B, & C



Location

All elevations of Buildings A, B, and C.

Information

Service Life:	50
Chronological Age:	21
Effective Age:	21

Description

Clay masonry units applied as a veneer over exterior sheathing membrane with non-combustible construction backing wall.

Encl 10 - Brick Veneer Wall - F & G



Location

All elevations of Buildings F and G.

Information

Service Life:	50
Chronological Age:	21
Effective Age:	21

Description

Clay masonry units applied as a veneer over exterior sheathing membrane with combustible construction backing wall.

Encl 11 - EIFS Clad Wall - Undrained



Location

All elevations of Buildings A, B, and C.

Information

Service Life:	30
Chronological Age:	21
Effective Age:	25

Description

Textured acrylic finish applied over reinforced cementitious lamina applied to insulation board (typically expanded polystyrene foam board). EIFS panel without drainage provisions are applied directly over waterproofing membrane on sheathing. Effective age reflects phased renewal beginning in 2018.

Encl 12 - Stucco Clad Wall - Rainscreen



Location

All elevations of Buildings D and E.

Information

Service Life:	40
Chronological Age:	11
Effective Age:	11

Description

Acrylic coated stucco applied on furring to create a drained cavity over the exterior sheathing membrane.

Encl 13 - Stucco Clad Wall - Undrained



Location

Walls of west-facing decks of residential units on Buildings F and G.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	15

Description

Acrylic coated stucco applied directly over exterior sheathing membrane. Effective age reflects replacement in 2018 due to age and exposure conditions.

Encl 14 - Vinyl Siding Wall - Rainscreen



Location

All elevations of Buildings D and E.

Information

Service Life:	30
Chronological Age:	11
Effective Age:	11

Description

Vinyl siding applied on furring to create a drained cavity over the exterior sheathing membrane.

Encl 15 - Architectural Concrete



Location

Exposed balcony edges on Buildings A, B, and C.

Information

Service Life:	75
Chronological Age:	21
Effective Age:	21

Description

Painted concrete spandrel panels.

Encl 16 - Concrete Masonry Unit Wall



Location

Throughout underground parking garage.

Information

Service Life:	75
Chronological Age:	21
Effective Age:	21

Description

Interior concrete masonry unit (CMU) walls in parkade.

Pacifica - Vancouver

Encl 17 - Wood Trim



Location

Around windows in vinyl cladding on Buildings D and E.

Information

Service Life:	30
Chronological Age:	11
Effective Age:	11

Description

Vertical and horizontal wood trim boards with coated surface for protection of the substrate and aesthetics.

Install Year:	2002
Next Event Year:	2032

Encl 18 - Precast Concrete Panels



Location

Various locations on elevations of Buildings B, C, F, and G.

Information

Service Life:	60
Chronological Age:	21
Effective Age:	21

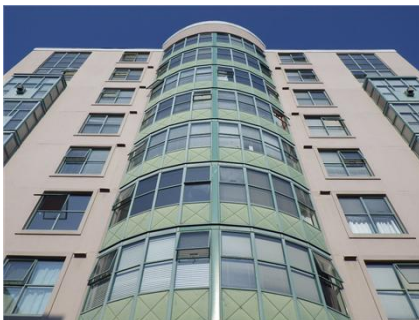
Description

Decorative feature details that have been premanufactured and secured to the building.

Install Year:	1992
Next Event Year:	2052

Glazing Systems

Encl 19 - Aluminum Framed Window Wall



Location

Buildings A, B, C, F, and G.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	35

Description

Aluminum framed, non-thermally broken windows with double insulating glazing units, and awning and sliding operators. CSA Maintenance review indicates windows have been problematic. Effective age reflects phased renewal beginning in 2018.

Install Year:	1992
Next Event Year:	2018

Encl 20 - Aluminum Framed Window - Punched



Location

All levels on all elevations of all buildings.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	35

Description

Aluminum framed, non-thermally broken windows with double insulating glazing units, and casement, awning, and sliding operators. Effective age reflects phased renewal beginning in 2018.

Install Year:	1992
Next Event Year:	2018

Pacifica - Vancouver

Encl 21 - Glass Block Window - Exterior



Location

East elevation of Buildings B, F, and G

Information

Service Life:	35
Chronological Age:	21
Effective Age:	21

Description

Glass block windows.

Install Year:	1992
Next Event Year:	2027

Encl 22 - T-Bar Skylight (A & B)



Location

Roofs of Buildings A and B.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	16

Description

Pyramid sloped aluminum skylight system with double glazed acrylic glazing units. Effective age reflects probably replacement with reroofing in the next 4 years.

Install Year:	1992
Next Event Year:	2017

Encl 23 - T-Bar Skylight (D & E)



Location

Building D and E roofs and east elevation integrated sloped glazing.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	16

Description

Single sloped aluminum T-bar supported skylight system with double glazed insulating glazing units. Effective age reflects probably replacement with reroofing in the next 4 years.

Install Year:	1992
Next Event Year:	2017

Encl 24 - Pressure Cap Skylight



Location

Pool roof, Building A.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Aluminum pressure plate skylight system with double glazed insulating glazing units. Sealed units have failed and are due for replacement

Install Year:	1992
Next Event Year:	2032

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Encl 25 - Aluminum Storefront - Residential



Location

Pool enclosure, Buildings F & G lobby entrances, and Building B meeting room.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Aluminum framed, thermally broken, storefront system with insulating glazing units, and no operators.

Install Year:	1992
Next Event Year:	2032

Encl 26 - Aluminum Storefront - Commercial Units



Location

Building B, C, F, &, G commercial units.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Aluminum framed, thermally broken, storefront system with insulating glazing units, and no operators.

Install Year:	1992
Next Event Year:	2032

Windows

Encl 27 - Structural Glazing



Location

Entrance of Buildings A, B, and C.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Single glazed 1/2" tempered glass with structural silicone sealant.

Install Year:	1992
Next Event Year:	2032

Doors

Encl 28 - Aluminum Frame Glazed Swing Door



Location

Various patios on Buildings A, B, & C, and pool enclosure.

Information

Service Life:	25
Chronological Age:	21
Effective Age:	15

Description

Aluminum frame swing door with insulating glazing units.

Install Year:	1992
Next Event Year:	2023

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Encl 29 - Aluminum Framed Sliding Glass Door



Location

Access to decks and balconies.

Information

Service Life:	30
Chronological Age:	21
Effective Age:	21

Description

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

Install Year:	1992
Next Event Year:	2022

Encl 30 - Wood Swing Door



Location

Building D and E entrances.

Information

Service Life:	25
Chronological Age:	21
Effective Age:	21

Description

Solid wood swing door with insulating glazing units.

Install Year:	1992
Next Event Year:	2017

Encl 31 - Steel Swing Door



Location

Exterior exit stair doors.

Information

Service Life:	25
Chronological Age:	21
Effective Age:	15

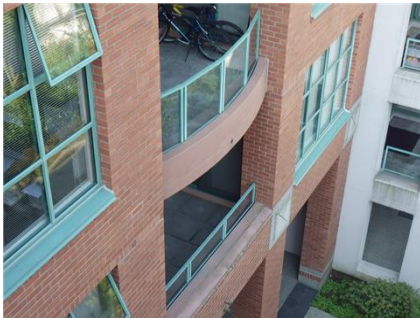
Description

Hollow steel slab swing door without glazing.

Install Year:	1992
Next Event Year:	2023

Balconies

Encl 32 - Balcony - Exposed Concrete



Location

Balconies on all buildings.

Information

Service Life:	50
Chronological Age:	21
Effective Age:	21

Description

Exposed concrete horizontal balcony surface. Some balconies renovated with tile or urethane coating. CSA report recommended coating all balconies with urethane membrane.

Install Year:	1992
Next Event Year:	2042

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Canopies

Encl 33 - Architectural Steel Elements



Location

Tower roof of Buildings F and G, and steel canopy around perimeter of pool enclosure on Building A.

Description

Pyramid sloped painted architectural steel elements.

Information

Service Life:	50	Install Year:	1992
Chronological Age:	21	Next Event Year:	2042
Effective Age:	21		

Encl 34 - Fabric Awning



Location

Commercial Building B: north and east elevations. Commercial Building C: north, east, and south elevations.

Description

Canopy constructed with light metal framing and covered with fabric.

Information

Service Life:	40	Install Year:	1992
Chronological Age:	21	Next Event Year:	2032
Effective Age:	21		

Encl 35 - Metal Frame and Glass Canopy



Location

East elevation of Commercial Buildings F and G, and west elevation entrances of D and E.

Description

Canopy constructed with metal framing and single glazing.

Information

Service Life:	40	Install Year:	1992
Chronological Age:	21	Next Event Year:	2032
Effective Age:	21		

Parking Garage

Encl 36 - Sectional Overhead Door - Wood



Location

Building D and E garages.

Description

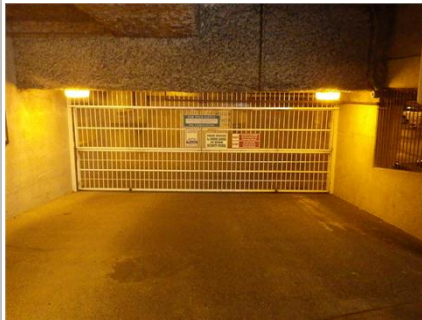
Wood or composite sectional overhead garage door.

Information

Service Life:	25	Install Year:	1992
Chronological Age:	21	Next Event Year:	2017
Effective Age:	21		

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Encl 37 - Open-grid Overhead Parkade Gate



Location

Parkade entrances at north and west sides of site.

Description

Pre-finished metal grid overhead gate for underground parkade. West 14th garage door is original. West 16th door was new in 2011 and the Visitors Parking door was new in 2004

Information

Service Life: 25
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2017

Encl 38 - Slab-on-Grade



Location

Parkade.

Description

Concrete slab on grade.

Information

Service Life: 75
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2067

General & Inspections

Encl 39 - General & Inspections



Location

Throughout all buildings and site.

Description

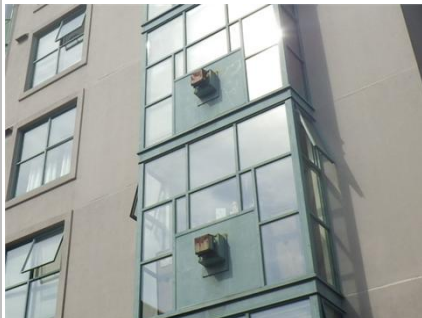
Miscellaneous interior and exterior components, such as service penetrations and interface details, not related to any particular assembly. Warranty, general reviews, and updating of Depreciation Report.

Information

Service Life: 3
Chronological Age: 0
Effective Age: 0

Install Year: 2013
Next Event Year: 2016

Encl 40 - Fireplace Vents



Location

Various locations in window wall assemblies on Buildings A, B and C.

Description

Exterior steel vent collar, allowing for air intake and exhausting of fireplaces.

Information

Service Life: 35
Chronological Age: 21
Effective Age: 30

Install Year: 1992
Next Event Year: 2018

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Encl 41 - Sealant



Location

Various joints and penetrations in assemblies on all buildings.

Description

Sealant of various types located at joints between building enclosure assemblies, as well as around components and penetrations within building enclosure assemblies. Effective age reflects renewal of walls and related assemblies beginning in 2018.

Information

Service Life: 10
Chronological Age: 8
Effective Age: 5

Install Year: 2005
Next Event Year: 2018

Encl 42 - Aluminum Gutter & Rainwater Leader



Location

Buildings D and E entrance glass canopy, and integrated window system skylights.

Description

Aluminum gutters at canopy and skylight perimeter.

Information

Service Life: 20
Chronological Age: 11
Effective Age: 11

Install Year: 2002
Next Event Year: 2022

Electrical

Power Supply

Elec 01 - Distribution Transformer - Interior



Location

Electrical rooms throughout the parkade.

Description

Delta: (x1) 30 KVA, Marcus: 15 KVA (x3), 45 KVA (x3), 75 KVA (x1), 112.5 KVA (x4), 225 KVA (x 2), 450 KVA (x1), 500 KVA (x1), 600 KVA (x1), 3 phase, dry-type, with Nema enclosure, coil and vibration isolators that provide power to receptacles and low voltage loads.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2032

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Elec 02 - Emergency Generator



Location

West side of site, between buildings D and E.

Description

Diesel generator with buried fiberglass, 500 gallon fuel tank to provide emergency power.

Information

Service Life: 35
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2027

Elec 03 - Unit Substation



Location

Main electrical room in parkade.

Description

Asea Brown Boveri, 2000 KVA, 12470 V, 3 phase, dry type transformer; main breaker, load break switches and metering compartments contained within unit substation to provide primary electrical service.

Information

Service Life: 35
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2027

Distribution

Elec 04 - Electrical Distribution



Location

Electrical rooms throughout the parkade.

Description

Westinghouse Robonic II, 200 A, 347/600 V, distribution switchgear, panelboards, breakers and wiring to several local sub-panels and mechanical loads. May include Tech cable or conduit systems.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2032

Light Fixtures

Elec 05 - Interior Light Fixtures



Location

Mounted to walls and ceilings throughout all common areas and service rooms.

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. All sconces and pendant lights throughout replaced as part of 2013 interior renovation project. Additionally, in Buildings F & G, various ceiling lights in residential hallways also being replaced. No track lighting or cove lighting replaced.

Information

Service Life: 20
Chronological Age: 0
Effective Age: 0

Install Year: 2013
Next Event Year: 2033

Elec 06 - Exterior Light Fixtures



Location

Building exteriors and throughout the site.

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 incandescent, halogen, LED, and metal halide. Used for exterior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, timers and photocells. Wall mounted halide light fixtures replaced in 2003. Wall mounted fixtures replaced again in 2010/2011.

Information

Service Life: 20
Chronological Age: 2
Effective Age: 2

Install Year: 2011
Next Event Year: 2031

Security

Elec 07 - Proximity Access Control



Location

Access to parkade, buildings, common area spaces.

Description

Local proximity access control system components include fob/card devices for building occupants, fob/card readers, RTE sensors/buttons, electric strikes and door controllers. Network level components include door control panel, communication boards, backup batteries, RTE board, conduit, cable and connectors. Installed in 2000, upgraded in 2009.

Information

Service Life: 12
Chronological Age: 4
Effective Age: 4

Install Year: 2009
Next Event Year: 2021

Elec 08 - Enterphone System



Location

Entrance of Buildings A, B, C, F, and G.

Description

Enterphone 2000, surface mounted, enterphone panels with associated key pads and display panels.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 15

Install Year: 1992
Next Event Year: 2023

Elec 09 - Security Surveillance



Location

At the entrances and exits to the building and parking garage and throughout the building in common areas, service areas, and stairwells.

Description

Cameras, multiplexer, monitors and storage media to deter and track activity on and within building premises. Analog equipment, sourced from various manufacturers, is mostly more than five years old. Upgrade to digital equipment providing better quality images and enhanced security is planned to begin in 2014

Information

Service Life: 14
Chronological Age: 21
Effective Age: 13

Install Year: 1992
Next Event Year: 2014

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Mechanical

Controls and End Devices

Mech 01 - Controls - HVAC Instrumentation



Location

Mounted to walls in common areas and equipment service rooms.

Description

Honeywell, 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.

Information

Service Life: 20
Chronological Age: 21
Effective Age: 19

Install Year: 1992
Next Event Year: 2014

Mech 02 - Gas Detection - Parking Garage



Location

Various stalls throughout the parking garage.

Description

QEL QAS101 electronic sensing devices for detection of dangerous gases, carbon monoxide (CO) and propane, produced by vehicles and to activate the exhaust fans accordingly.

Information

Service Life: 10
Chronological Age: 21
Effective Age: 9

Install Year: 1992
Next Event Year: 2014

Plumbing & Drainage

Mech 03 - Tank - DHW - Large Service Electric



Location

Pool mechanical room and womens change room.

Description

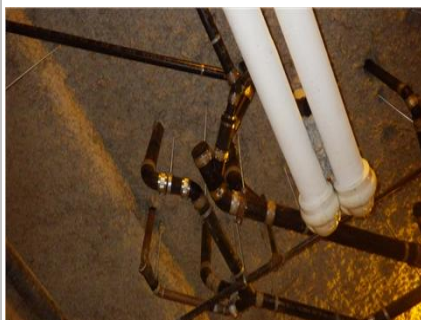
Rheem Ruud EQB5C15 and EGS85C-15, mounted, electric boiler, for domestic water heating. Men's HWT replaced 2010, women's 2004.

Information

Service Life: 10
Chronological Age: 9
Effective Age: 9

Install Year: 2004
Next Event Year: 2014

Mech 04 - Storm Drainage Collection



Location

Roofs, decks, balconies, at grade perimeter, and at parking garage.

Description

Roof drains, trench drains, catch basins, grates, and associated piping systems for rainwater runoff.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2032

Mech 05 - Tank - DHW - Small Domestic Electric



Location

Trades room in parkade.

Information

Service Life:	5
Chronological Age:	21
Effective Age:	1

Description

Ruud, 12 USG, electric domestic hot water tank for small domestic service.

Install Year:	1992
Next Event Year:	2017

Mech 06 - Valves - Plumbing Flow Control and Directional



Location

Mechanical rooms throughout parkade.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	19

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.

Install Year:	1992
Next Event Year:	2014

Mech 07 - Drainage - Sanitary



Location

Throughout parkade.

Information

Service Life:	50
Chronological Age:	21
Effective Age:	21

Description

Cast iron, DWV piping, with soldered joints, p-traps, and fittings.

Install Year:	1992
Next Event Year:	2042

Mech 08 - Domestic Cold Water Distribution



Location

Connected to fixtures throughout the building.

Information

Service Life:	35
Chronological Age:	21
Effective Age:	21

Description

Mixture of K and L copper for vertical/horizontal mains system and copper piping within the suites. Soldered connections. Each suite has its own domestic water heater.

Install Year:	1992
Next Event Year:	2027

Mech 09 - Sump Pumps



Location

Parkade stalls 49 and 172.

Information

Service Life: 10
Chronological Age: 21
Effective Age: 8

Description

Duplex packaged submersible sanitary and storm sewerage pumps.

Install Year: 1992
Next Event Year: 2015

Mech 10 - Fixtures - Taps & Sinks



Location

Building A men's and women's change rooms, Building B amenity room and caretaker's suite, and Building C guest suite.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 21

Description

A variety of fixture types and basins, janitors mop sinks, water fountain and other commercial grade plumbing supply fixtures.

Install Year: 1992
Next Event Year: 2017

Mech 11 - Fixtures - Toilets



Location

Building A men's and women's change rooms, Building B caretaker's suite, and Building C guest suite.

Information

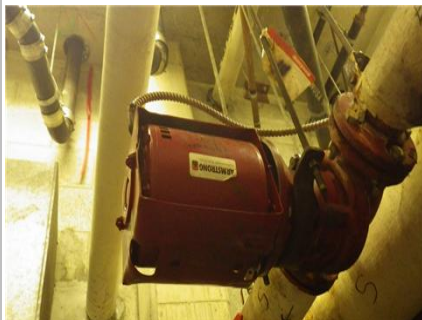
Service Life: 25
Chronological Age: 21
Effective Age: 21

Description

6 LPF, floor mounted toilets.

Install Year: 1992
Next Event Year: 2017

Mech 12 - Pump - DHW - Circulation and Recirculation



Location

Parkade mechanical room.

Information

Service Life: 10
Chronological Age: 21
Effective Age: 8

Description

Bell & Gosset and Armstrong, fractional HP, pipe-mounted bronze body domestic hot water circulation pumps. Circulating hot water from boilers to tanks and recirculating hot water from pool and exercise room.

Install Year: 1992
Next Event Year: 2015

Mech 13 - Valves - Cross Connection & Backflow Prevention



Location

Building G mechanical room, Level 3 in Buildings F & G, Level 8 in Buildings A, B, & C, and parkade mechanical room.

Information

Service Life: 20
Chronological Age: 21
Effective Age: 18

Description

Watts 3/4" 009 QT and Febco 8254 backflow prevention valves, including vacuum breakers, double check, reduced pressure valves on systems.

Heating & Cooling

Mech 14 - Hydronic Distribution



Location

Throughout the buildings.

Information

Service Life: 30
Chronological Age: 21
Effective Age: 21

Description

Hydronic heating and cooling water supply and return system.

Mech 15 - Baseboard - Electric



Location

Amenity rooms, elevator vestibules and service rooms throughout the buildings.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Description

Standard grade, wall mounted, electric convector baseboard heaters with electrical fins for localized space heating and integral thermostat control.

Mech 16 - Chemical Treatment Equipment



Location

Mechanical room in parkade.

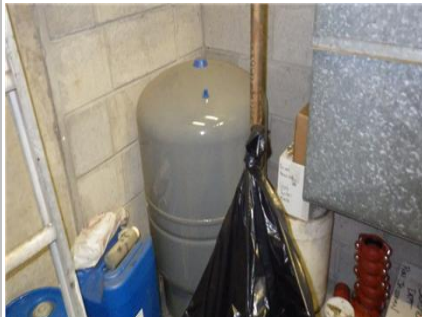
Information

Service Life: 8
Chronological Age: 21
Effective Age: 4

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, frost and microbial mitigation in cooling tower.

Mech 17 - Tank - Expansion - Hydronic - Diaphragm



Location

Mechanical room.

Information

Service Life: 20
Chronological Age: 21
Effective Age: 18

Description

Amtrol, floor mounted diaphragm expansion tank for hydronic heating system.

Mech 18 - Condensing Unit



Location

Parkade.

Information

Service Life: 18
Chronological Age: 21
Effective Age: 16

Description

McQuay ALP021C packaged unit intended to work in conjunction with the Air Handling unit to provide to condition air to main electrical vault.

Mech 19 - Unit Heater - Electric



Location

Building A lobby, Building G entrance and mechanical room.

Information

Service Life: 17
Chronological Age: 21
Effective Age: 15

Description

Electric unit heaters, mounted with, fans and louver.

Mech 20 - Cooling Tower



Location

Building G roof.

Information

Service Life: 18
Chronological Age: 21
Effective Age: 17

Description

Baltimore F1742K evaporative fluid cooling device. Provides cooling to chilled water loop. Waiting on Carrier report for technical information and renewal recommendations.

Install Year: 1992
Next Event Year: 2014

Ventilation and Air-conditioning

Mech 21 - Exhaust Fan



Location

Roof of buildings A, B and C.

Information

Service Life: 12
Chronological Age: 21
Effective Age: 10

Description

Direct drive fans, ceiling and cabinet fans, and centrifugal inline blower fans.

Install Year: 1992
Next Event Year: 2015

Mech 22 - Outdoor Air Handler - Makeup Air - Gas



Location

Buildings A, B, C, F, & G rooftops.

Information

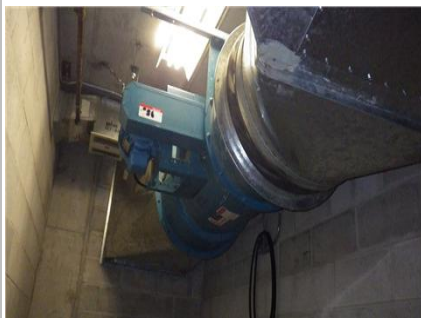
Service Life: 20
Chronological Age: 21
Effective Age: 19

Description

EngAir S0200-0 (Bldg A, replaced 2009), DJ-40-0 (Bldg B, original), DJE4010 (Bldg C, replaced 2013), Greenheck IGX109H12HZ (Bldg F & G, installed 2009) 4600 and 5700 CFM outdoor rooftop unit, belt-driven, centrifugal fan with natural gas fired heating to supply tempered make-up air to the interior spaces.

Install Year: 1992
Next Event Year: 2014

Mech 23 - Exhaust Fan Parkade - Inline



Location

Throughout the parkade.

Information

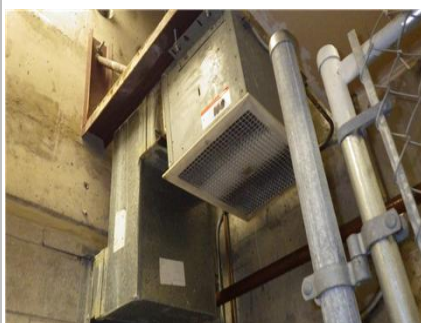
Service Life: 20
Chronological Age: 21
Effective Age: 18

Description

Axi Fan, Pen, 5 hp, axial centrifugal fan suspended from structure.

Install Year: 1992
Next Event Year: 2015

Mech 24 - Exhaust Fan - Small Service - Cabinet



Location

Various storage and service rooms throughout parkade. Buildings A, B, C, & G roofs. Pool change rooms, storage and roof.

Information

Service Life: 12
Chronological Age: 21
Effective Age: 10

Description

Axi, Delhi, Penn and Greenheck, and LAU DUA-7 direct drive ceiling fans and associated ductwork, direct drive fans, ceiling and cabinet fans, and centrifugal inline blower fans.

Install Year: 1992
Next Event Year: 2015

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Other

Mech 25 - Trash Compactor



Location

Parkade.

Information

Service Life: 20
Chronological Age: 0
Effective Age: 0

Description

Horizontal hydraulic ram compactor.

Install Year: 2013
Next Event Year: 2033

Mech 26 - Steam Generator



Location

Pool mechanical room in parkade.

Information

Service Life: 10
Chronological Age: 21
Effective Age: 4

Description

Relax Amist SG-9, 27 kw steam generator.

Install Year: 1992
Next Event Year: 2019

Elevator

Traction

Elev 01 - Traction Elevators, Overhead Geared (Buildings A, B, & C)



Location

Elevator machine room at roof level.

Description

Geared overhead traction elevators with Northern Elevator Limited VV Relay/Microprocessor controls, motor-generator drive system, Northern 280 OH geared machines, 910/1160 kg, 1.78 m/s rated speed. The effective age of the asset has been reduced to renew components in 2021, however, if the elevator experiences multiple operating issues before 2021, it may be necessary to renew sooner.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 17

Install Year: 1992
Next Event Year: 2021

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Hydraulic

Elev 02 - Hydraulic Elevator, Double Bottom (Building G)



Location

Elevator machine room at basement.

Description

Richmond Elevator direct acting hydraulic elevator with a buried double bottom cylinder (not protected from corrosion), RAM PLC/Relay control system, submersed pump unit, Maxton (UC-4M/UC-1A) valves, 900/1360kg capacity, ~100 fpm (estimated) rated speed.

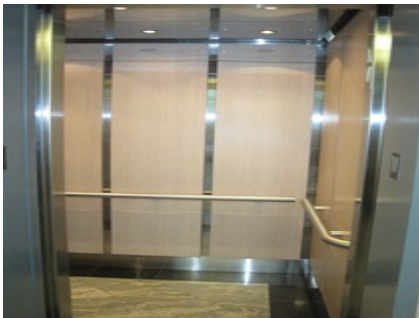
Information

Service Life:	30
Chronological Age:	21
Effective Age:	21

Install Year:	1992
Next Event Year:	2022

Car Interiors

Elev 03 - Elevator Cabs & Hoistway (Buildings A, B, & C)



Location

Elevator cab and travelling hoistway.

Description

Single speed side opening doors, plastic car and hall pushbuttons, one (1) car operating panel (stainless steel), infrared door protection, ECI 895 door operators, stainless steel doors and front return, wood laminate with stainless steel reveals on all non-access walls (Building B only; Building A & C elevators to receive stainless steel reveals with new wood laminate panels and tile floors as part of the 2013 interior renovation), stainless steel ceiling, tile flooring, firefighter's emergency operation, standby power provisions, hand-held voice communication device, no seismic provisions.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	12

Install Year:	1992
Next Event Year:	2021

Elev 04 - Elevator Cabs & Hoistway (Building G)



Location

Elevator cab and travelling hoistway.

Description

Single speed side opening doors, plastic car and hall pushbuttons, one (1) car operating panel (stainless steel), infrared door protection, GAL MOML door operator, wood laminate door, door header, front return, and walls, egg crate ceiling, tile flooring, flat bar stainless steel handrails on all walls (not compliant with disabled persons access for 13330 unit), no firefighter's emergency operation, no standby power, hand-held voice communication devices, no seismic provision. Cab to receive new wood laminate panels over steel reveals, floor tile, and ceiling to match updated elevator cabs in other buildings as part of 2013 interior renovation.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	11

Install Year:	1992
Next Event Year:	2022

Fire Safety

Controls

Fire 01 - Fire Alarm Panel



Location

Entrances to all buildings.

Description

Simplex 4100, microprocessor and supervised unit with LED annunciator and LCD display.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	18

Install Year:	1992
Next Event Year:	2015

Detection

Fire 02 - Fire Detection & Alarm



Location

Mounted to walls and ceilings in various strategic locations throughout 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.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	18

Install Year:	1992
Next Event Year:	2015

Suppression

Fire 03 - Fire & Jockey Pump



Location

Sprinkler room in parkade.

Description

Motor control centre connected to fire pump and jockey pump, which work in tandem to supply water flow and pressure to the sprinkler system and standpipe system.

Information

Service Life: 30
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2022

Fire 04 - Pressurization/Smoke Control



Location

Parkade.

Description

Alpha Air 27 9E (Bldg B) and Northern Blower 7491 (Bldg C) smoke control exhaust fan and damper system for fire department smoke control.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2017

Fire 05 - Dry Sprinkler Compressor



Location

Sprinkler rooms throughout the parkade.

Description

Swan compressor with 2 HP motor to maintain the pressure of air in the dry fire sprinkler lines.

Information

Service Life: 14
Chronological Age: 21
Effective Age: 12

Install Year: 1992
Next Event Year: 2015

Fire 06 - Fire Hydrant



Location

Courtyard.

Description

Devices used to access water directly from the municipal water supply by fire department, to assist in extinguishing fires. This may be municipally owned if on property perimeter.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2032

Fire 07 - Portable Fire Extinguisher



Location

Mounted to walls in various strategic locations throughout the building.

Information

Service Life: 24
Chronological Age: 0
Effective Age: 0

Description

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

Fire 08 - Sprinkler & Standpipe - Wet



Location

Mounted to ceilings and walls throughout the common areas, hallways, and suites.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Description

Standard upright, pendant sidewall sprinkler heads, flow switches and indicating devices, gauges, steel distribution lines.

Fire 09 - Sprinkler System - Dry



Location

Throughout the parking garage.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Description

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

Fire 10 - Sprinkler Valve Assembly - Dry



Location

Sprinkler rooms throughout the parkade.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Description

CSC, dry sprinkler valves, trim and gauges, steel piping.

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Egress

Fire 11 - Emergency Egress Equipment



Location

Mounted to walls and ceilings near doors and in various strategic locations throughout the buildings.

Description

LED Exit lights and emergency lighting equipment to facilitate evacuation from the interior of the building in the event of an emergency.

Information

Service Life: 20
Chronological Age: 5
Effective Age: 5

Install Year: 2008
Next Event Year: 2028

Interior Finishes

Interior Finishes

Finish 01 - Glass Block Window - Interior



Location

Building A, between lobby hallway and exercise room.

Description

Glass block window.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2032

Floors

Finish 02 - Painted Concrete Flooring



Location

Exit stairs and various hallways in parking garage.

Description

Floor paint applied to concrete substrate.

Information

Service Life: 8
Chronological Age: 2
Effective Age: 2

Install Year: 2011
Next Event Year: 2019

Finish 03 - Rubber Sports Flooring



Location

Building A exercise room.

Description

High density, impact resistant rubber sports flooring.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 15

Install Year: 1992
Next Event Year: 2023

Pacifica - Vancouver

Finish 04 - Porcelain Floor Tile



Location

Lobbies of all buildings.

Information

Service Life: 40
Chronological Age: 0
Effective Age: 0

Description

Porcelain floor tile on thin set mortar with grout. Assume replaced during 2013 interior renovation.

Finish 05 - Sheet Carpet - Glued Down



Location

Hallways, caretaker's suite and Amenity Room, and guest suite.

Information

Service Life: 10
Chronological Age: 0
Effective Age: 0

Description

Synthetic, low level loop, textile sheet floor covering glued over floor substrate. Caretaker's suite and guest suite excluded from 2013 renovation.

Walls

Finish 06 - Wallpaper Covering



Location

Lobbies of all buildings.

Information

Service Life: 15
Chronological Age: 0
Effective Age: 0

Description

Decorative wallpaper sheet covering adhered to substrate sheathing. Assume replaced during 2013 interior renovation.

Finish 07 - Ceramic Tile



Location

Pool change rooms and steam room.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 21

Description

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

Install Year: 1992
Next Event Year: 2017

Pacifica - Vancouver

Finish 08 - Mirror



Location

Men's and women's changerooms.

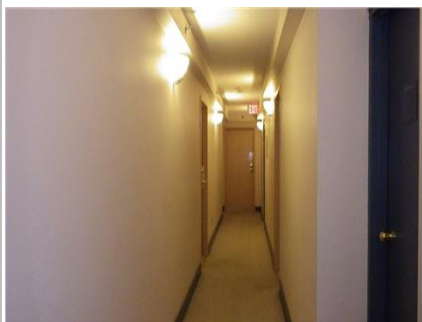
Information

Service Life: 25
Chronological Age: 21
Effective Age: 15

Description

Mirrored glass with structural fasteners to the substrate.

Finish 09 - Paint



Location

Hallways, caretaker's suite, guest suite, Amenity room, exit stairwells.

Information

Service Life: 10
Chronological Age: 0
Effective Age: 0

Description

Primers and multiple pigmented coating finishes applied to interior gypsum wallboard. Caretaker's suite, guest suite and exit stairwells excluded from 2013 interior renovation (only hallways, parkade lobbies and Amenity Room included).

Window Coverings

Finish 10 - Window Covering



Location

Caretaker's suite and guest room.

Information

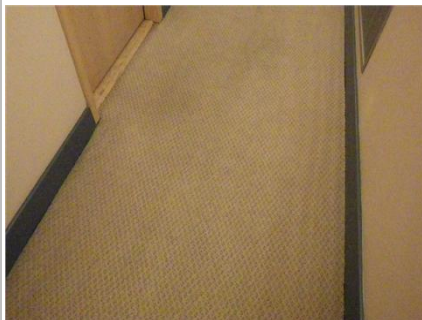
Service Life: 20
Chronological Age: 1
Effective Age: 1

Description

Composite blinds with head rails, lift cords, control cords; mounted to the interior wall adjacent to windows.

Architectural Woodwork

Finish 11 - Baseboard, Molding and Casing



Location

Common areas.

Information

Service Life: 40
Chronological Age: 0
Effective Age: 0

Description

Linear components out of painted or finished wood or composite. Includes synthetic cove at wall to floor interface. Assume replaced during 2013 interior renovation.

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Finish 12 - Carpentry and Millwork



Location

Guest suite, amenity room, and caretaker's suite.

Description

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

Information

Service Life: 30
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2022

Furnishings

Finish 13 - Interior Glazing



Location

Buildings A, B, and C lobbies.

Description

Decorative interior glazed wall.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Install Year: 1992
Next Event Year: 2032

Housekeeping

Finish 14 - General Housekeeping



Location

Throughout common areas.

Description

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

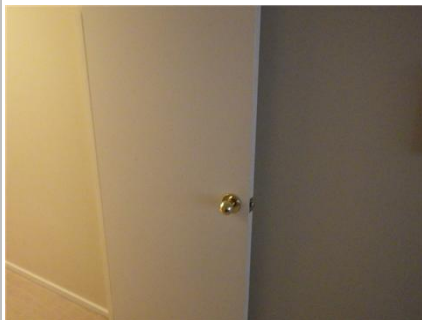
Information

Service Life: 10
Chronological Age: 21
Effective Age: 8

Install Year: 1992
Next Event Year: 2015

Doors

Finish 15 - Interior Swing Door - General



Location

Meetings room, caretaker's suite, guest suite, hallways, unit entrances, and service rooms.

Description

Includes hollow and solid core wood doors, and hollow core metal clad doors; hung in framed opening including hardware.

Information

Service Life: 30
Chronological Age: 21
Effective Age: 21

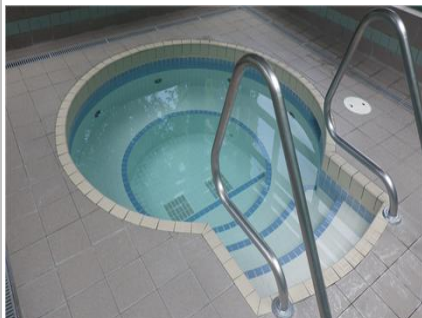
Install Year: 1992
Next Event Year: 2022

Pacifica - Vancouver

Amenities

Amenities

Amen 01 - Spa Tank



Location

Building A pool room.

Information

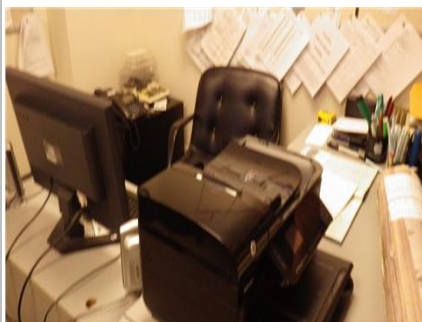
Service Life: 20
Chronological Age: 21
Effective Age: 18

Description

6-foot diameter round spa tank, approximate capacity of 750 US gallons, with tiled surface and deck.

Equipment

Amen 02 - Computer Equipment



Location

Site office.

Information

Service Life: 10
Chronological Age: 7
Effective Age: 7

Description

Computer, monitor, printer, keyboard and associated electronic devices required for general operations and management of the facility. Computer replaced 2006, printer replaced 2012.

Install Year: 2006
Next Event Year: 2016

Amen 03 - Domestic Appliances



Location

Amenity room kitchenette, caretaker's suite, and guest suite.

Information

Service Life: 15
Chronological Age: 13
Effective Age: 13

Description

Refrigerator, microwave oven, dishwasher of miscellaneous brands. Amenity room range and microwave replaced 2010. (Asset age averaged).

Install Year: 2000
Next Event Year: 2015

Amen 04 - Fitness Equipments



Location

Exercise room in Building A.

Information

Service Life: 10
Chronological Age: 7
Effective Age: 7

Description

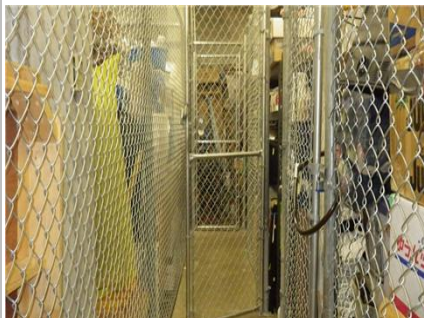
Various fitness machines and equipment; treadmill, elliptical and weight machines. All equipment replaced 2006; rowing machine replaced 2013.

Install Year: 2006
Next Event Year: 2016

Pacifica - Vancouver

Specialties

Amen 05 - Metal Screen Storage Locker



Location

Parkade storage rooms.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 15

Description

Painted metal screen storage lockers with steel framing and hardware.

Install Year: 1992
Next Event Year: 2023

Amen 06 - Washroom Partition



Location

Pool change rooms.

Information

Service Life: 30
Chronological Age: 3
Effective Age: 3

Description

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

Install Year: 2010
Next Event Year: 2040

Furnishings

Amen 07 - Furniture & Accessories



Location

Lobbies, Amenity Room, and guest suite.

Information

Service Life: 15
Chronological Age: 21
Effective Age: 9

Description

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

Install Year: 1992
Next Event Year: 2019

Amen 08 - Metal Storage Locker



Location

Pool change rooms.

Information

Service Life: 25
Chronological Age: 21
Effective Age: 15

Description

Pre-finished metal storage locker or ganged locker set with doors and hardware.

Install Year: 1992
Next Event Year: 2023

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Amen 09 - Pool Table



Location

Building B meeting room.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	16

Description

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

Amen 10 - Bicycle Rack



Location

Bicycle storage rooms in parkade and exterior courtyard.

Information

Service Life:	30
Chronological Age:	14
Effective Age:	14

Description

Floor or wall mounted, steel bicycle rack.

Amen 11 - Central Mailboxes



Location

Entrance lobbies.

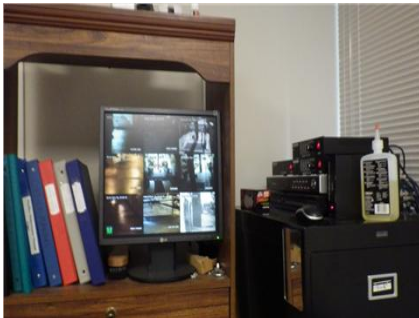
Information

Service Life:	30
Chronological Age:	21
Effective Age:	21

Description

Flush mounted, front loading, brushed aluminum finish, extruded aluminum trim.

Amen 12 - Office Furniture



Location

Amenity room and guest suite.

Information

Service Life:	15
Chronological Age:	21
Effective Age:	6

Description

Desk, chairs, filing cabinet, etc.

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Amen 13 - Public Signage



Location

Building B south and east elevations, and Building C north and east elevations.

Information

Service Life:	25
Chronological Age:	21
Effective Age:	21

Description

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

Install Year:	1992
Next Event Year:	2017

Amenities

Amen 14 - Steam Room



Location

Pool area in Building A.

Information

Service Life:	30
Chronological Age:	4
Effective Age:	4

Description

Tiled room with tiled bench. Rebuilt 2009; walls and floors repaired 2013.

Install Year:	2009
Next Event Year:	2039

Amen 15 - Audio Visual Equipment



Location

Building B common area rooms.

Information

Service Life:	10
Chronological Age:	21
Effective Age:	6

Description

Projector, screen, seating, speakers and other miscellaneous equipment.

Install Year:	1992
Next Event Year:	2017

Pool, Spa & Sauna

Amen 16 - Dry Sauna



Location

Pool area.

Information

Service Life:	20
Chronological Age:	21
Effective Age:	16

Description

Homecraft FSH12, wood paneling, wood benches, wood door, electric heater and timer control. (2 total).

Install Year:	1992
Next Event Year:	2017

Amen 17 - Pool & Spa Heating Equipment



Location

Parkade mechanical room.

Information

Service Life: 15
Chronological Age: 4
Effective Age: 13

Description

Armstrong heating exchange system, with gas boiler and expansion tank.

Install Year: 2009
Next Event Year: 2015

Amen 18 - Pool and Spa Circulation & Sanitation



Location

Pool mechanical room.

Information

Service Life: 15
Chronological Age: 1
Effective Age: 1

Description

Filters, pumps, piping, chemical feeders, and other components to distribute sanitized water to the pool and spas. Pool: TA100 PacFab sand filter, 1 HP hydropump, (2) Starite U3 skimmers. Spa: TA40 PacFab sandfilter, 1/2 HP pool hydropump, 2 HP Challenger jet pump, Starite U3 skimmer. Copper PVC and CPVC piping and valves. Blue and white chlorine pump sanitizer system. Hot tub filter rebuilt in 2013. Hot tub pump new in 2013. Pool filter new in 2012. Pool and Hot Tub chlorinator pumps new in 2010 and 2013.

Install Year: 2012
Next Event Year: 2027

Amen 19 - Pool Tank



Location

Building A.

Information

Service Life: 30
Chronological Age: 6
Effective Age: 6

Description

20ft x 45ft, approximate capacity of 25,000 US gallons. Reinforced concrete tank lined with marcite, and ceramic tile deck. (2) Jacuzzi Q500 watt lights. Tank relined in 2007.

Install Year: 2007
Next Event Year: 2037

Pacifica - Vancouver

Sitework

Sitework

Site 01 - Guardrail Aluminum



Location

Around exterior concrete stairs and north and west parkade entrances.

Description

Aluminum posts and pickets functioning as a protective barrier to prevent accidental falls from one level to another. Repainted 2013.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Install Year:	1992
Next Event Year:	2032

Site 02 - Guardrail Glazed Aluminum - Bldg E Entrances



Location

Building E entrances.

Description

Aluminum Posts and glass infill panels functioning as a protective barrier to prevent accidental falls from one level to another.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Install Year:	1992
Next Event Year:	2032

Site 03 - Cast in Place Concrete Walls



Location

West property line.

Description

8' high exposed cast in place concrete wall.

Information

Service Life:	100
Chronological Age:	21
Effective Age:	21

Install Year:	1992
Next Event Year:	2092

Hard Landscaping

Site 04 - Concrete Retaining Wall



Location

North and south courtyards.

Description

1.5' high concrete retaining wall.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Install Year:	1992
Next Event Year:	2032

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Site 05 - Brick and Metal Canopy



Location

Buildings D and E.

Information

Service Life:	25
Chronological Age:	21
Effective Age:	21

Description

Exterior enterphone shelter. Masonry walls and sheet metal roofing.

Install Year:	1992
Next Event Year:	2017

Site 06 - Grounds-Keeping Equipment



Location

Storage room in parkade.

Information

Service Life:	10
Chronological Age:	8
Effective Age:	6

Description

Kubota tractor, pressure washer, hoses and other miscellaneous grounds-keeping tools and equipment. (Assets have a variety of ages, so chronological age represents an average age for all groundskeeping assets).

Install Year:	2005
Next Event Year:	2017

Site 07 - Outdoor Furniture



Location

Courtyards.

Information

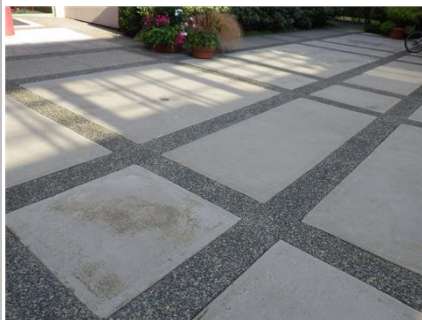
Service Life:	15
Chronological Age:	21
Effective Age:	11

Description

Miscellaneous outdoor furniture such as benches and tables.

Install Year:	1992
Next Event Year:	2017

Site 08 - Concrete Paving



Location

Walkways, courtyards, and driveways throughout the site.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

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

Install Year:	1992
Next Event Year:	2032

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Site 09 - Water Feature



Location

North courtyard.

Information

Service Life: 15
Chronological Age: 21
Effective Age: 5

Description

Reflecting pool to retain water including liner and concrete topping.

Install Year: 1992
Next Event Year: 2023

Site 10 - Wood Trellis - Courtyard



Location

North courtyard.

Information

Service Life: 20
Chronological Age: 21
Effective Age: 18

Description

Timber framed with wood cross pieces. The timber framed wood trellis in the north courtyard was installed in 1993. In its original form, it extended past the corners. The extensions were removed in July 2013 because they were crumbling and dangerous. The original structures were retained at the four corners so that the wisteria vines could be preserved.

Install Year: 1992
Next Event Year: 2015

Site 11 - Playground Equipment



Location

South courtyard.

Information

Service Life: 20
Chronological Age: 21
Effective Age: 15

Description

Modular wood, plastic and metal playground apparatus. Pea gravel or rubber mulch or reconstituted rubber safety flooring in playground area.

Install Year: 1992
Next Event Year: 2018

Site 12 - Metal Screen Gate - 3'



Location

Building B southwest corner of site. Building Painted metal screen fencing with gate and D and E patio entrances. Between Buildings gate hardware, 3' high.

Information

Service Life: 40
Chronological Age: 21
Effective Age: 21

Description

Install Year: 1992
Next Event Year: 2032

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Site 13 - Metal Screen Gate - 12'



Location

Between Buildings B & F and C & G.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Painted metal screen fencing with gate and gate hardware, 12' high.

Install Year:	1992
Next Event Year:	2032

Site 14 - Metal Lattice



Location

West elevation of Buildings F and G.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Decorative wall mounted painted metal lattice, 9' by 9'.

Install Year:	1992
Next Event Year:	2032

Site 15 - Metal Screen



Location

Above entrances to Buildings A, B, and C.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

Painted metal screen fencing with gate and gate hardware, 6' high at Building B and 9' high at Buildings A and C.

Install Year:	1992
Next Event Year:	2032

Site 16 - Masonry Retaining Wall



Location

Buildings C, D, and E.

Information

Service Life:	40
Chronological Age:	21
Effective Age:	21

Description

2 feet high masonry garden wall with mortared joints.

Install Year:	1992
Next Event Year:	2032

Site 17 - Wood Trellis - Balconies and Decks



Location

Building A: north and south deck entrances on Level 8 (4). Building B: east and west terrace entrances on Level 8 (8). Building C: Level 5 west terrace entrance (3), Level 6 east deck (2), Level 8 east and west decks (8). Building D & E: Level 2 and 3 decks (4). Building F: Level 3 north terrace (1). Building G: south terrace (1).

Description

Timber framed with wood cross pieces. Trellises not replaced in 2011 at C802, C803, F305 and G305.

Information

Service Life:	20	Install Year:	2011
Chronological Age:	2	Next Event Year:	2031
Effective Age:	2		

Soft Landscaping

Site 18 - Irrigation System



Location

Throughout landscaping.

Description

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

Information

Service Life:	15	Install Year:	1992
Chronological Age:	21	Next Event Year:	2015
Effective Age:	13		

Site 19 - Soft Landscaping



Location

Throughout the site.

Description

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

Information

Service Life:	15	Install Year:	1992
Chronological Age:	21	Next Event Year:	2016
Effective Age:	12		

Site Services

Site 20 - Electrical Site Services



Location

(Concealed Asset). From individual pad mounted transformers to building electrical rooms.

Description

Underground secondary distribution conduits and services.

Information

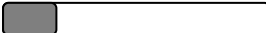
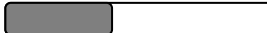
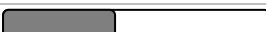
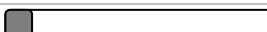
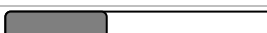
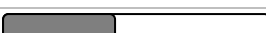
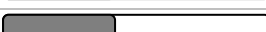
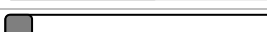
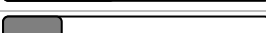
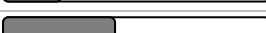
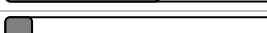
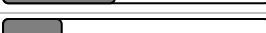
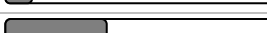
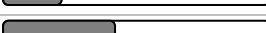
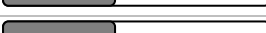
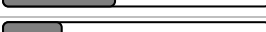
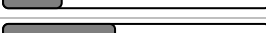
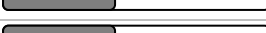
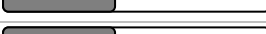
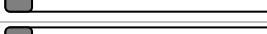
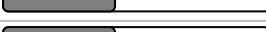
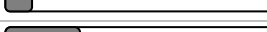
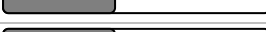
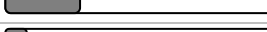
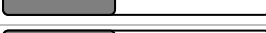
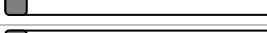
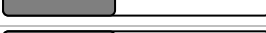
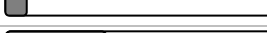
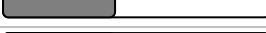
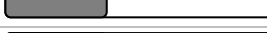
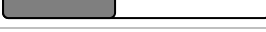
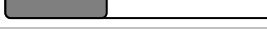
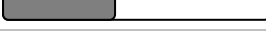
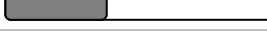
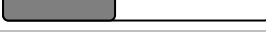
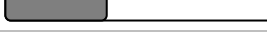
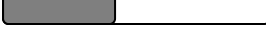
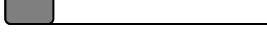
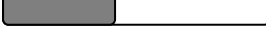
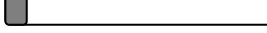
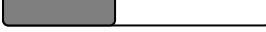
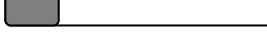
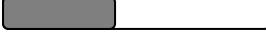
Service Life:	50	Install Year:	1992
Chronological Age:	21	Next Event Year:	2042
Effective Age:	21		

Appendix C

Asset Service Life Summary

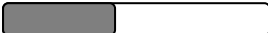
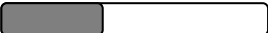
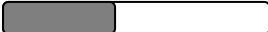
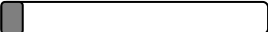
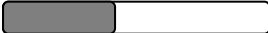
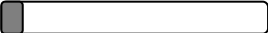
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Asset Service Life Summary

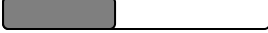
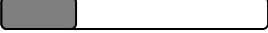
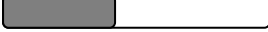
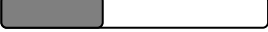
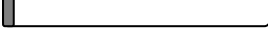
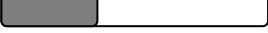
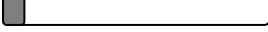
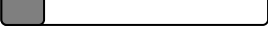
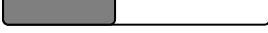
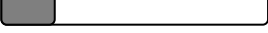
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Enclosure			
Encl 01	Exposed SBS Membrane - A-G Main Roofs	21 	1 
Encl 02	Exposed SBS Membrane - D & E Lower Roofs	11 	14 
Encl 03	Protected SBS Membrane Roof with Ballast	10 	20 
Encl 04	Protected SBS Membrane Roof/Deck (Conventional Assembly) with Traffic-Bearing Surface	10 	20 
Encl 05	Stucco Clad Soffit	21 	19 
Encl 06	Protected Parkade Podium Membrane with Landscaping	21 	9 
Encl 07	Guardrail Glazed Aluminum - Decks & Balconies	21 	5 
Encl 08	Anchor Fall Protection Equipment	21 	19 
Encl 09	Brick Veneer Wall - A, B, & C	21 	29 
Encl 10	Brick Veneer Wall - F & G	21 	29 
Encl 11	EIFS Clad Wall - Undrained	21 	5 
Encl 12	Stucco Clad Wall - Rainscreen	11 	29 
Encl 13	Stucco Clad Wall - Undrained	21 	5 
Encl 14	Vinyl Siding Wall - Rainscreen	11 	19 
Encl 15	Architectural Concrete	21 	54 
Encl 16	Concrete Masonry Unit Wall	21 	54 
Encl 17	Wood Trim	11 	19 
Encl 18	Precast Concrete Panels	21 	39 
Encl 19	Aluminum Framed Window Wall	21 	5 
Encl 20	Aluminum Framed Window - Punched	21 	5 
Encl 21	Glass Block Window - Exterior	21 	14 
Encl 22	T-Bar Skylight (A & B)	21 	4 
Encl 23	T-Bar Skylight (D & E)	21 	4 
Encl 24	Pressure Cap Skylight	21 	19 
Encl 25	Aluminum Storefront - Residential	21 	19 
Encl 26	Aluminum Storefront - Commercial Units	21 	19 
Encl 27	Structural Glazing	21 	19 
Encl 28	Aluminum Frame Glazed Swing Door	21 	10 
Encl 29	Aluminum Framed Sliding Glass Door	21 	9 
Encl 30	Wood Swing Door	21 	4 
Encl 31	Steel Swing Door	21 	10 
Encl 32	Balcony - Exposed Concrete	21 	29 
Encl 33	Architectural Steel Elements	21 	29 
Encl 34	Fabric Awning	21 	19 

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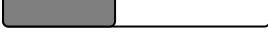
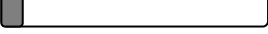
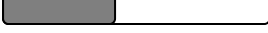
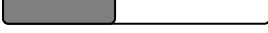
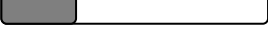
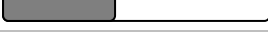
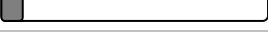
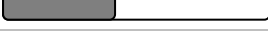
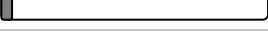
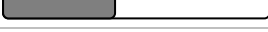
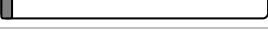
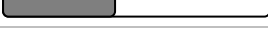
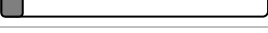
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Encl 35	Metal Frame and Glass Canopy	21 	19 
Encl 36	Sectional Overhead Door - Wood	21 	4 
Encl 37	Open-grid Overhead Parkade Gate	21 	4 
Encl 38	Slab-on-Grade	21 	54 
Encl 39	General & Inspections	0 	3 
Encl 40	Fireplace Vents	21 	5 
Encl 41	Sealant	8 	5 
Encl 42	Aluminum Gutter & Rainwater Leader	11 	9 

Electrical

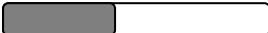
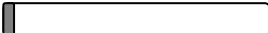
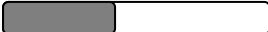
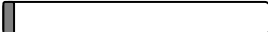
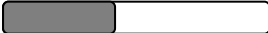
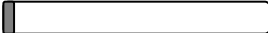
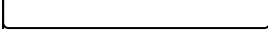
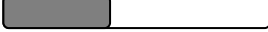
Elec 01	Distribution Transformer - Interior	21 	19 
Elec 02	Emergency Generator	21 	14 
Elec 03	Unit Substation	21 	14 
Elec 04	Electrical Distribution	21 	19 
Elec 05	Interior Light Fixtures	0 	20 
Elec 06	Exterior Light Fixtures	2 	18 
Elec 07	Proximity Access Control	4 	8 
Elec 08	Enterphone System	21 	10 
Elec 09	Security Surveillance	21 	1 

Mechanical

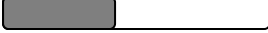
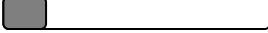
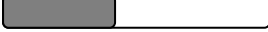
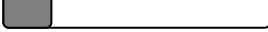
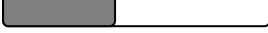
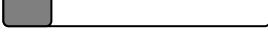
Mech 01	Controls - HVAC Instrumentation	21 	1 
Mech 02	Gas Detection - Parking Garage	21 	1 
Mech 03	Tank - DHW - Large Service Electric	9 	1 
Mech 04	Storm Drainage Collection	21 	19 
Mech 05	Tank - DHW - Small Domestic Electric	21 	4 
Mech 06	Valves - Plumbing Flow Control and Directional	21 	1 
Mech 07	Drainage - Sanitary	21 	29 
Mech 08	Domestic Cold Water Distribution	21 	14 
Mech 09	Sump Pumps	21 	2 
Mech 10	Fixtures - Taps & Sinks	21 	4 
Mech 11	Fixtures - Toilets	21 	4 
Mech 12	Pump - DHW - Circulation and Recirculation	21 	2 
Mech 13	Valves - Cross Connection & Backflow Prevention	21 	2 
Mech 14	Hydronic Distribution	21 	9 
Mech 15	Baseboard - Electric	21 	19 
Mech 16	Chemical Treatment Equipment	21 	4 

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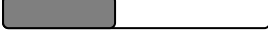
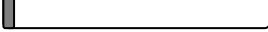
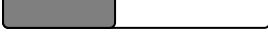
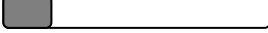
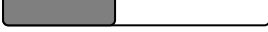
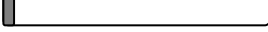
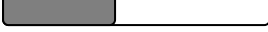
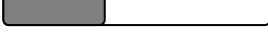
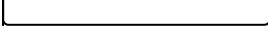
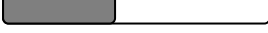
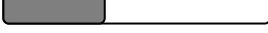
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Mech 17	Tank - Expansion - Hydronic - Diaphragm	21 	2 
Mech 18	Condensing Unit	21 	2 
Mech 19	Unit Heater - Electric	21 	2 
Mech 20	Cooling Tower	21 	1 
Mech 21	Exhaust Fan	21 	2 
Mech 22	Outdoor Air Handler - Makeup Air - Gas	21 	1 
Mech 23	Exhaust Fan Parkade - Inline	21 	2 
Mech 24	Exhaust Fan - Small Service - Cabinet	21 	2 
Mech 25	Trash Compactor	0 	20 
Mech 26	Steam Generator	21 	6 

Elevator

Elev 01	Traction Elevators, Overhead Geared (Buildings A, B, & C)	21 	8 
Elev 02	Hydraulic Elevator, Double Bottom (Building G)	21 	9 
Elev 03	Elevator Cabs & Hoistway (Buildings A, B, & C)	21 	8 
Elev 04	Elevator Cabs & Hoistway (Building G)	21 	9 

Fire Safety

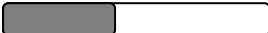
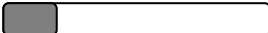
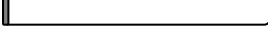
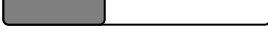
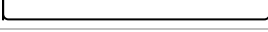
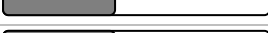
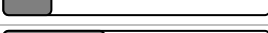
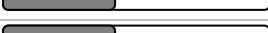
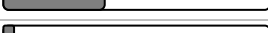
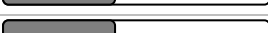
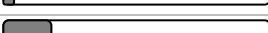
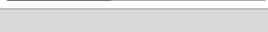
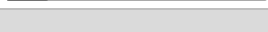
Fire 01	Fire Alarm Panel	21 	2 
Fire 02	Fire Detection & Alarm	21 	2 
Fire 03	Fire & Jockey Pump	21 	9 
Fire 04	Pressurization/Smoke Control	21 	4 
Fire 05	Dry Sprinkler Compressor	21 	2 
Fire 06	Fire Hydrant	21 	19 
Fire 07	Portable Fire Extinguisher	0 	24 
Fire 08	Sprinkler & Standpipe - Wet	21 	19 
Fire 09	Sprinkler System - Dry	21 	19 
Fire 10	Sprinkler Valve Assembly - Dry	21 	19 
Fire 11	Emergency Egress Equipment	5 	15 

Interior Finishes

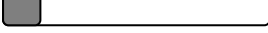
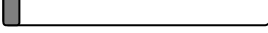
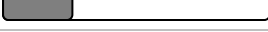
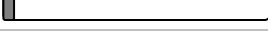
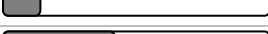
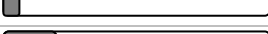
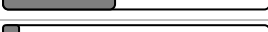
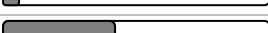
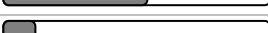
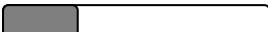
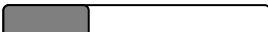
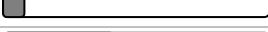
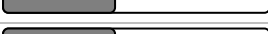
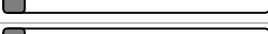
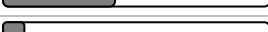
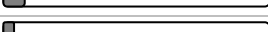
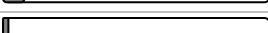
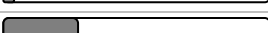
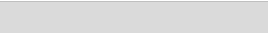
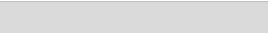
Finish 01	Glass Block Window - Interior	21 	19 
Finish 02	Painted Concrete Flooring	2 	6 
Finish 03	Rubber Sports Flooring	21 	10 
Finish 04	Porcelain Floor Tile	0 	40 
Finish 05	Sheet Carpet - Glued Down	0 	10 
Finish 06	Wallpaper Covering	0 	15 
Finish 07	Ceramic Tile	21 	4 

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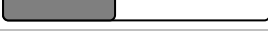
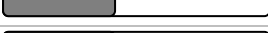
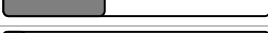
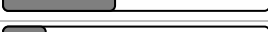
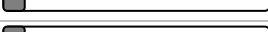
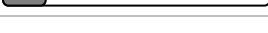
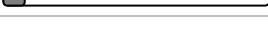
Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Finish 08	Mirror	21 	10 
Finish 09	Paint	0 	10 
Finish 10	Window Covering	1 	19 
Finish 11	Baseboard, Molding and Casing	0 	40 
Finish 12	Carpentry and Millwork	21 	9 
Finish 13	Interior Glazing	21 	19 
Finish 14	General Housekeeping	21 	2 
Finish 15	Interior Swing Door - General	21 	9 

Amenities

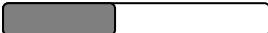
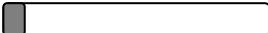
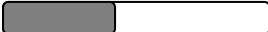
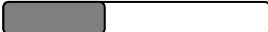
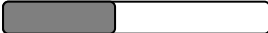
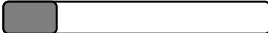
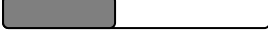
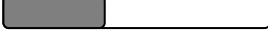
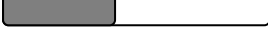
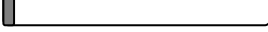
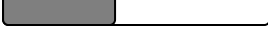
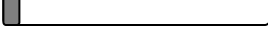
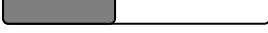
Amen 01	Spa Tank	21 	2 
Amen 02	Computer Equipment	7 	3 
Amen 03	Domestic Appliances	13 	2 
Amen 04	Fitness Equipments	7 	3 
Amen 05	Metal Screen Storage Locker	21 	10 
Amen 06	Washroom Partition	3 	27 
Amen 07	Furniture & Accessories	21 	6 
Amen 08	Metal Storage Locker	21 	10 
Amen 09	Pool Table	21 	4 
Amen 10	Bicycle Rack	14 	16 
Amen 11	Central Mailboxes	21 	9 
Amen 12	Office Furniture	21 	9 
Amen 13	Public Signage	21 	4 
Amen 14	Steam Room	4 	26 
Amen 15	Audio Visual Equipment	21 	4 
Amen 16	Dry Sauna	21 	4 
Amen 17	Pool & Spa Heating Equipment	4 	2 
Amen 18	Pool and Spa Circulation & Sanitation	1 	14 
Amen 19	Pool Tank	6 	24 

Sitework

Site 01	Guardrail Aluminum	21 	19 
Site 02	Guardrail Glazed Aluminum - Bldg E Entrances	21 	19 
Site 03	Cast in Place Concrete Walls	21 	79 
Site 04	Concrete Retaining Wall	21 	19 
Site 05	Brick and Metal Canopy	21 	4 
Site 06	Grounds-Keeping Equipment	8 	4 

Pacifica - Vancouver

Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Site 07	Outdoor Furniture	21 	4 
Site 08	Concrete Paving	21 	19 
Site 09	Water Feature	21 	10 
Site 10	Wood Trellis - Courtyard	21 	2 
Site 11	Playground Equipment	21 	5 
Site 12	Metal Screen Gate - 3'	21 	19 
Site 13	Metal Screen Gate - 12'	21 	19 
Site 14	Metal Lattice	21 	19 
Site 15	Metal Screen	21 	19 
Site 16	Masonry Retaining Wall	21 	19 
Site 17	Wood Trellis - Balconies and Decks	2 	18 
Site 18	Irrigation System	21 	2 
Site 19	Soft Landscaping	21 	3 
Site 20	Electrical Site Services	21 	29 

Appendix D

Funding Scenario Cash Flow Tables

Statutory Funding Model: Cash Flow Table (30 Years)

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$0	\$0	\$4,900	\$7,500	\$5,000	\$237,400
2014	\$237,400	\$0	\$252,232	\$4,748	\$489,380	\$5,000	\$0
2015	\$0	\$90,300	\$516,100	\$0	\$601,400	\$5,000	\$0
2016	\$0	\$90,300	\$242,280	\$0	\$327,580	\$5,000	\$0
2017	\$0	\$90,300	\$489,730	\$0	\$575,030	\$5,000	\$0
2018	\$0	\$90,300	\$1,648,490	\$0	\$1,733,790	\$5,000	\$0
2019	\$0	\$90,300	\$1,625,400	\$0	\$1,710,700	\$5,000	\$0
2020	\$0	\$90,300	\$1,679,290	\$0	\$1,764,590	\$5,000	\$0
2021	\$0	\$90,300	\$1,312,400	\$0	\$1,397,700	\$5,000	\$0
2022	\$0	\$90,300	\$1,205,840	\$0	\$1,291,140	\$5,000	\$0
2023	\$0	\$90,300	\$717,900	\$0	\$803,200	\$5,000	\$0
2024	\$0	\$90,300	\$427,000	\$0	\$512,300	\$5,000	\$0
2025	\$0	\$90,300	\$0	\$0	\$62,900	\$5,000	\$22,400
2026	\$22,400	\$90,300	\$0	\$448	\$36,600	\$5,000	\$71,548
2027	\$71,548	\$90,300	\$1,634,261	\$1,431	\$1,792,540	\$5,000	\$0
2028	\$0	\$90,300	\$191,200	\$0	\$276,500	\$5,000	\$0
2029	\$0	\$90,300	\$66,600	\$0	\$151,900	\$5,000	\$0
2030	\$0	\$90,300	\$65,700	\$0	\$151,000	\$5,000	\$0
2031	\$0	\$90,300	\$78,100	\$0	\$163,400	\$5,000	\$0
2032	\$0	\$90,300	\$2,513,500	\$0	\$2,598,800	\$5,000	\$0
2033	\$0	\$90,300	\$2,147,500	\$0	\$2,232,800	\$5,000	\$0
2034	\$0	\$90,300	\$41,500	\$0	\$126,800	\$5,000	\$0
2035	\$0	\$90,300	\$284,800	\$0	\$370,100	\$5,000	\$0
2036	\$0	\$90,300	\$409,400	\$0	\$494,700	\$5,000	\$0
2037	\$0	\$90,300	\$304,750	\$0	\$390,050	\$5,000	\$0
2038	\$0	\$90,300	\$147,500	\$0	\$232,800	\$5,000	\$0
2039	\$0	\$90,300	\$507,700	\$0	\$593,000	\$5,000	\$0
2040	\$0	\$90,300	\$496,300	\$0	\$581,600	\$5,000	\$0
2041	\$0	\$90,300	\$380,500	\$0	\$465,800	\$5,000	\$0
2042	\$0	\$90,300	\$2,851,450	\$0	\$2,936,750	\$5,000	\$0

Status Quo Funding Model: Cash Flow Table (30 Years)

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$135,000	\$0	\$4,900	\$7,500	\$5,000	\$372,400
2014	\$372,400	\$135,000	\$0	\$7,448	\$489,380	\$5,000	\$20,468
2015	\$20,468	\$135,000	\$465,523	\$409	\$601,400	\$5,000	\$15,000
2016	\$15,000	\$135,000	\$197,280	\$300	\$327,580	\$5,000	\$15,000
2017	\$15,000	\$135,000	\$444,730	\$300	\$575,030	\$5,000	\$15,000
2018	\$15,000	\$135,000	\$1,603,490	\$300	\$1,733,790	\$5,000	\$15,000
2019	\$15,000	\$135,000	\$1,580,400	\$300	\$1,710,700	\$5,000	\$15,000
2020	\$15,000	\$135,000	\$1,634,290	\$300	\$1,764,590	\$5,000	\$15,000
2021	\$15,000	\$135,000	\$1,267,400	\$300	\$1,397,700	\$5,000	\$15,000
2022	\$15,000	\$135,000	\$1,160,840	\$300	\$1,291,140	\$5,000	\$15,000
2023	\$15,000	\$135,000	\$672,900	\$300	\$803,200	\$5,000	\$15,000
2024	\$15,000	\$135,000	\$382,000	\$300	\$512,300	\$5,000	\$15,000
2025	\$15,000	\$135,000	\$0	\$300	\$62,900	\$5,000	\$82,400
2026	\$82,400	\$135,000	\$0	\$1,648	\$36,600	\$5,000	\$177,448
2027	\$177,448	\$135,000	\$1,496,543	\$3,549	\$1,792,540	\$5,000	\$15,000
2028	\$15,000	\$135,000	\$146,200	\$300	\$276,500	\$5,000	\$15,000
2029	\$15,000	\$135,000	\$21,600	\$300	\$151,900	\$5,000	\$15,000
2030	\$15,000	\$135,000	\$20,700	\$300	\$151,000	\$5,000	\$15,000
2031	\$15,000	\$135,000	\$33,100	\$300	\$163,400	\$5,000	\$15,000
2032	\$15,000	\$135,000	\$2,468,500	\$300	\$2,598,800	\$5,000	\$15,000
2033	\$15,000	\$135,000	\$2,102,500	\$300	\$2,232,800	\$5,000	\$15,000
2034	\$15,000	\$135,000	\$0	\$300	\$126,800	\$5,000	\$18,500
2035	\$18,500	\$135,000	\$236,230	\$370	\$370,100	\$5,000	\$15,000
2036	\$15,000	\$135,000	\$364,400	\$300	\$494,700	\$5,000	\$15,000
2037	\$15,000	\$135,000	\$259,750	\$300	\$390,050	\$5,000	\$15,000
2038	\$15,000	\$135,000	\$102,500	\$300	\$232,800	\$5,000	\$15,000
2039	\$15,000	\$135,000	\$462,700	\$300	\$593,000	\$5,000	\$15,000
2040	\$15,000	\$135,000	\$451,300	\$300	\$581,600	\$5,000	\$15,000
2041	\$15,000	\$135,000	\$335,500	\$300	\$465,800	\$5,000	\$15,000
2042	\$15,000	\$135,000	\$2,806,450	\$300	\$2,936,750	\$5,000	\$15,000

Alternative Funding Model: Cash Flow Table (30 Years)

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$135,000	\$0	\$4,900	\$7,500	\$5,000	\$372,400
2014	\$372,400	\$155,000	\$0	\$7,448	\$489,380	\$5,000	\$40,468
2015	\$40,468	\$175,000	\$405,123	\$809	\$601,400	\$5,000	\$15,000
2016	\$15,000	\$195,000	\$137,280	\$300	\$327,580	\$5,000	\$15,000
2017	\$15,000	\$215,000	\$364,730	\$300	\$575,030	\$5,000	\$15,000
2018	\$15,000	\$215,000	\$1,523,490	\$300	\$1,733,790	\$5,000	\$15,000
2019	\$15,000	\$215,000	\$1,500,400	\$300	\$1,710,700	\$5,000	\$15,000
2020	\$15,000	\$215,000	\$1,554,290	\$300	\$1,764,590	\$5,000	\$15,000
2021	\$15,000	\$215,000	\$1,187,400	\$300	\$1,397,700	\$5,000	\$15,000
2022	\$15,000	\$215,000	\$1,080,840	\$300	\$1,291,140	\$5,000	\$15,000
2023	\$15,000	\$215,000	\$592,900	\$300	\$803,200	\$5,000	\$15,000
2024	\$15,000	\$215,000	\$302,000	\$300	\$512,300	\$5,000	\$15,000
2025	\$15,000	\$215,000	\$0	\$300	\$62,900	\$5,000	\$162,400
2026	\$162,400	\$215,000	\$0	\$3,248	\$36,600	\$5,000	\$339,048
2027	\$339,048	\$215,000	\$1,251,711	\$6,781	\$1,792,540	\$5,000	\$15,000
2028	\$15,000	\$215,000	\$66,200	\$300	\$276,500	\$5,000	\$15,000
2029	\$15,000	\$215,000	\$0	\$300	\$151,900	\$5,000	\$73,400
2030	\$73,400	\$215,000	\$0	\$1,468	\$151,000	\$5,000	\$133,868
2031	\$133,868	\$215,000	\$0	\$2,677	\$163,400	\$5,000	\$183,145
2032	\$183,145	\$215,000	\$2,216,992	\$3,663	\$2,598,800	\$5,000	\$15,000
2033	\$15,000	\$215,000	\$2,022,500	\$300	\$2,232,800	\$5,000	\$15,000
2034	\$15,000	\$215,000	\$0	\$300	\$126,800	\$5,000	\$98,500
2035	\$98,500	\$215,000	\$74,630	\$1,970	\$370,100	\$5,000	\$15,000
2036	\$15,000	\$215,000	\$284,400	\$300	\$494,700	\$5,000	\$15,000
2037	\$15,000	\$215,000	\$179,750	\$300	\$390,050	\$5,000	\$15,000
2038	\$15,000	\$215,000	\$22,500	\$300	\$232,800	\$5,000	\$15,000
2039	\$15,000	\$215,000	\$382,700	\$300	\$593,000	\$5,000	\$15,000
2040	\$15,000	\$215,000	\$371,300	\$300	\$581,600	\$5,000	\$15,000
2041	\$15,000	\$215,000	\$255,500	\$300	\$465,800	\$5,000	\$15,000
2042	\$15,000	\$215,000	\$2,726,450	\$300	\$2,936,750	\$5,000	\$15,000

Progressive Funding Model: Cash Flow Table (30 Years)

Fiscal Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Closing Balance
2013	\$245,000	\$686,000	\$0	\$4,900	\$7,500	\$5,000	\$923,400
2014	\$923,400	\$686,000	\$0	\$18,468	\$489,380	\$5,000	\$1,133,488
2015	\$1,133,488	\$686,000	\$0	\$22,670	\$601,400	\$5,000	\$1,235,758
2016	\$1,235,758	\$686,000	\$0	\$24,715	\$327,580	\$5,000	\$1,613,893
2017	\$1,613,893	\$686,000	\$0	\$32,278	\$575,030	\$5,000	\$1,752,141
2018	\$1,752,141	\$686,000	\$0	\$35,043	\$1,733,790	\$5,000	\$734,394
2019	\$734,394	\$686,000	\$295,619	\$14,688	\$1,710,700	\$5,000	\$15,000
2020	\$15,000	\$686,000	\$1,083,290	\$300	\$1,764,590	\$5,000	\$15,000
2021	\$15,000	\$686,000	\$716,400	\$300	\$1,397,700	\$5,000	\$15,000
2022	\$15,000	\$686,000	\$609,840	\$300	\$1,291,140	\$5,000	\$15,000
2023	\$15,000	\$686,000	\$121,900	\$300	\$803,200	\$5,000	\$15,000
2024	\$15,000	\$686,000	\$0	\$300	\$512,300	\$5,000	\$184,000
2025	\$184,000	\$686,000	\$0	\$3,680	\$62,900	\$5,000	\$805,780
2026	\$805,780	\$686,000	\$0	\$16,116	\$36,600	\$5,000	\$1,466,296
2027	\$1,466,296	\$686,000	\$0	\$29,326	\$1,792,540	\$5,000	\$384,082
2028	\$384,082	\$686,000	\$0	\$7,682	\$276,500	\$5,000	\$796,263
2029	\$796,263	\$686,000	\$0	\$15,925	\$151,900	\$5,000	\$1,341,288
2030	\$1,341,288	\$686,000	\$0	\$26,826	\$151,000	\$5,000	\$1,898,114
2031	\$1,898,114	\$686,000	\$0	\$37,962	\$163,400	\$5,000	\$2,453,676
2032	\$2,453,676	\$686,000	\$0	\$49,074	\$2,598,800	\$5,000	\$584,950
2033	\$584,950	\$686,000	\$970,151	\$11,699	\$2,232,800	\$5,000	\$15,000
2034	\$15,000	\$686,000	\$0	\$300	\$126,800	\$5,000	\$569,500
2035	\$569,500	\$686,000	\$0	\$11,390	\$370,100	\$5,000	\$891,790
2036	\$891,790	\$686,000	\$0	\$17,836	\$494,700	\$5,000	\$1,095,926
2037	\$1,095,926	\$686,000	\$0	\$21,919	\$390,050	\$5,000	\$1,408,794
2038	\$1,408,794	\$686,000	\$0	\$28,176	\$232,800	\$5,000	\$1,885,170
2039	\$1,885,170	\$686,000	\$0	\$37,703	\$593,000	\$5,000	\$2,010,874
2040	\$2,010,874	\$686,000	\$0	\$40,217	\$581,600	\$5,000	\$2,150,491
2041	\$2,150,491	\$686,000	\$0	\$43,010	\$465,800	\$5,000	\$2,408,701
2042	\$2,408,701	\$686,000	\$0	\$48,174	\$2,936,750	\$5,000	\$201,125

Appendix E

Disclosures and Disclaimers

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 regarding 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 F

RDH Qualifications



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 consult 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



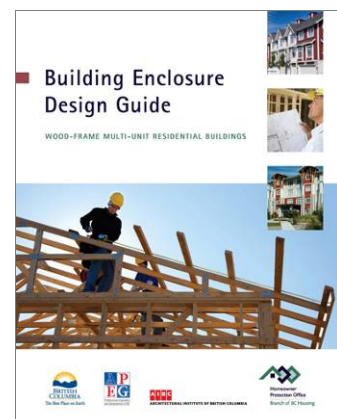
Phil Johnson, P.Eng.

- 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





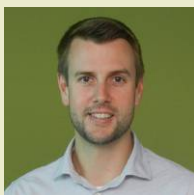
Harvey Goodman, P.Eng.

- 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



Lauren 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

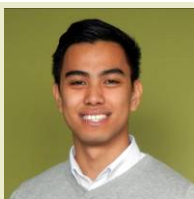


Colin Symons, Dipl.Arch, CBA

- Dipl.Arch., Architectural Technology
- Business Administration Certificate
- 30 years experience in architectural/structural design and project management



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



Brandon Carreira, Dipl.T.

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



Jesse Listoen, Dipl.T.

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



James Hornett, Dipl.T.

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



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

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



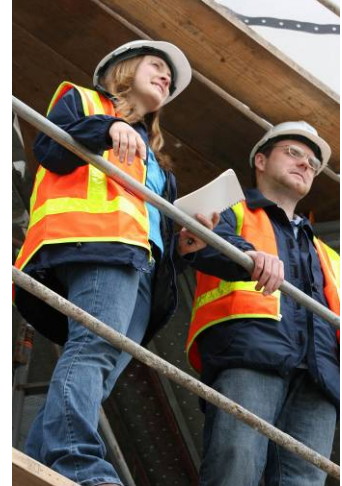
Roya Kiani Amin, B.Sc.

- 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.

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

L Hadden

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