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# Depreciation Report - Final

## The Boardwalk Strata Corporation VIS 3899

827 North Park St  
Victoria, BC



Presented to:

**The Owners, Strata Corp. VIS 3899.**

827 North Park St.  
Victoria, BC V8W 3Y3

Report No. 1900406.00

June 20, 2019



Ordered By: Maria Furtado of One Percent Realty on 2023/03/04  
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## 1. INTRODUCTION

This letter report and appendices comprise your 2018 Depreciation Report (Update). It is based on our proposal dated August 3, 2018. Approval was provided by property manager, Brenda Moar and dated October 24, 2018.

This document was prepared in general compliance with Section 6.2 (Depreciation Report) of the Strata Property Regulation B.C. Reg. 43/2000 with Amendments July 1, 2000 and December 13, 2011.

This report is subject to the limitations identified in Appendix C.

### PROJECT TEAM AND QUALIFICATIONS

As per section 6.2 of the Act, clause 1d, the report must provide the name of the person from whom the depreciation report was obtained and a description of:

- i) Their qualifications
- ii) The error and omission insurance, if any, carried by that person
- iii) The relationship between that person and the strata corporation
  - a. Morrison Hershfield Limited (MH) prepared this report. MH is a prominent, privately held, multi-disciplinary engineering and management firm. Our mandate is to provide services and solutions that will assist our clients in achieving their objectives in a cost effective, efficient, professional and friendly manner. The firm was established in 1946 and has a broad range of engineering, architectural and specialist skills that are used to serve clients in the public and private sectors.

This Depreciation Report has been prepared and/or reviewed by various personnel. They, along with their qualifications and areas of responsibility, are listed below:

- Shawn Skrepneck, B.ASc, is a Building Science Consultant with two years of experience in the building science field. Shawn performed the site assessment, prepared the body of the report and capital tables for all components which the strata is financially responsible for.
  - Chris Raudoy, B.Arch.Sci, LEED AP, of MH is a building science consultant experienced in the design, construction and assessment of both low-rise and high-rise construction. Chris supervised the overall scope of work and reviewed the draft report and tables.
- b. We confirm that we carry professional liability insurance in the amount of \$2,000,000 per claim.

Morrison Hershfield is not associated with Strata Corporation VIS 3899 beyond being retained to perform professional services. We are not aware of any conflicts of interest.



## 2. PHYSICAL ASSESSMENT

This study is based on a review of relevant documents provided by VIS 3899. It is also based on a visual review of the common elements as described in the Building Data Sheet (Appendix A). The following documents were reviewed:

- Depreciation Report Questionnaire as completed and returned by the Strata.
- 2018/2019 Budget prepared by Strata No. VIS 3899.
- Various invoices.
- Strata Bylaws prepared by Strata No. VIS 3899, dated July 11, 2018.
- House Rules prepared by Strata No. VIS 3899, dated May 15, 2015.
- Depreciation Report prepared by Island Depreciation Reports, dated July 23, 2014.
- Strata Plan No. VIS 3899 (sheets 1 to 9), dated January 19, 1996.

The visual reviews were completed on October 20, 2018 by Shawn Skrepneck. He was accompanied by Peter Dowse, Facilities manager, who provided access to representative areas of the facility including:

- Units 106, 119, 208, 211, 310, 316, 404, and 407, including balconies and terraces.
- The flat roof. The sloped roofs were not accessed, but sample areas were reviewed from the flat roof.
- The underground parkade and drive aisle.
- Electrical closets and mechanical rooms.
- Storage rooms.
- The site.

Current condition and recommendations by component are included in the attached Tables (Appendix E). The component inventory excludes capital expenses less than \$5,000. As identified in the startup questionnaire, these smaller items will be covered out of the operating budget. Following accounting standards, we identify a fiscal year by the year in which it ends. For example, the 2018/2019 fiscal year is referred to throughout as 2018. To maintain consistency in calculations, a component's year of acquisition is also shown as the fiscal year rather than the calendar year.

In summary, we recommend planning for the following significant renewal projects and studies:

SHORT TERM (WITHIN TWO YEARS)		MIDDLE TERM (WITHIN SIX YEARS)	
Projects		Projects	
<ul style="list-style-type: none"> <li>• Replace/Install sealant around fenestrations.</li> <li>• Replace roof access ladder.</li> <li>• Replace Hot water storage tanks</li> <li>• Replace/Refurbish HVAC make-up air unit.</li> <li>• Repair Main electrical switch</li> </ul>	<ul style="list-style-type: none"> <li>• Concrete stairway repair.</li> <li>• Repair sliding glass doors.</li> <li>• Exterior lighting upgrade.</li> <li>• Repair balcony membrane.</li> <li>• Emergency lighting replacement.</li> <li>• Submersible pump replacement.</li> </ul>		
Studies		Studies	
<ul style="list-style-type: none"> <li>• Foundation camera drainage inspection.</li> </ul>	<ul style="list-style-type: none"> <li>• Update Depreciation Report.</li> </ul>		

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Prior to any major projects, a detailed review should be undertaken. This will help refine timing and budget.

For example, a pipe analysis will determine the actual condition of the pipes. Once this is done, the timing and budget of the replacement project can be adjusted to reflect the analysis findings.

Similarly, regular building envelope assessments will assist in prioritizing renewals as the life expectancies of those components approach. Windows for example, may be deferred well beyond their useful service life if it is known that they are not contributing to any damage to the wall assembly and owners are satisfied with their appearance and thermal performance.

Ultimately, every identified project should be reviewed by council. The council should act in the best interest of the corporation based on assumed risk and available funds.

Further, we note that while a number of large projects in the future may be shown to occur within a single year (due to the nature of assigning many of the service lives in general five-year increments), in reality major projects will be completed in discrete years. As the depreciation report is updated over time, and these projects become closer, slight timing adjustments can be made as necessary.

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### 3. FINANCIAL ANALYSIS

Reserve fund contributions should be established by the Council. Three funding Scenarios are summarized below and detailed in Appendix D.

#### Summary of Funding Scenarios FINAL - June 19, 2019

Current Fiscal Year 2018  
from April 1, 2018 to March 31, 2019

Number of Units  
63

#### Scenario 1

Minimum Balance \$130,264.55  
in year 2024

	2018	2019	2020	2021
Annual Reserve Contribution	\$23,590.00	\$24,061.80	\$24,543.04	\$25,033.90
% Increase		2.0%	2.0%	2.0%
Average Increase per Unit per Year		\$7.49	\$7.64	\$7.79
Average Annual Contribution per Unit per Year	\$374.44	\$381.93	\$389.57	\$397.36
Average Monthly Contribution per Unit	\$31.20	\$31.83	\$32.46	\$33.11
Total Special Levies for the Report Timeline		\$1,350,000.00		

#### Scenario 2

Minimum Balance \$150,964.35  
in year 2019

	2018	2019	2020	2021
Annual Reserve Contribution	\$23,590.00	\$28,308.00	\$33,969.60	\$40,763.52
% Increase		20.0%	20.0%	20.0%
Average Increase per Unit per Year		\$74.89	\$89.87	\$107.84
Average Annual Contribution per Unit per Year	\$374.44	\$449.33	\$539.20	\$647.04
Average Monthly Contribution per Unit	\$31.20	\$37.44	\$44.93	\$53.92
Total Special Levies for the Report Timeline		\$550,000.00		

#### Scenario 3

Minimum Balance \$158,112.12  
in year 2019

	2018	2019	2020	2021
Annual Reserve Contribution	\$23,590.00	\$35,385.00	\$53,077.50	\$54,139.05
% Increase		50.0%	50.0%	2.0%
Average Increase per Unit per Year		\$187.22	\$280.83	\$16.85
Average Annual Contribution per Unit per Year	\$374.44	\$561.67	\$842.50	\$859.35
Average Monthly Contribution per Unit	\$31.20	\$46.81	\$70.21	\$71.61
Total Special Levies for the Report Timeline		\$350,000.00		



- \* Annual Reserve Contribution refers to the amount contributed each year to the reserve fund from the monthly common expenses.
- \*\* Total Other Contributions refers to other contributed amounts including special assessments or surplus funds transferred from other sources (i.e. operating budget or contingency fund).

*Scenario 1* was selected to demonstrate the current situation, where the majority of expenditures will be funded by Other Contributions. *Scenario 2* demonstrates an option whereby funding comes more or less equally from the annual contributions and Other Contributions. *Scenario 3* attempts to minimize Other Contributions and augment the reserve so that the majority of expenditures are covered out of annual contributions.

Please note that the reason for the expenditure spikes in years 16 to 21 are a result of the roof, windows, and doors reaching the end of their service lives.

We recommend you review this depreciation report with your accountants. They should confirm it meets the needs of your Corporation and is in keeping with their accepted principles.

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## 4. CLOSURE

This Depreciation Report presents three possible funding strategies. They all provide adequate funding to cover anticipated major repairs and renewals expected in the next 30 years. They are based on the information provided to us by Strata Corporation VIS 3899 and our review of the site.

The Depreciation Report is a dynamic document that will change over time as repairs/renewals are completed and interest/inflation rates change. Note too, the Capital Plan's schedule for expenses do not represent a fixed schedule for expenditures. Expenditures may be required sooner or later than we have anticipated. Similarly, the opinions of probable cost can vary due to a number of reasons including changing market conditions, availability of newer materials and systems, and increased or decreased scope of work than we have identified. As such, regular updates to this Depreciation Report are necessary to re-assess the needs of your building. At a minimum, you are required to complete a Depreciation Update within three years of the date of this study.

Thank you for trusting Morrison Hershfield to complete this study. Please contact us at any time if you wish to update this study or to pursue the recommended investigations and/or capital projects. We would be pleased to provide a proposal to perform any of the additional investigations identified. We also provide full engineering design, tender, construction management and contract administration services for major repair or replacement projects required at your site, and welcome the opportunity to provide Engineering services to assist you with these undertakings.

If you have any questions, please contact the undersigned.

Yours truly,  
**MORRISON HERSHFIELD LIMITED**



**Shawn Skrepneck, B. ASce, EIT**  
*Building Science Consultant*



**Chris Raudoy, B.Arch.Sci., LEED AP**  
*Principal, Building Science Consultant*





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## APPENDIX A: BUILDING DATA SHEET

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## BUILDING DATA SHEET

BUILDING NAME:			
<b>Address:</b>	827 North Park St, Victoria, BC	<b>Constructed:</b>	1996
<b>Units:</b>	63	<b>Stories:</b>	4
<b>Recreation Facilities:</b>	N/A	<b>Parking:</b>	Underground parkade
<b>Shared Facilities:</b>	East elevation fence	<b>Other Details:</b>	N/A
<b>Building Description:</b>			
<p>The complex was constructed in 1996 and consists of sixty-three (63) units and an underground parkade. The building is wood framed with asphalt shingled pitched roofs and cementitious board siding. Each residential unit is an apartment with access to either a patio or a balcony.</p> <p>This is a wood framed complex, built on cast in place concrete wall foundations and footings. The basement level acts as a parkade, storage area, and location for various mechanical rooms. Cladding consists primarily of painted fiber-cement siding with wood trim details at feature bands. Windows and patio slider doors are vinyl framed; entry doors are storefront w/ fixed lites. Skylights and solar tubes are present on some of the units.</p> <p>Roofing is composed of pitched asphalt shingles as well as flat mod-bit roofing. It is our understanding that the roof was replaced in 2010.</p> <p>There is one elevator present in this building. Shared mechanical and electrical includes the supply of civil services, underground utilities, boiler room, and elevator machine room. There are various electrical and mechanical rooms throughout this complex.</p> <p>The site is accessed via a concrete drive. Hard landscaping includes fencing and exposed aggregate walking areas. Soft landscaping is strata's responsibility surrounding the complex.</p>			
<b>Common Property:</b>		<b>Project History:</b>	
<ul style="list-style-type: none"> <li>• Structural Systems.</li> <li>• Exterior Walls, all components up to the backside of the interior gypsum wall board.</li> <li>• Windows and Doors.</li> <li>• Roofing and associated Flashings, Soffits, Eaves Troughs and Downspouts.</li> <li>• Mechanical Systems (components that serve more than one unit).</li> <li>• Electrical Systems (components that serve more than one unit).</li> <li>• Common Area Hard Landscaping.</li> <li>• Entrance Drive and Parking Areas.</li> </ul>		<ul style="list-style-type: none"> <li>• 2018: Boiler Replacement.</li> <li>• 2018: Interior lighting and flooring replacement.</li> <li>• 2017: Repaint Interior/Exterior.</li> <li>• 2010: Roof Replacement.</li> </ul>	

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## APPENDIX B: ELEVATORS

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V113548  
December 24, 2018

Morrison Hershfield Ltd.  
Second Floor, 536 Broughton Street  
Victoria, BC V8W 1C6

Attention: **Shawn Skrepneck**

Reference: **The Boardwalk - 827 North Park Road, Victoria, BC**  
**Elevator Depreciation Report**  
**Our File: 226870**

Dear Shawn:

On December 20, 2018, we performed a Depreciation Report inspection of the elevating equipment at The Boardwalk located at 827 North Park Road in Victoria, BC.

Enclosed is our report detailing our finding. Should you have any questions, please do not hesitate to call.

Regards,

**KJA Consultants Inc.**

Irene Wijoyo, M.A.Sc.  
[irene.wijoyo@kja.com](mailto:irene.wijoyo@kja.com) | (250) 668-8914

enclosure

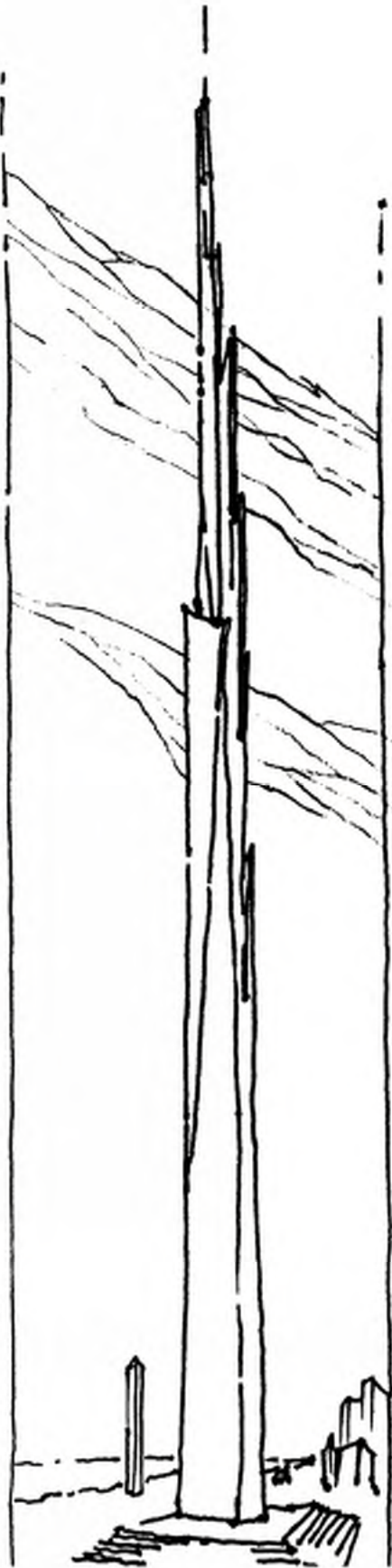
cc: Greg Peden – KJA

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**The Boardwalk  
827 North Park Road  
Victoria, BC**

**Elevator  
Depreciation Report**

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**Reference Number:** 226870 - V113548  
**Prepared by:** KJA Consultants Inc.  
**For:** Morrison Hershfield Ltd.  
**Date of Inspection:** December 20, 2018

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# 1. Inspection Summary

On December 20, 2018, we performed a Depreciation Report inspection of the vertical transportation equipment located at The Boardwalk (827 North Park Road) in Victoria, BC. The purpose of the inspection was to review the condition of the major components and to provide recommendations for repairs, capital upgrades, and potential modernization work. KJA did not inspect or test the safety features of the equipment and did not check the equipment for compliance with requirements of the regulating authorities.

The elevating equipment at The Boardwalk consists of a single direct-acting hydraulic passenger elevator. The elevator was installed by General Elevator circa 1996<sup>1</sup>. The elevator is currently maintained by ThyssenKrupp Elevator (TKE).

We assume that the elevator is presently being maintained under the terms of a contractor prepared full service maintenance agreement. A typical contractor prepared agreement covers the replacement of major components in addition to the labour and materials necessary for ongoing repairs, adjustment, and preventative maintenance work. Entrances and cab finishes are typically excluded. This contract likely contains an obsolescence clause, which would state that the contractor can forward costs for parts no longer available from usual sources to the Owner. While this wording is quite common (when the agreement is written by the contractor) the costs forwarded to the Owners can be unpredictable. We are assuming that repairs required due to accidents or "Acts of God" (flood, fires, etc.) are covered by insurance.

The maintenance log located in the elevator machine room indicates that the contractor is visiting the site on a monthly basis. The annual maintenance tasks as required by the B44.2-07 Code have all been recorded as complete in the maintenance log. All outstanding tasks should be promptly completed with the results recorded in the maintenance log book. The oil loss monitoring log is not being regularly recorded on a monthly basis. Oil loss should be monitored to indicate any signs of unexplained oil loss.

The hydraulic and electrical equipment in the machine room appears to be operating reasonably well with no undue vibrations or unusual noises noted.

Later in this report we have listed some upgrades that may be required or considered over the next 30 years. Short of these items, we do not anticipate any immediate major problems that would require capital expenditures.

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<sup>1</sup> The date is assumed based on build year of the property as there were no references to install year on the equipment.

## 2. Equipment Description

Hydraulic Elevator	
Number of elevators in group (designation):	1 (1)
Government installation numbers:	16343
Installed by/Date:	General Elevator / 1996 <sup>2</sup>
Service company:	TKE
Capacity (pounds):	2500
Function:	Passenger
Floors served:	P, *1, 2 – 4 <sup>3</sup>
Contract speed (feet per minute):	Estimated 100
Drive method:	Direct-acting hydraulic
Controller type:	RAM Manufacturing D5 SL
Motor type:	Leroy Somer type IMH; 25 hp
Pumping unit type:	Submersible
Valve type:	Maxton UC4MB44 E2
Oil cooler:	Not provided
Corrosion protection:	Not provided
Emergency brake:	Not provided
Door type:	Single-speed, side-opening
Door operator:	GAL MODL
Hall door interlocks:	GAL MO
Car door restrictor / Hall door retainers:	Not provided / not provided
Door dimensions (W x H, inches):	42 x 84
Door protection:	Mechanical safety edge with dual-light rays
Cab size (W x D x H, inches):	80 x 53 x 96
Car guide:	Guide shoes
Car station:	Main only
Position indicator (car/hall):	Analogue / not provided
Arrival and directional signals:	In-car lanterns (single side) with dual-stroke gongs
Communication:	Alarm bell only <sup>4</sup>
Firefighters' operation:	Not provided
Emergency power operation:	Not provided
Security:	Not provided
Car top railings / equipment guarding:	Not required / not required
Machine room HVAC:	Air conditioning
Seismic:	Not provided

<sup>2</sup> Assumed installation date based on property build year.

<sup>3</sup> Floor 1 is served by a front door and Floors P, 2, 3 and 4 are served by a rear door.

<sup>4</sup> A telephone cabinet is present below the car station but it has been bolted shut.

### 3. Recommended or Required Work

A typical full service maintenance contract covers the replacement of major components in addition to the labour and materials necessary for ongoing repairs, adjustment and preventative maintenance work. Entrances and cab finishes are normally excluded. The only additional operating costs to the Owner should be for malicious damage and repairs to the elevator cabs and entrances. We are assuming, of course, that repairs due to accidents or “Acts of God” (flood, fire, etc.) are covered by insurance.

A summary of potential **required** elevator upgrades and/or repairs outside of the scope of normal maintenance, as well as work that is **recommended** is as follows. We would suggest that money be set aside for the following upgrades that will likely be required (voluntary or otherwise) over the next thirty years. The costs noted are indicative budget figures only, are based on the current market and are in present dollars. The actual costs may vary depending on the time of tendering, the actual detailed scope of work and market conditions. Except where explicitly stated, the figures listed below do not include work required by other trades in conjunction with the elevator work.

Please note the intent of our inspection is to make recommendations for capital expenditures based on the present type and condition of the elevating equipment. No invasive procedures or equipment dismantling would typically be conducted. Hidden conditions that cannot be visually inspected may be present, hence we cannot guarantee that some will not exist that could result in requests for additional services or costs by the contractor.

#### **Required Short Term Work (Years 1 – 5):**

**Code Changes** - Code requirements have become more onerous over the past decade and the interval between code changes has decreased. For that reason, we recommend budgeting funds at five year intervals to address code changes. Without being able to pinpoint these changes, it is reasonable to expect that they would require in the area of \$3,000 every five years.

**Vandalism** - We recommend budgeting funds to repair vandalism – principally damage to exposed finishes and fixtures. No precise figure can be assigned since much depends on the location and environment but we suggest allowing a figure of \$2,000 every five years.

#### **Required Mid Term Work (Years 6 – 15):**

None

#### **Required Long Term Work (Years 16 – 30):**

None

#### **Recommended Short Term Work (Years 1 – 5):**

**Upgrade from Mechanical Safety Edges and Dual Light-Rays** – The door reopening equipment presently installed consists of a mechanical safety edge and dual light-rays. The

dual light-rays do not cover the entire entrance. Since there are only two light-rays at fixed heights whose interruption would reopen the doors without contact, the mechanical safety edge will sometimes be required to initiate door reopening by contact with a person or object. The door equipment can be subjected to significant wear and tear as a result of this. However, reopening of the doors by an infrared multi-beam device can be accomplished by interruption of any one of the multitude of invisible beams, not requiring contact with a person or object. This device thus improves the reliability of the elevator.

We have experience with legal cases where the question arises as to whether the owner should have installed the "multi-beam light curtain" so as to minimize risk to the passengers, hence our recommendation to upgrade the door protection. Note that, as part of an entrance protection upgrade, reduced-speed door closing operation will need to be provided. This will likely necessitate a closed-loop upgrade to the door operator or outright replacement. The cost to provide the new entrance protection and upgrade or replace the door operator would be in the area of \$40,000 and should be performed within the next twelve months. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Hands-Free Telephone** – Presently the only form of emergency communication inside the elevator is an alarm bell. Should a passenger become entrapped there would be no assured way of directly calling for help. We recommend that a hands-free telephone be installed inside the elevator cab for emergency communication. The cost would be in the area of \$2,500 and should be performed within the next twelve months. An active telephone line to the machine room would be required to be installed by other trades. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Addition of a Car Door Restrictor** - There is currently no car door restrictor provided. The addition of a car door restrictor would prevent the car door from being manually opened by more than 100 mm, except when the car is within the unlocking zone (extending at least 17 mm above and below the landing floor level, and possibly as much as 450 mm). This safety device reduces the risk of people falling down the hoistway while attempting to exit a stalled elevator. The Safety Code for Elevators requires a car door restrictor on all new installations. While it is not mandatory on existing installations, we believe it is a desirable safety enhancement. It is also possible that this Code requirement will be made retroactive at some point in the future. We recommend budgeting in the area of \$6,000 to perform this work within the next one to two years. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Addition of Hall Door Retainers** - The elevator hall doors are not provided with safety retainers. These safety devices are now required by code for new installations and prevent the hall doors from being pushed off the tracks and into the hoistway. While it is currently not mandatory to install hall door retainers on the elevator, some jurisdictions have made it mandatory to provide safety retainers on installations with particular door types. Whether mandated or not it is our opinion that the hall door retainers are a desirable safety measure. We recommend budgeting \$2,000 to perform this work within the next one to two years. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Hall Door Unlocking Devices** - Hoistway door unlocking devices are not currently provided at every floor served by the elevator. These devices provide a means to disengage the locking mechanism on hoistway doors and permit the opening of hoistway doors irrespective

of the position of the car. In the event of an entrapment, this safety device would allow elevator and emergency personnel to easily access the hoistway at the landing in closest proximity to the stalled car and release passengers.

The Safety Code for Elevators requires new installations to be provided with hoistway door unlocking devices for each elevator at every landing where there is an entrance. While it is not mandatory on existing installations, we believe it is a valuable improvement and it may be made retroactive at some point in the future. In some Canadian jurisdictions the provision of unlocking devices at all floors is a retroactive requirement. We recommend budgeting in the area of \$1,500 to perform this work within the next one to two years. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Barrier-Free Access Recommendations** - The elevating equipment does not meet barrier-free access requirements, as listed in the Safety Code for Elevators (B44 Appendix E). It should be noted that it is not currently mandatory to modify existing buildings to comply with barrier-free access requirements, although in some provincial jurisdictions the building codes have incorporated this requirement for new buildings. It is also probable that this requirement will be enforced for new buildings in other jurisdictions throughout Canada. To conform, the following would need to be provided:

- Infra-red multiple beam door detectors;
- An in-car emergency communications device compliant with the Safety Code for Elevators;
- An audible floor-passing or floor-stopping tone or provision of a voice synthesizer for floor annunciation;
- New car-operating panel equipment with all controls oriented according to the barrier-free access requirements.

The cost for this work would be in the area of \$8,000. Please note this does not include the cost for the infra-red multiple beam door detectors and the in-car emergency communications device which are already discussed in first two articles of the Short Term Work section. This work should be performed within the next two to three years. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Emergency Power Operation** - We understand that emergency power is not provided for the hydraulic elevator. In the event of a power failure the elevator would stop where it is (possibly between floors). While emergency power operation of the elevator is presently not required by code for this building, it is possible that at some point it may become mandatory. If there is an emergency power available with sufficient capacity to run the elevator, the cost to arrange the equipment to run on emergency power would be minimal (barring complications such as heavier duty transfer switches). If there is no available source of emergency power, then a battery powered lowering system could be installed. This unit will provide enough power to operate the hydraulic valves, lower the elevator to the terminal floor and open the elevator doors to release trapped passengers. The elevator will then lock off until power is restored. The cost for this would be in the area of \$10,000. We recommend emergency power operation be provided within the next two to three years. The cost for this would be negligible if performed in conjunction with a major control modernization.

**Seismic Upgrades** - The elevating equipment is located in a region which would be affected by the ground motion from a Cascadian subduction event and is currently not



provided with seismic devices. In the event of sufficient seismic activity some of the equipment may fail (e.g. the car guiding, hydraulic feed lines, etc.), possibly leading to an unsafe condition. The Safety Code for Elevators includes comprehensive seismic requirements for new installations and some provincial jurisdictions have mandated some of these requirements to be included as part of major alterations. These partial upgrades would include an overspeed valve (pipe rupture valve), pipe stands, rope retainers (where applicable), car guiding member position restraints, and machine room equipment restraints. These upgrades would aid in restraining equipment during seismic activity and stop the elevator in the event of car overspeed due to hydraulic feed line failure.

While these partial seismic upgrades are not retroactively required for this equipment, these are a requirement for any major alterations and included as part of comprehensive seismic requirements for new installations. The cost to provide these partial seismic upgrades would be in the area of \$10,000. We recommend performing these upgrades within the next two to three years. If performed in conjunction with a major control modernization the cost for these would be negligible.

**Hydraulic Cylinder Replacement** - The elevator's hydraulic cylinder is not provided with any form of corrosion protection, such as a cathodic protection system or a PVC liner (now required by code on new hydraulic elevators). The average life expectancy of a buried cylinder is in the range of 25 years but there is a wide variation from one installation to another. We recommend that the cylinder be replaced or the elevator converted to an above-ground design within the next five years.

The cost to replace the cylinder with a PVC lined cylinder would be in the range of \$65,000 - \$85,000; this includes \$15,000 for the provision of a down-fall safety device (called a plunger gripper) developed for this type of hydraulic elevator. The safety device is, in our view, necessary to provide down-fall protection similar to that provided for traction elevators. The plunger gripper will only address a free fall condition and does not correct the underlying issue (buried cylinder corrosion) and also does not prevent expensive environmental damage. Please note drilling may be required if the existing jack hole is too small for a new cylinder; an additional cost of \$30,000 to \$40,000 would be expected (this is an estimate and will depend on site specific below grade soil conditions). Cleanup costs for environmental damage (if any exists) would also be the Owner's responsibility.

Rather than replacing the cylinder we recommend that consideration be given to the replacement of the elevator with a hole-less (above ground) roped hydraulic elevator. Alternatively the elevator could be replaced with a machine-room-less (MRL) design.

The budget cost for replacement with a hole-less roped hydraulic elevator is in the area of \$175,000. The budget cost for replacement with a MRL traction elevator is between \$175,000 and \$225,000. In both cases the budget cost presented does not include related building work. This related work is particularly significant when replacing a hydraulic elevator with the MRL elevator from some suppliers since the building structure at the top of the hoistway is unlikely to be adequate for the overhead forces involved. Should the Owner consider replacing the unit with a different design a detailed audit should be performed to confirm the feasibility of alternative equipment types.



**Recommended Mid Term Work (Years 6 – 15):**

**New Cab Finishes** - The cost to upgrade the cab finishes could range from \$15,000 to \$25,000, depending on the finishes selected. We recommend using a figure of \$20,000. We suggest the cab upgrades be performed in the next ten years. The cost could be reduced if performed in conjunction with a major control modernization.

**Major Control Modernization** - The typical elevator “full maintenance” contract covers the replacement of major components in addition to the labour and materials necessary for ongoing repairs, adjustment and preventive maintenance work. Despite this, however, over time some components will require modernization. Certain elevator components may eventually no longer be readily available. This will require that the maintenance contractor make arrangements to purchase parts from an external supplier or have parts manufactured and repaired locally. Although this is not the owner's direct concern, it will result in some delays and difficulties in implementing a proper maintenance program. Based on the age and current condition of the equipment, a major control modernization could be anticipated within approximately seven years. The scope of work would include replacement of the present controllers with a newer design of microprocessor-based controller, replacement of the door operator, fixture replacement, possible replacement of the levelling valve and some refurbishing of the hydraulic pump and motor. The cost for this would be in the area of \$65,000.

**Recommended Long Term Work (Years 16 – 30):**

None.

**Summary Table<sup>5</sup>**

Description	Car	Years 1 to 5	Years 6 to 15	Years 16 to 30
<b>Required</b>				
Code Changes	1	\$6,000	\$12,000	\$18,000
Vandalism	1	\$4,000	\$8,000	\$12,000
<b>Recommended</b>				
*Mechanical Safety Edges and Dual Light-Rays	1	\$40,000		
*Hands-Free Telephone	1	\$2,500		
*Car Door Restrictor	1	\$6,000		
*Hall Door Retainers	1	\$2,000		
*Hall Door Unlocking Devices	1	\$1,500		
*Barrier-free Access Upgrades	1	\$8,000		
*Emergency Power Operation	1	\$10,000		
*Seismic Upgrades	1	\$10,000		
Hydraulic Cylinder Replacement	1	\$85,000		
New Cab Finishes	1		\$20,000	
Major Control Modernization	1		\$65,000	

<sup>5</sup> Items indicated with an asterisk (\*) would be included as part of a major control modernization.

## 4. Photos

Photo 1 - Elevator controller



Photo 2 - Elevator hydraulic pumping unit



**Photo 3 - Elevator car station**



**Photo 4 - Elevator cab finishes**



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**Photo 5 – Floor 3 lobby view**



**Photo 6 – Floor 1 lobby view**



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**Photo 7 – Car top**



**Photo 8 – Pit**



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## APPENDIX C: GENERAL DEPRECIATION REPORT INFORMATION

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## DEPRECIATION REPORT GENERAL INFORMATION

### OBJECTIVES

The objective of this study is to provide the Strata Council with sufficient information to enable you to:

- i) Set up a schedule for the anticipated repair and replacement of common element items.
- ii) Set up a special account for major repair items and replacement of common elements and assets of the Corporation.
- iii) To determine the annual contributions necessary to maintain an adequate balance for the 30 year period of this study.
- iv) Satisfy the legislation regarding the Strata Property Act 1999 with Amendments July 1, 2000 and December 13, 2011 that requires a depreciation report be completed

### LIMITATIONS AND ASSUMPTIONS

This report is intended for the sole use of Strata Corporation VIS 3899, and must not be distributed or used by others without our knowledge (with the exception of disclosure to potential purchasers of Strata Corporation VIS 3899). It is based on the documents and information provided to us and the findings at the time of our on-site investigation.

It is a basic assumption that any correspondence, material, data, evaluations and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered during the completion of this report.

Unless specifically noted in this report, no testing, verification of operation of systems, physical review of subsurface conditions or concealed systems and components, review of concealed elements, intrusive openings, opening of system components for internal inspection, detailed analysis or design calculations were conducted, nor were they within the scope of this review.

Some of the findings herein are based on a random sampling visual review of the surface conditions, discussions with the Strata Council and/or their designated representatives, and review of relevant documents. Observations were made only of those areas that were readily accessible during our review. Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Components not included have not been reviewed, and if their conditions need to be known, further study will be required.

It is possible that unexpected conditions may be encountered at the building/facility that have not been explored within the scope of this report. Should such an event occur, MH should be notified in order that we may determine if modifications to our conclusions are necessary.

In issuing this report, MH does not assume any of the duties or liabilities of the designers, builders or owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of this report do so with the understanding as to the limitations of the documents reviewed and the general visual inspection undertaken, and understand that MH cannot be held liable for damages they may suffer in respect to the purchase, ownership, or use of the subject property.



Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions. No other warranties, either expressed or implied, are made.

## REPORT FORMAT

A description of the table contents and our approach to assigning ratings is described below:

COLUMN	DESCRIPTION
<b>Component ID</b>	Descriptive component identifier
<b>Location / Type</b>	Where appropriate, we have provided a location or other modifier as needed to assist in identifying the specific component. This may refer to an elevation, floor number, room, or material type.
<b>Description &amp; History</b>	A brief description of the component, deficiencies observed by MH (if any), and problems or previous repairs reported by site staff.
<b>Condition Rating</b>	<p>We have also provided an overall condition rating for each component, as follows:</p> <p>Good      Functioning as intended; limited (if any) deterioration observed.</p> <p>Fair        Function and operation exhibiting wear or minor deterioration, normal maintenance frequency.</p> <p>Poor        Function and operation failing; significant deterioration and distress observed; increased maintenance attention has been required.</p> <p>NR          Not Reviewed –applicable to concealed systems, such as buried services, or where access was not provided to MH to review a component</p> <p>NA          Not Applicable – applicable to Studies/Reports/Surveys.</p>
<b>Year of Acquisition</b>	This is assigned based on available data from drawings or reports, readily accessible nameplate information on equipment, or interviews with site staff. Where the year is not known, MH provides an estimate based on observed condition. Year reflects the fiscal year in which the component was acquired, not necessarily the calendar year.
<b>Recommendation</b>	Our recommended approach for reserve fund budgeting.

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COLUMN	DESCRIPTION
<b>Type</b>	<p>We have categorized the type of expense as follows:</p> <p>Renewal      Replace like with like (typically at end of service life), allowing for changing contemporary standards.</p> <p>Repair        For repairs, typically to extend the life of a component, restore functionality, or for partial replacements of isolated failures.</p> <p>Contingency   For repairs likely to be required where the timing and scope cannot be assessed without additional study; or where failure is unpredictable.</p> <p>Study         Further study is required to assign more accurate repair/replacement costs or timing for a Contingency item.</p> <p>Upgrade      Replace to a higher standard (more efficient, higher quality, etc.). Our report may identify upgrades which we believe are worth exploring. In such cases, the costs are not considered within the cash-flow, since we understand upgrades may not be funded out of the Reserve Fund.</p> <p>New            For new components added to the Depreciation Report, typically to reflect changing legislation.</p>
<b>Priority</b>	<p>A Priority Rating is provided to each Recommendation to assist you with budgeting of expenses, and to assess where deferral of an expense may be appropriate.</p> <ol style="list-style-type: none"> <li>1. Immediate: items that require immediate repair or replacement because of either a code deficiency, legislative requirement or a safety concern</li> <li>2. Restore Functionality: items that currently show signs of failure, requiring repair or replacement to restore functionality in the near future.</li> <li>3. Future Renewal: items that will require future repair or replacement to maintain functionality (life cycle replacement). Most Reserve Fund Expenses will fall under this category.</li> <li>4. Discretionary Renewal: items where the timing, scope of work and phasing is at the owner's discretion. This is typically limited to cosmetic issues.</li> </ol>
<b>Age in Current Fiscal Year</b>	<p>The age at the time of the assessment. Where the exact age is unknown, MH provides an estimate based on observed condition.</p>

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COLUMN	DESCRIPTION
<b>Typical Lifecycle</b>	<p>Standard lifespan, assuming normal maintenance, based on our experience and manufacturer's recommendations. A piece of equipment may have a typical lifespan for complete replacement, as well as a typical lifespan for a recommended repair with a much shorter frequency.</p> <p>A lifecycle of 99 shows a one-time project, or study.</p>
<b>Remaining Life Expectancy</b>	<p>Remaining life of component and/or time to the next major repairs. Based on Age subtracted from Typical Lifespan, but confirmed and adjusted as needed depending on observed condition.</p> <p>A negative value is used to show phased projects already partially complete.</p>
<b>Years Over Which Project is Phased</b>	<p>Normally projects are completed in one year. Larger projects may be phased over several consecutive years.</p>
<b>Percent Responsibility</b>	<p>Our understanding of the Corporation's responsibility for shared facilities.</p> <p>Most common elements are budgeted for at 100%, but any exceptions are noted in this column.</p>
<b>Include Y/N</b>	<p>All components that are the responsibility of the corporation are listed; however, for various reasons, some are not carried through the capital plan. These can include items identified as being covered under other budgets and upgrades.</p>
<b>Recommended Budget</b>	<p>This represents our opinion of probable cost, in current fiscal year dollars, including consulting services (design, tendering and construction review) and contingencies where we believe it is appropriate. The cost for these services can vary significantly depending on the size, scope and degree of complexity of the project. Applicable taxes are also included.</p> <p>Opinions of probable cost are provided only as an indication of possible cost of remedial work. The repair or replacement costs are based on published construction cost data, recent bid prices on similar work, information provided by the owner, and our professional judgment. More precise opinions of probable cost would require more detailed investigation to define the scope of work.</p> <p>The costs in this report are typically referred to as Class D estimates (<math>\pm 50\%</math>), defined by the Budget Guidelines for Consulting Engineering Services as: "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."</p> <p>The opinions of probable cost we have presented can vary due to a number of reasons including changing market conditions,</p>

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COLUMN	DESCRIPTION
	<p>availability of newer materials and systems, and increased or decreased scope of work than we have identified.</p> <p>All opinions of probable cost assume that regular annual maintenance and repairs will be performed to all elements at the facility.</p> <p>All costs in the Condition Assessment and Capital Plan tables are identified in CURRENT FISCAL YEAR Canadian dollars.</p>
<b>Capital Plan</b>	<p>The tables show MH's opinion of the probable cost to carry out the recommendations (in current fiscal year dollars) during the planning horizon. The repairs and replacements we have forecasted do not represent a fixed schedule for replacements; repairs or replacements may be required sooner or later than we have anticipated.</p>

The **Component Condition Assessment** and **Capital Plan Expenditure Forecast Table** in Appendices C and D show MH's opinion of the probable cost to carry out the recommendations (in current fiscal year dollars) during the depreciation planning period. The repairs and replacements we have forecasted do not represent a fixed schedule for replacements; repairs or replacements may be required sooner or later than we have anticipated.

Review of the Tables reveals several contingencies that occur in a single year of the study period. Though these repairs and replacements will not all take place in one year, and may not be required at all, it is prudent to budget for such repairs since failure of some components is unpredictable.

## FINANCIAL TERMS, ASSUMPTIONS AND CALCULATIONS

### Inflation

The Government of Canada and the Bank of Canada inflation-control policy is aimed at keeping inflations at agreed to target values. At present the target range is 1 to 3 per cent, with the Bank's monetary policy aimed at keeping inflation at the 2 per cent target midpoint. This policy has continued to be renewed since implementation in 1991, and currently extends to December 31, 2021.

The total annual estimated expenditures are shown in the Capital Plan in current fiscal year dollars. The expenditures shown in the Cash Flow Table are inflated annually by the inflation percentage show.

In the startup questionnaire, MH requested confirmation of the inflation rate to be used over the course of the study. This may not be the actual current inflation rate, but is a reasonable estimate to begin the long term planning.

### Interest

In the startup questionnaire, MH requested confirmation of the interest rate to be used over the course of the study. This may not be the actual rate of interest on the Corporation's current investments, but is a reasonable estimate to begin the long term planning.

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The interest earned on the Reserve Fund for each year is based on a **Mid-Year Interest Calculation** in accordance with generally accepted accounting practice. Over the 30-year period, the calculated interest is lower than calculating Simple Interest, therefore it is a more conservative method for calculating interest.

With the Mid-Year Interest Calculation, the interest earned on the Reserve Fund is calculated at the middle of the fiscal year assuming that half the expenses have been taken out of the Reserve Fund and half the annual contribution has been deposited into the Reserve Fund. Therefore, Interest is calculated as follows:

$$Interest = InterestRate \times \left( StartingBalance - \frac{Expenses}{2} + \frac{AnnualContribution}{2} \right)$$

### **Starting Balance**

MH requested information regarding the Reserve Fund balance at the start of the current fiscal year in the startup questionnaire. Where appropriate documents are provided, we confirm the opening balance against the financial statements. We assume the Strata Council confirms the starting balance is correct to the best of their knowledge prior to authorizing us to finalize the report.

### **Contributions**

MH requested information regarding the present annual contribution to the Reserve Fund in the startup questionnaire. We assume the Strata Council confirms the current annual contribution is correct to the best of their knowledge prior to authorizing us to finalize the report.

Future annual contributions are calculated based on the estimates of life expectancy and opinions of probable cost, Minimum Reserve Fund Balance, and the assumptions for inflation and interest. Sample annual contributions that would result in an adequate Reserve Fund are indicated in the attached Cash Flow Scenarios.

When large expenses are anticipated in the near future and the existing Reserve Fund Balance is relatively low, increases to the annual contribution may not be sufficient. Increasing the annual contribution to an amount that can accommodate the major expenses is typically not considered a suitable funding plan since the Reserve Fund Balance often becomes relatively high for the remainder of the study period. Excess funds in a Reserve Fund cannot be used for any other purpose except for the major repairs and replacements for which they have been budgeted.

In such cases, Other Contributions are considered in the Cash-Flow Plan. These contributions can be in the form of special assessments or surplus funds that the Council has indicated will be available from other sources (i.e. transferred from operating budgets or contingency funds).

### **Minimum Reserve Fund Balance**

MH requests information regarding the desired minimum balance in the startup questionnaire. We assume the Strata Council confirms the minimum balance of the approved scenario is acceptable even if it contradicts original directions provided in the completed questionnaire.

As a guideline, we recommend a minimum balance of 25% of the operating budget, as per Section 6.1 (a)(ii). (See below)





## **REQUIREMENTS UNDER THE ACT**

### **Contributions**

The Annual Reserve Contribution for the first year of this study was provided by the Strata. Future annual contributions are calculated based on the estimates of life expectancy and opinions of probable cost, Minimum Reserve Fund Balance, and the assumptions for inflation and interest.

Contributions may be limited by the Strata Act as provided by Section 6.1, which indicates that the amount of the annual contribution to the contingency reserve fund must be determined as follows:

- i. If the amount of money in the contingency reserve fund at the end of any fiscal year after the first annual general meeting is less than 25% of the total annual budgeted for the contribution to the operating fund for the fiscal year that has just ended, the annual contribution to the contingency reserve fund for the current fiscal year must be at least the lesser of:
  - a. 10% of the total amount budgeted for the contribution to the operating fund for the current fiscal year; and
  - b. The amount required to bring the contingency reserve fund to at least 25% of the total amount budgeted for the contribution to the operating fund for the current fiscal year.
- ii. If the amount of money in the contingency reserve fund at the end of any fiscal year after the first annual general meeting is equal to or greater than 25% of the total annual budgeted for the contribution to the operating fund for the fiscal year that has just ended, additional contributions to the contingency reserve fund may be made as part of the annual budget approval process after consideration of the depreciation report, if any, obtained under section 94 of the Act.

### **Timing of Studies**

The Depreciation Report is a dynamic document that will change over time as repairs/replacements are carried out on the common elements and interest/inflation rates change. The repairs and replacements we have forecasted do not represent a fixed schedule for replacements; repairs or replacements may be required sooner or later than we have anticipated. Similarly, the opinions of probable cost we have presented can vary due to a number of reasons including changing market conditions, availability of newer materials and systems, and increased or decreased scope of work than we have identified. As such, regular updates are necessary to re-assess your needs.

The Corporation is required to complete an update with site Inspection within three years of this study.



## GLOSSARY OF BUILDING TERMS

The following is a list of terms and abbreviations which may have been used in the report produced for the noted project. All of the terms and abbreviations used are standard within the industry, but the glossary may be of some aid for those not familiar with construction terms.

Air Barrier	Refers to a combination of materials and components, including joints that control the flow of air through an assembly, limiting the potential for heat loss and condensation due to air movement.
Air Leakage	Refers to airflow through a space like a wall or roof assembly. The outward leakage of air is known as exfiltration and the inward leakage is known as infiltration. Exfiltration of warm, humid interior air will carry water vapour into the assembly which may condense if it contacts a cool enough surface.
Ampere (A)	The unit of measurement of electric current. The greater the amperage, the larger the size of the conductor required to carry the current.
Annunciator Panel	A lighted panel that provides information about the location of an activated fire alarm in a building, typically located near the main entrance of a building.
Backflow Preventer	A device used in plumbing systems to prevent potentially contaminated water from moving back into the clean water supply.
Balcony	Refers to a horizontal surface exposed to the outdoors, but projected from the building so that it is not located over a living space.
Base Coat	Refers to the initial wet state material, either factory or field-mixed, used to encapsulate the reinforcing mesh (e.g., in liquid applied balcony waterproofing or in EIFS applications).
Bitumen	The term covering numerous mixtures of hydrocarbons such as those found in asphalt and mineral pitch.
Building Envelope	Refers to those elements of the building that separate inside conditioned space from outside unconditioned space, and includes walls, windows, doors, roofs, balcony decks (over occupied living space) and foundations. Sometimes referred to as "building enclosure" or an "environmental separator" in building codes.
Building Paper	Refers to a breather-type asphalt sheathing paper which is rated in minutes (15, 30 or 60), based on preventing water flow through it for number of minutes in accordance with a standard test.
Built-Up Roof (BUR)	Refers to a waterproof system constructed of multiple felt layers mopped down with hot bitumen.
Capillary Break	Refers to the gap between parallel layers of material sufficient to break the surface tension of water, which is typically a minimum of 10 mm ( $\frac{3}{8}$ ").



Caulking	Material with widely different chemical compositions used to make a seam or joint air-tight or watertight.
CCTV	Closed Circuit Television, a video camera system that transmits video images to specific monitors as opposed to broadcasting the signal over air waves. Typically used in security applications.
CFM	Cubic feet per minute, the common unit of air flow measurement.
Cladding	Refers to a material or assembly that forms the exterior skin of the wall and is exposed to the full force of the environment. Cladding types include: stucco, EIFS, metal panels, brick/stone veneer, wood siding, and vinyl siding.
Control Joint	Also <i>Movement Joint</i> , a continuous joint in a structure or element, used to regulate the amount of cracking and separation resulting from relative movement.
Condenser	A device used to remove heat from refrigerating equipment by circulating hot refrigerant gas through coils in the unit and blowing outdoor air across the coils with a fan. Cooling the gas causes it to condense back into a liquid.
Cooling Tower	A device used to cool condenser water in a chiller by evaporation. Condenser water is sprayed into the top of the cooling tower. The droplets fall through the tower as air is blown upward through the tower, partly evaporating the droplets, which cools the remaining water. Water leaving the cooling tower is typically 10 degrees cooler than when it entered.
Deck	Refers to a horizontal surface exposed to the outdoors, located over a living space, and intended for moderate use but not for access to other areas of the building.
Delamination	Refers to a separation along a plane parallel to the surface.
Dew Point	Refers to the temperature at which air containing a constant amount of water vapour reaches the saturation point. As the temperature decreases, it has a lower capacity to contain moisture. Condensation can occur at or below the dew point temperature.
Direct Expansion	A refrigeration method in which an air cooling coil contains refrigerant rather than a secondary coolant glycol or brine.
Drained (also Rainscreen) Cavity	Refers to a design strategy whereby a positive drainage plane is created immediately behind the exterior cladding material, sufficient in width to break the surface tension of water, and to allow incidental water entering the wall system to drain by gravity with the aid of flashings and membranes.
Drip Edge	Refers to a projection detailed to direct water run-off away from wall, window, balcony or roofing element.

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Efflorescence	Refers to the dissolved salts in the material (such as concrete or brick) being transported by water, and redeposited on the surface after evaporation.
EIFS	Refers to <i>Exterior Insulated Finish System</i> and generally consists of layers of rigid insulation adhered or fastened to the substrate, and finished with thin coats (lamina) of reinforced cementitious material and a finish coat of acrylic stucco.
EPDM (Ethylene Propylene Diene Monomer)	Refers to a waterproofing sheet membrane made of vulcanized rubber. These membranes, usually single-ply applications, may be installed fully bonded to the substrate with an adhesive, or may be "loose-laid" with only the laps and terminations of the membranes adhered.
Exhaust Air	Air mechanically removed from a building to reduce the concentration of moisture, cooking odours, and other contaminants from the building.
Face-seal	Refers to a building envelope strategy where the performance of the exterior wall is dependent on the ability of the exterior surface of the cladding, windows and associated sealant to shed water and prevent its infiltration. This system cannot accommodate water that penetrates past the exterior face since a positive drainage path and/or additional continuous barrier to water penetration are not provided.
Fan Coil Unit	A device consisting of a fan and water coil that can heat an area by circulating hot water through the coil and cool by circulating chilled water through the coil.
Fibre Saturation (of wood)	Refers to the point where the cell walls are fully swollen but the cells are otherwise empty of liquid water, also known as the <i>fibre saturation point</i> .
Finish Coat	Refers to the final wet state material, which provides colour and texture, applied over the reinforced base coat.
Fire Detector	A fire alarm system component which senses the presence of a possible fire through the presence of smoke particles or heat (i.e. smoke detector, heat detector).
Fishmouth	Refers to a deficiency in the installation of waterproofing membranes (roofing, self-adhering membranes, etc.) which results in a fold in the edge of the membrane, through which water can penetrate.



Flashing	<p>Refers to sheet metal or other material used in roof or wall construction and designed to shed water (typically sloped outwards, with a drip edge to shed water). Used in conjunction with:</p> <ul style="list-style-type: none"><li>• <i>Cap or parapet flashing</i>: top of wall, pier, column or chimney.</li><li>• <i>Saddle flashing</i> an upturn, sloping transition piece between a horizontal and vertical plane, e.g. balcony cap and wall intersection.</li><li>• <i>Head/sill flashing</i>: at head or sill of window opening or other penetration.</li><li>• <i>Base flashing</i>: at bottom edge of wall surface.</li></ul> <p><i>Cross cavity (or through-wall flashing in masonry application)</i>: a flashing which sheds water from the moisture barrier plane to the exterior, through the cladding.</p>
Glazing	<p>A generic term for the transparent, or sometimes translucent, material in a window or door. Often, but not always, glass.</p>
Glazing Bead	<p>A molding or stop around the inside of a frame to hold the glass in place.</p>
Glazing Unit	<p>That part of a window which includes more than one glazing layer sealed around the outside edge to prevent air or moisture from entering the airspace and eliminating dirt and condensation between glazings.</p>
Gum Lip	<p>Refers to a method of sealing a flashing to a wall surface whereby the top edge of the flashing is bent outwards to form a caulk-filled cavity (typically at the termination of a waterproofing membrane).</p>
Heat Exchanger	<p>A device used to heat a fluid or gas with another fluid or gas without the two streams coming in direct contact with each other and mixing. For example a radiator heats air using hot water. The air and water circulate through the heat exchanger (the radiator) but do are prevented from coming in contact with each other by the radiator.</p>
Heat Pump	<p>A mechanical device designed to provide both winter heating and summer cooling.</p>
HID	<p>High Intensity Discharge, a generic term for mercury, vapour, metal halide and high pressure sodium light fixtures. Light in these fixtures is produces by an electric arc between two electrodes.</p>
House Panelboard	<p>A panelboard which supplies power to common area loads.</p>
Housewrap	<p>Refers to a sheet plastic material which is used as a sheathing paper, generally between the wall sheathing material and the exterior cladding. Although recognized as a proprietary term, in this report <i>housewrap</i> is used to represent a generic group of materials. One common type of housewrap consists of spun-bonded Polyolefin (SBPO), another is made of perforated polyethylene. Their resistance to liquid water is high, but resistance to water vapour is lower than many common “vapour barrier” materials.</p>
Hydronic Heating	<p>A means of heating a space through the use of hot water circulated through heating coils or a radiator in the space.</p>

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Initiating Device	A fire alarm system component which initiates a fire alarm (i.e. pull station).
Inverted Roof	Where the roof membrane is located below the insulation and ballast (also Protected Membrane Roof).
Joist	One of several parallel, horizontal and relatively closely spaced concrete, wood or steel members directly supporting a floor or roof slab or deck.
kVA	Kilo-Volt-Ampere, the unit used to measure apparent power. This is what is charged by the utility.
kW	Kilowatt, the unit used to measure real power. This is power that is actually used by the customer.
Lintel	A horizontal structural support above an opening in a wall.
Maintenance	Refers to a regular process of inspection, cleaning and minor repairs of envelope elements and exterior systems such as roof, walls, windows, gutters, downspouts and drains. Cleaning is for normal activities for those items as required on a regular basis, such as leaves from gutters and drains in the fall and cleaning lint from dryer vents. Minor repairs are for small projects for reinstating failed elements such as areas of cracked caulking or peeling paint.
Makeup Air	Fresh, outdoor air that is mechanically introduced to a building to make up for the air removed from buildings by exhaust systems.
Moister Content (MC)	Refers to the weight of water contained in the wood, expressed as a percentage of the weight of oven-dry wood. The term “oven-dry” indicates there is no moisture in the cell fibres or the cell cavities.
Movement Joint or Control Joint	Refers to a continuous joint in a structure, cladding or other element which allows differential movement of portions of the building structure (expansion joint), or prevents or localizes cracking of brittle materials, such as stucco, concrete or masonry, where movement needs to be controlled (control joint).
Operation	Operation of the building or envelope refers to normal occupancy of the building where the envelope is affected by interior space conditioning, changes to light fixtures, signs, vegetation and planters, and accidental damage or vandalism.
Panelboard	A component of an electrical distribution system which divides an electrical power feed into subsidiary circuits, while providing a protective fuse or circuit breaker for each circuit all contained in a common enclosure.
Penetration	Of the building or envelope refers to normal occupancy of the building where the envelope is affected by interior space conditioning, changes to light fixtures, signs, vegetation and planters, and accidental damage or vandalism.

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Punch Window	Refers to the architectural style of the window being expressed as a single “punched” opening surrounded by the cladding material, as opposed to being arranged in vertical or horizontal strips of several window units.
Relative Humidity	Refers to the ratio (expressed as a percentage) of the amount of moisture within the air to the maximum amount of moisture that the air could possibly contain for a given temperature.
Renewals / Replacement	Refers to the replacement of all aged or worn elements of a facility and are typically for components with life cycles in excess of one year. Renewal costs are generally large, occur infrequently and primarily form the basis for a Reserve Fund. A Reserve Fund is required for the major repair and replacement of common elements and assets of the Owner/Operators. The amounts to be contributed to the Fund are calculated on the basis of life expectancy and expected repair and replacement costs.
Retaining Wall	A wall constructed to hold back earth, water or other backfill.
Riser	Pipes or ductwork used to transport water, effluent, air, or service cables vertically through a multi-storey building for distribution of services.
Roof Structural Deck	An elevated platform consisting of a variety of materials such as wood planks or metal pans, often supported by structural joists, beams and columns made of steel or wood, all structurally designed to support loads such as a roofing system.
Saddle	Refers to the transition of small horizontal surfaces, such as the top of a balcony guardrail or parapet wall, with a vertical surface, such as a wall.
Scaling	A degradation of the surface of a concrete element, consisting of local flaking or peeling away of the near-to-surface sand and cement portion of hardened concrete or mortar.
Scupper	Refers to a metal pipe or trough section creating a drainage overflow from a roof or balcony to a downpipe or to a surface below.
Sealant	A flexible material used on the inside (or outside) of a building to seal gaps in the building envelope in order to prevent uncontrolled air infiltration and exfiltration.
Sealed Units	Two pieces (lites) of glass sealed around the perimeter, increasing the thermal resistance of the window.
Shear Wall	A wall that resists horizontal forces applied in the plane of the wall, usually due to wind or seismic effects (also Flexural Wall).
Sheathing	Refers to a material used to provide structural stiffness to the wall framing and to provide structural backing for the cladding and sheathing paper. Typical materials are OSB (oriented strand board), plywood, or gypsum board.

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Sheathing Membrane	Refers to a material or combination of materials in an exterior wall whose purpose is to retard penetration of incidental water further into the wall structure once past the cladding. Commonly used materials are building paper or housewrap.
Signaling Device	A fire alarm system component which visually or audibly alarms (i.e. bell, strobe).
Slab-on-Grade	A concrete floor slab placed directly on compacted fill and deriving its support from this fill (also Slab-on-Ground).
Spall	Refers to a fragment of material, such as concrete or masonry, detached from a larger mass by a physical blow, weather action, internal pressure or efflorescence within the mass (sub-fluorescence).
Stack Effect	Refers to air movement caused by warmer air rising over colder air. Warm interior air in a building is trying to rise over the colder exterior air. The resulting pressure differences in building can lead to air leakage and imbalanced mechanical ventilation systems.
Strapping	Refers to the use of wood or other material, typically $\frac{3}{8}$ " to $\frac{3}{4}$ " in thickness, to form a drainage cavity and act as a capillary break behind the cladding.
Stucco	A finish consisting of cement plaster, used for coating exterior building surfaces.
Surfactant	Refers to an agent (e.g., detergent) that, when mixed with water, breaks the surface tension of water drops, thus enabling easier absorption of water through a material. Without surfactants, water would have a greater tendency to remain as drops on the surface of a given material.
Switchboard	A board or panel equipped with apparatus for controlling the operation of a system of electric circuits.
Symptoms	Refers to visual evidence, such as staining or wetting of surfaces, loss of strength, material delamination or cracking, peeling paint, debonded coatings, etc., which suggests a performance problem within the exterior envelope of a building.
Terminal Board	An insulating base on which terminals for wires or cables have been mounted.
Thermal Bridge	Refers to a material with higher thermal conductivity transferring heat through an assembly with lower thermal conductivity. For example, a stud in a wall will transfer more heat than the surrounding insulation, reducing the overall insulative value of the system.
Thermographic Scanning	Also known as infra-red scanning. A photograph that detects hot spots of electrical equipment or temperature differences at building surfaces.

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Uninterruptible Power Supply (UPS)	A power electronic device primarily used as a back-up power source for computers and computer networks to ensure on-going operation in the event of a power failure. Sophisticated units also have power conditioning and power monitoring features.
UV	Refers to ultra-violet radiation (from the sun), which has a degrading effect on many membrane and sealing materials (asphalt based) unless protected by an appropriate shielding layer.
Vapour Barrier	A material or combination of materials having a high resistance to water vapour diffusion, used to separate a high water vapour pressure environment from a low water vapour pressure environment.
Vapour Retarder Barrier	Refers to a material having a high resistance to water vapour diffusion that is located within the assembly to control the flow of vapour and limit the potential for condensation due to diffusion.
Vent	An opening placed in a facing wall or window assembly to promote circulation of air within a cavity behind the facing, usually to encourage drying of the cavity and/or to moderate the pressure across the facing.
Volt (V)	A unit of potential energy equal to the potential difference between two points on a conductor carrying a current of 1 ampere.
Weather Strip	A strip of material placed around an operating window or door to reduce air leaks.
Weephole	Refers to an opening placed in a wall or window assembly to permit the escape of liquid water from within the assembly. Weepholes can also act as vents.
Weeping Tiles	Drainage pipes placed at the base of foundation walls.
Window	<p>Refers to a manufactured assembly of a frame, sash, glazing and necessary hardware, made to fit an opening in a wall.</p> <ul style="list-style-type: none"><li>• <i>Window sill</i>: horizontal member at the base of a window opening</li><li>• <i>Window head</i>: horizontal member at the top of a window opening</li><li>• <i>Window jamb</i>: either of the vertical members at the sides of a window opening</li><li>• <i>Mullion</i>: vertical member between glazed units</li><li>• <i>Rail</i>: horizontal member between glazed units</li><li>• <i>Glazing</i>: The glass portion of the window</li><li>• <i>IGU</i>: Insulated glazing unit. Double or triple panes of glass sealed together to provide insulation value. The still gas between the panes acts as the insulation.</li><li>• <i>Condensation track</i>: a channel at the interior sill level of the window intended to intercept small amounts of water condensing on the interior surface of the glass.</li></ul>



## APPENDIX D: FUNDING SCENARIOS

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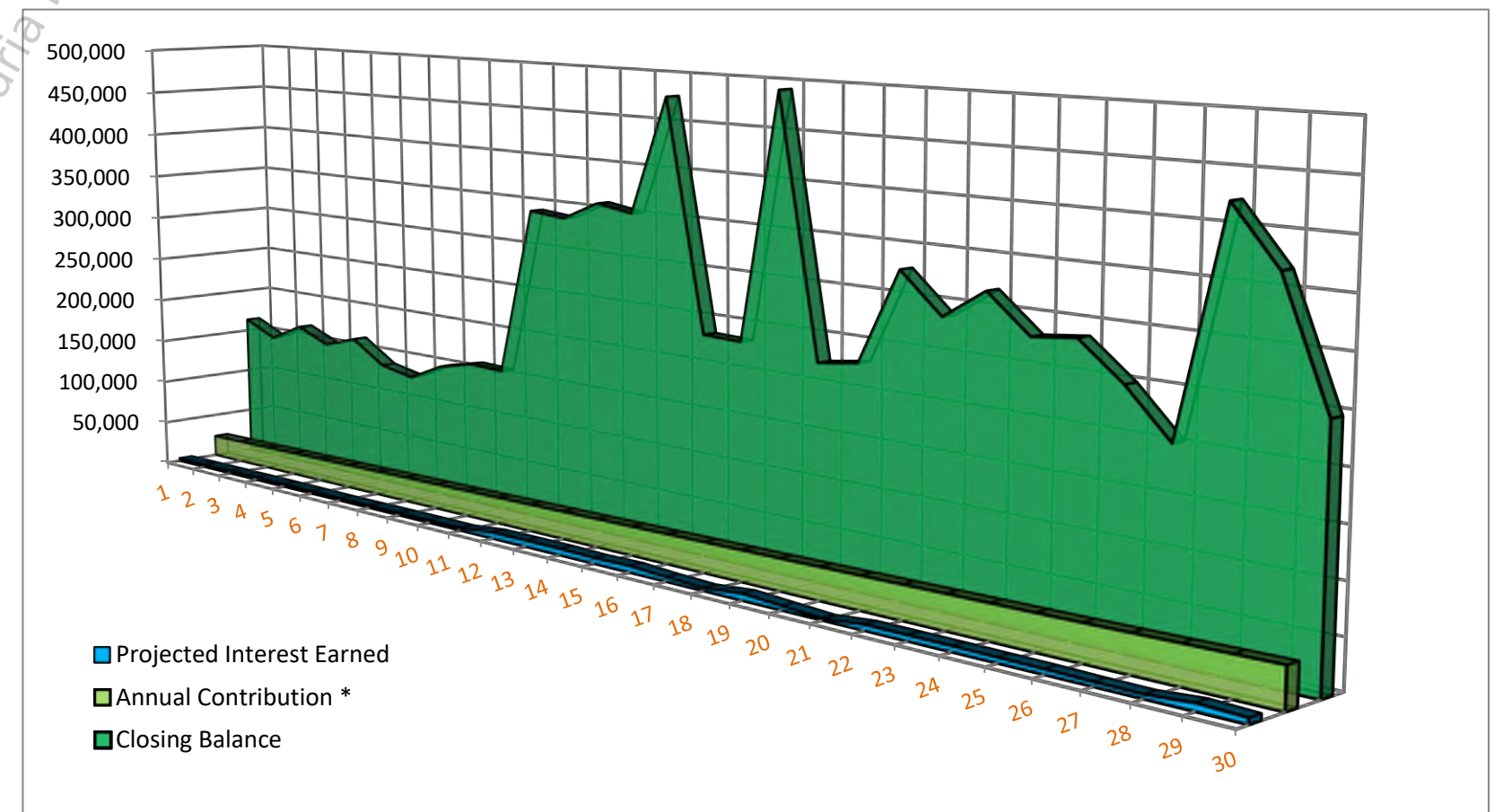
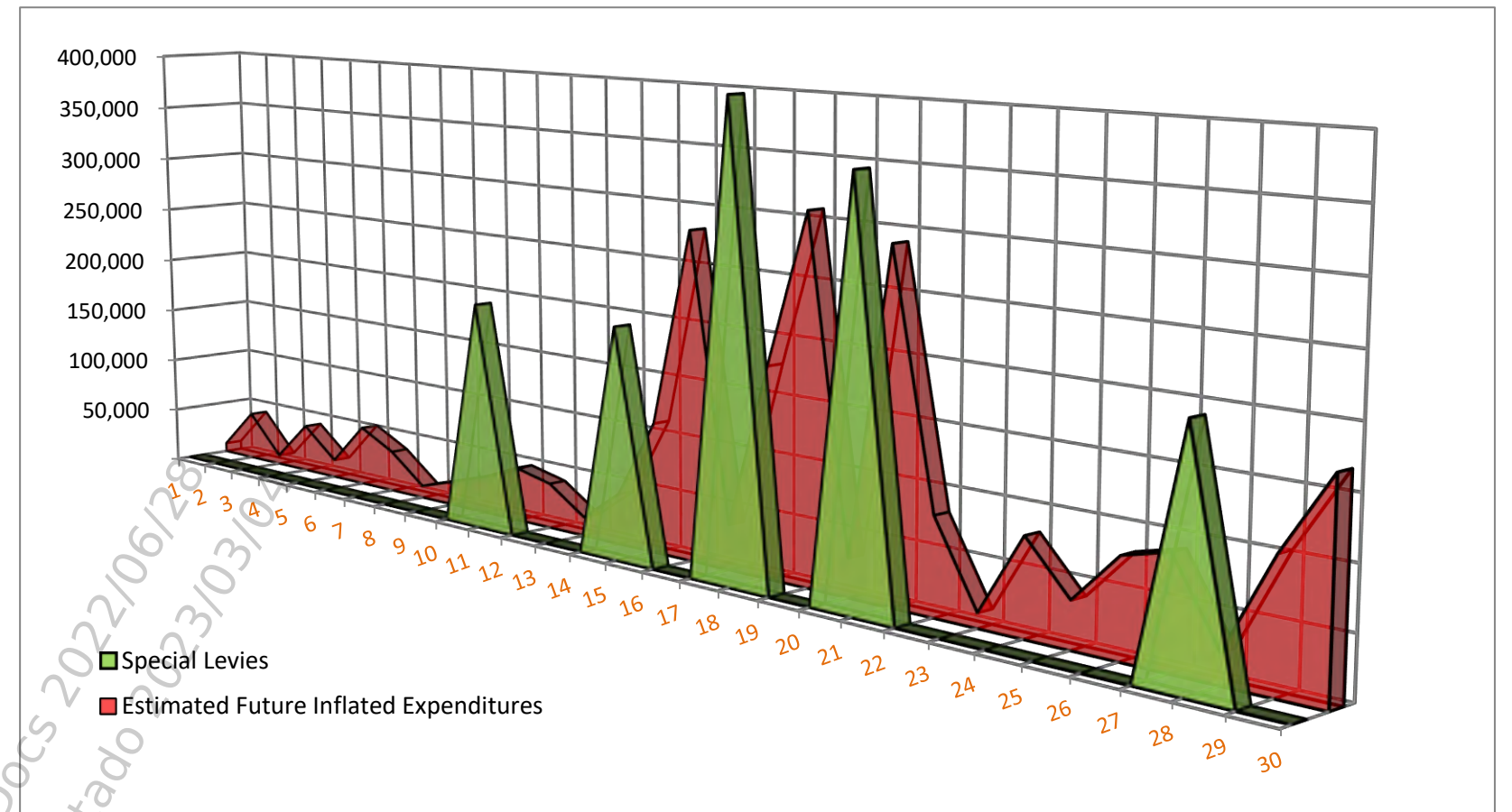
**Building Condition Assessment and Capital Plan Table**  
**THE BOARDWALK**

**30 Year Reserve Fund Cash Flow Table**  
**Scenario 1 - FINAL - June 20, 2019**

Assumed Interest Rate 2.0%  
 Assumed Inflation Rate 2.0%  
 Reserve Fund Balance at Start of 2018 Fiscal Year \$144,762.64  
 Present Annual Contribution to the Reserve Fund \$23,590.00  
 Minimum Reserve Fund Balance \$130,264.55

Year Ending In	Report Year	Opening Balance	Annual Contribution *	Percent Increase over Previous Year	Special Levies	Estimated Future Inflated Expenditures	Projected Interest Earned	Closing Balance
2018	1	144,763	23,590			8,000	3,051	163,404
2019	2	163,404	24,062	2.0%		43,860	3,070	146,676
2020	3	146,676	24,543	2.0%		8,323	3,096	165,991
2021	4	165,991	25,034	2.0%		43,510	3,135	150,651
2022	5	150,651	25,535	2.0%		16,236	3,106	163,055
2023	6	163,055	26,045	2.0%		53,990	2,982	138,092
2024	7	138,092	26,566	2.0%		37,051	2,657	130,265
2025	8	130,265	27,097	2.0%		10,798	2,768	149,333
2026	9	149,333	27,639	2.0%		21,559	3,047	158,461
2027	10	158,461	28,192	2.0%		32,746	3,124	157,031
2028	11	157,031	28,756	2.0%	200,000	47,541	2,953	341,200
2029	12	341,200	29,331	2.0%		39,788	6,719	337,462
2030	13	337,462	29,918	2.0%		16,487	6,884	357,776
2031	14	357,776	30,516	2.0%		43,983	7,021	351,331
2032	15	351,331	31,127	2.0%	200,000	112,156	6,216	476,518
2033	16	476,518	31,749	2.0%		281,152	7,036	234,151
2034	17	234,151	32,384	2.0%		38,301	4,624	232,859
2035	18	232,859	33,032	2.0%	400,000	177,691	3,211	491,410
2036	19	491,410	33,692	2.0%		308,358	7,082	223,826
2037	20	223,826	34,366	2.0%		32,633	4,494	230,053
2038	21	230,053	35,053	2.0%	350,000	289,760	2,054	327,401
2039	22	327,401	35,755	2.0%		81,846	6,087	287,397
2040	23	287,397	36,470	2.0%		12,368	5,989	317,487
2041	24	317,487	37,199	2.0%		80,422	5,918	280,182
2042	25	280,182	37,943	2.0%		38,602	5,597	285,120
2043	26	285,120	38,702	2.0%		80,226	5,287	248,883
2044	27	248,883	39,476	2.0%		90,197	4,470	202,632
2045	28	202,632	40,265	2.0%	200,000	24,579	4,210	422,528
2046	29	422,528	41,071	2.0%		104,287	7,818	367,130
2047	30	367,130	41,892	2.0%		168,528	6,076	246,571

\* The term "Annual Contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.



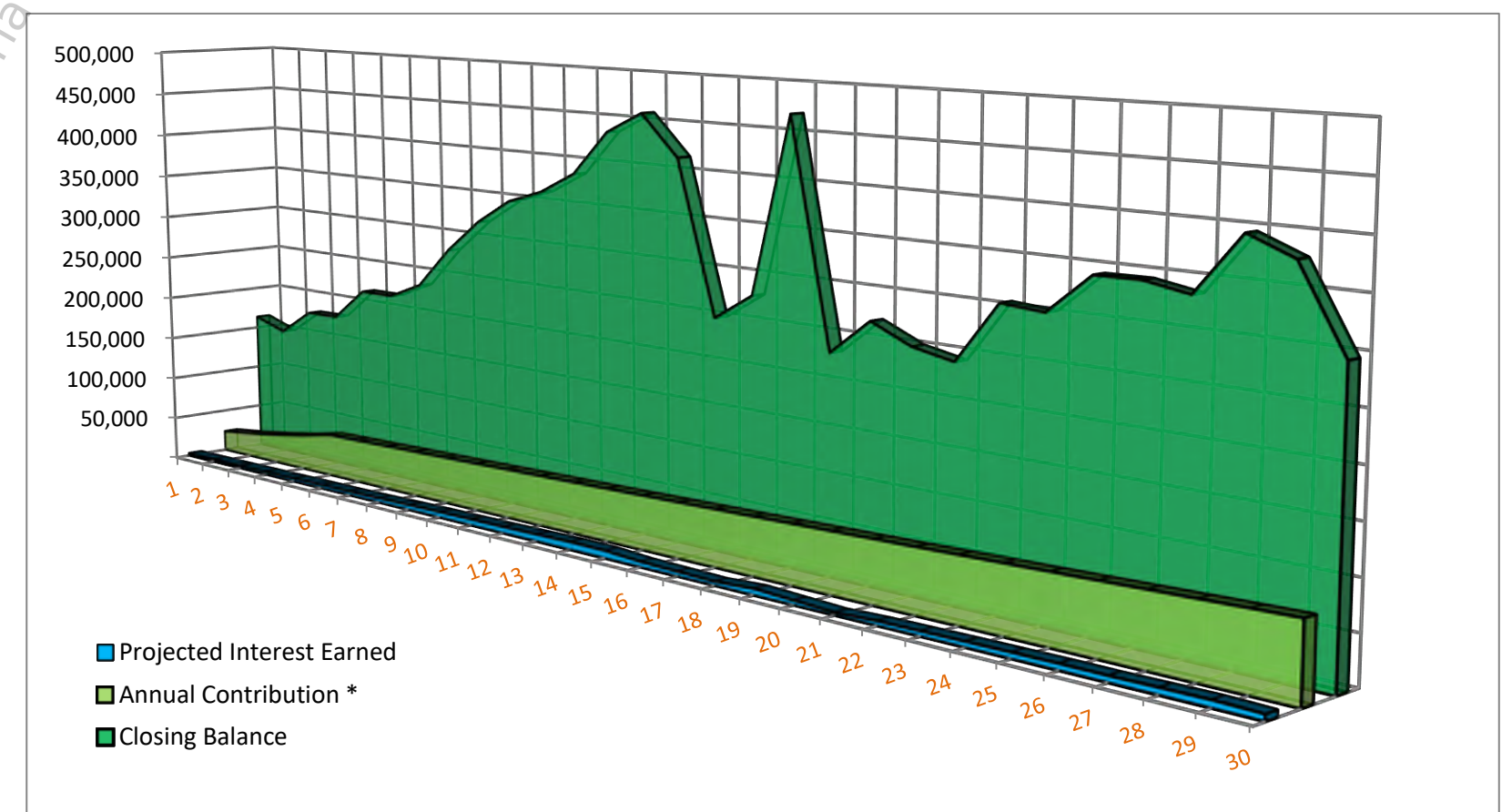
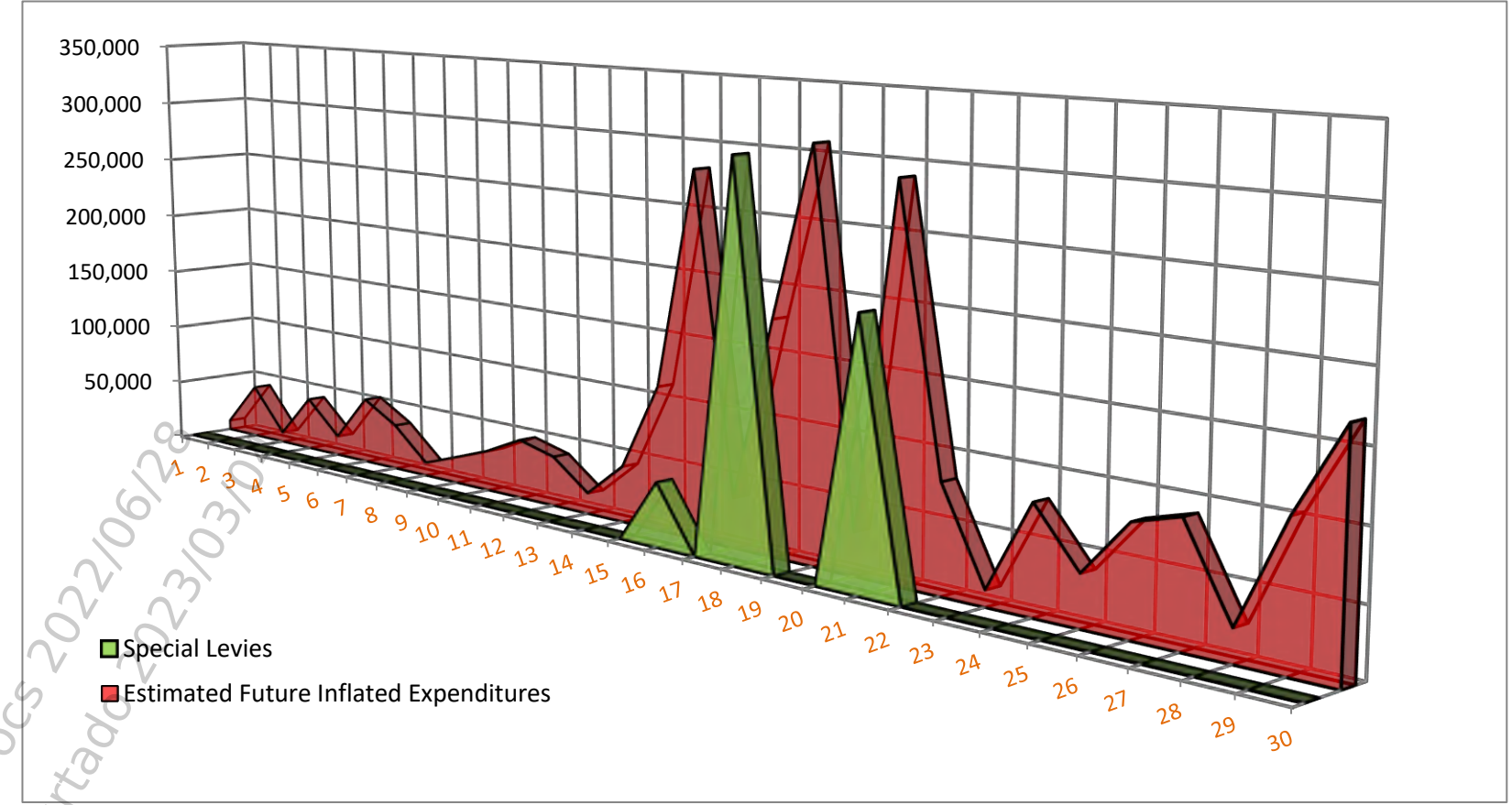


**Building Condition Assessment and Capital Plan Table  
THE BOARDWALK**

**30 Year Reserve Fund Cash Flow Table  
Scenario 2 - FINAL - June 20, 2019**

Assumed Interest Rate 2.0%  
 Assumed Inflation Rate 2.0%  
 Reserve Fund Balance at Start of 2018 Fiscal Year \$144,762.64  
 Present Annual Contribution to the Reserve Fund \$23,590.00  
 Minimum Reserve Fund Balance \$150,964.35

Year Ending In	Report Year	Opening Balance	Annual Contribution *	Percent Increase over Previous Year	Special Levies	Estimated Future Inflated Expenditures	Projected Interest Earned	Closing Balance
2018	1	144,763	23,590			8,000	3,051	163,404
2019	2	163,404	28,308	20.0%		43,860	3,113	150,964
2020	3	150,964	33,970	20.0%		8,323	3,276	179,886
2021	4	179,886	40,764	20.0%		43,510	3,570	180,711
2022	5	180,711	48,916	20.0%		16,236	3,941	217,332
2023	6	217,332	49,895	2.0%		53,990	4,306	217,542
2024	7	217,542	50,892	2.0%		37,051	4,489	235,873
2025	8	235,873	51,910	2.0%		10,798	5,129	282,114
2026	9	282,114	52,948	2.0%		21,559	5,956	319,461
2027	10	319,461	54,007	2.0%		32,746	6,602	347,324
2028	11	347,324	55,088	2.0%		47,541	7,022	361,893
2029	12	361,893	56,189	2.0%		39,788	7,402	385,696
2030	13	385,696	57,313	2.0%		16,487	8,122	434,645
2031	14	434,645	58,459	2.0%		43,983	8,838	457,959
2032	15	457,959	59,629	2.0%		112,156	8,634	414,066
2033	16	414,066	60,821	2.0%	50,000	281,152	6,078	249,813
2034	17	249,813	62,038	2.0%		38,301	5,234	278,784
2035	18	278,784	63,278	2.0%	300,000	177,691	4,432	468,803
2036	19	468,803	64,544	2.0%		308,358	6,938	231,926
2037	20	231,926	65,835	2.0%		32,633	4,971	270,099
2038	21	270,099	67,151	2.0%	200,000	289,760	3,176	250,667
2039	22	250,667	68,495	2.0%		81,846	4,880	242,195
2040	23	242,195	69,864	2.0%		12,368	5,419	305,111
2041	24	305,111	71,262	2.0%		80,422	6,011	301,961
2042	25	301,961	72,687	2.0%		38,602	6,380	342,426
2043	26	342,426	74,141	2.0%		80,226	6,788	343,128
2044	27	343,128	75,623	2.0%		90,197	6,717	335,271
2045	28	335,271	77,136	2.0%		24,579	7,231	395,059
2046	29	395,059	78,679	2.0%		104,287	7,645	377,096
2047	30	377,096	80,252	2.0%		168,528	6,659	295,479



\* The term "Annual Contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.





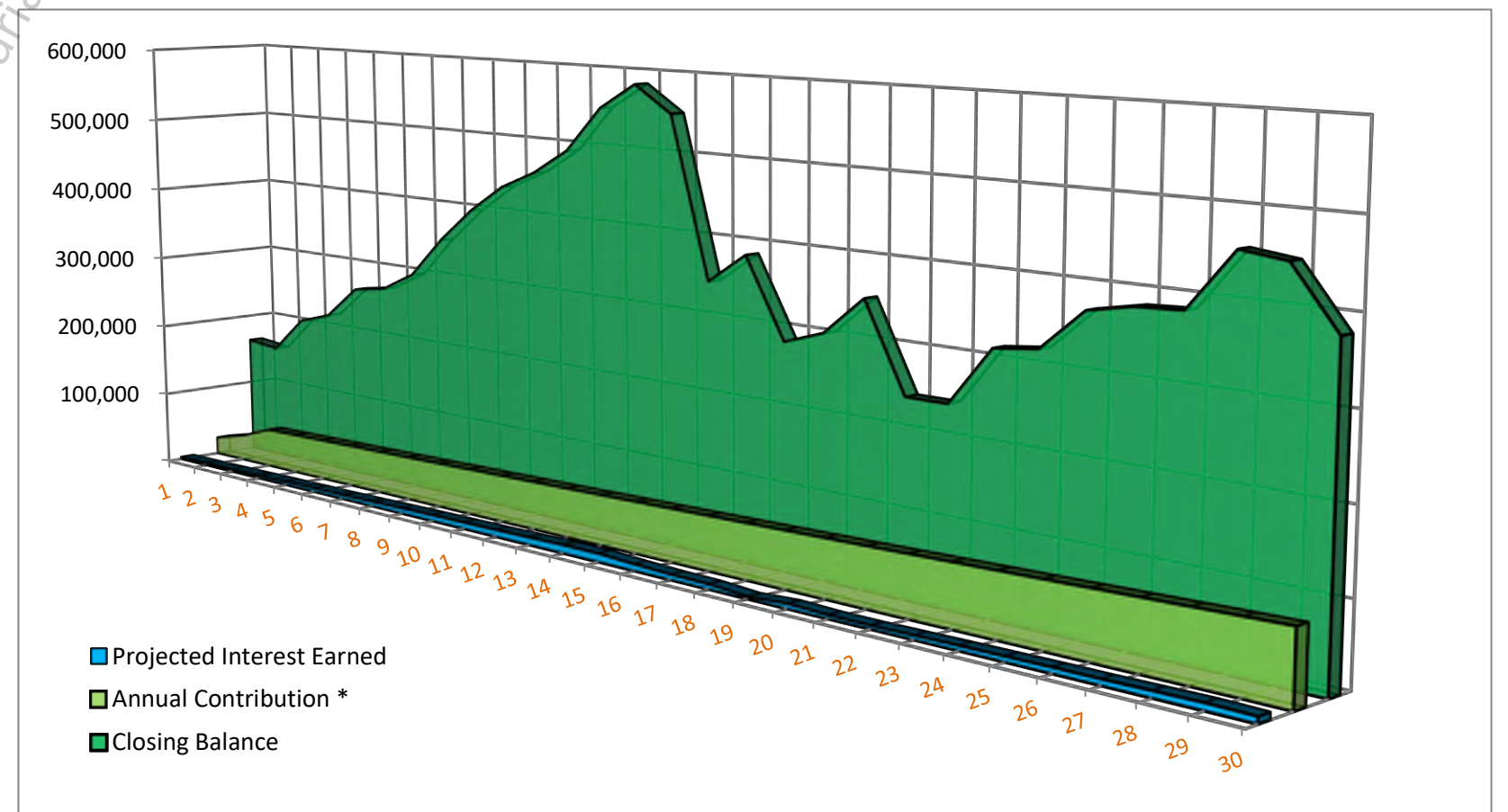
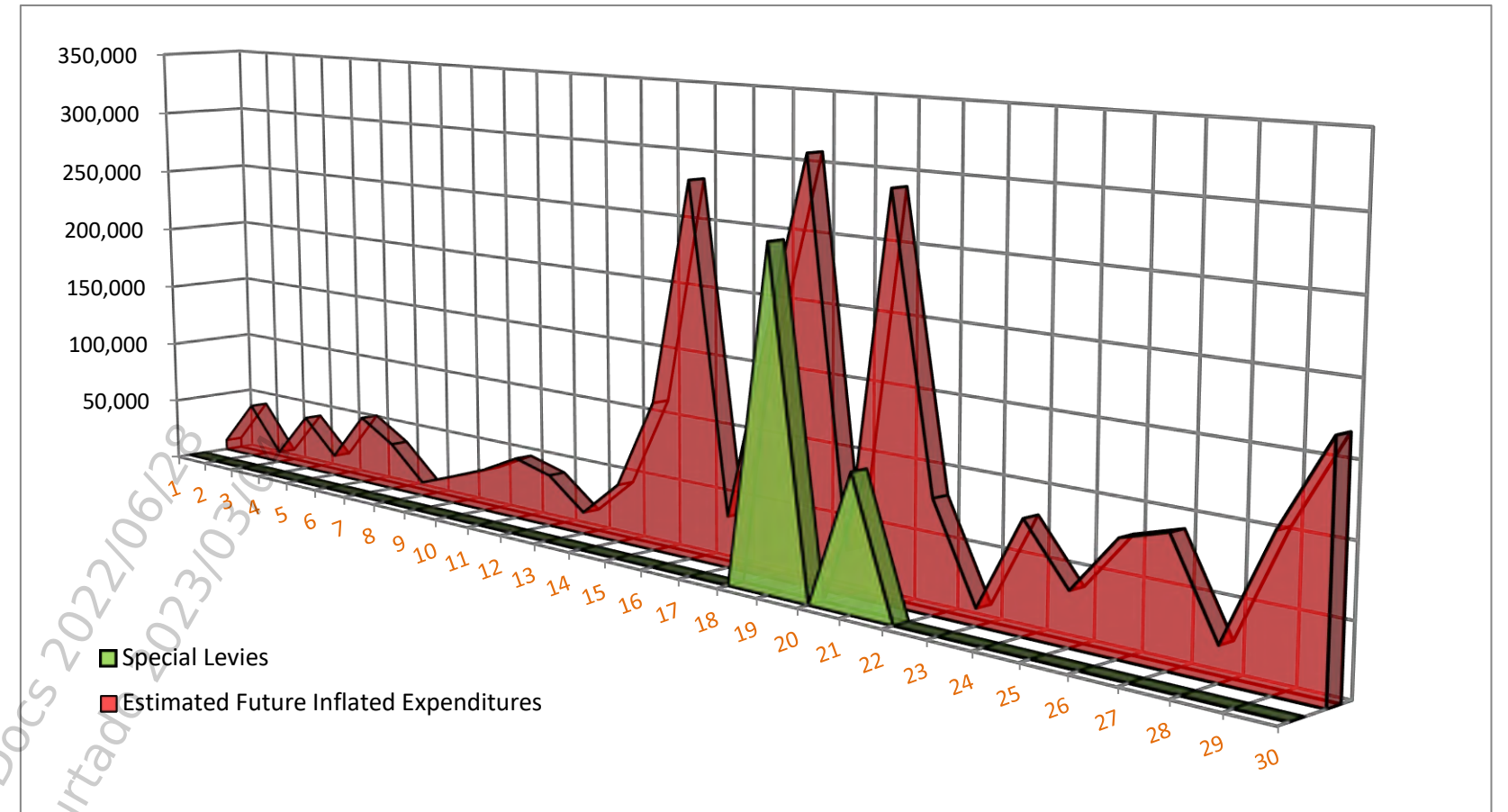
**Building Condition Assessment and Capital Plan Table**  
**THE BOARDWALK**

**30 Year Reserve Fund Cash Flow Table**  
**Scenario 3 - FINAL - June 20, 2019**

Assumed Interest Rate 2.0%  
 Assumed Inflation Rate 2.0%  
 Reserve Fund Balance at Start of 2018 Fiscal Year \$144,762.64  
 Present Annual Contribution to the Reserve Fund \$23,590.00  
 Minimum Reserve Fund Balance \$158,112.12

Year Ending In	Report Year	Opening Balance	Annual Contribution *	Percent Increase over Previous Year	Special Levies	Estimated Future Inflated Expenditures	Projected Interest Earned	Closing Balance
2018	1	144,763	23,590			8,000	3,051	163,404
2019	2	163,404	35,385	50.0%		43,860	3,183	158,112
2020	3	158,112	53,078	50.0%		8,323	3,610	206,476
2021	4	206,476	54,139	2.0%		43,510	4,236	221,342
2022	5	221,342	55,222	2.0%		16,236	4,817	265,144
2023	6	265,144	56,326	2.0%		53,990	5,326	272,807
2024	7	272,807	57,453	2.0%		37,051	5,660	298,869
2025	8	298,869	58,602	2.0%		10,798	6,455	353,128
2026	9	353,128	59,774	2.0%		21,559	7,445	398,788
2027	10	398,788	60,969	2.0%		32,746	8,258	435,270
2028	11	435,270	62,189	2.0%		47,541	8,852	458,770
2029	12	458,770	63,433	2.0%		39,788	9,412	491,827
2030	13	491,827	64,701	2.0%		16,487	10,319	550,359
2031	14	550,359	65,995	2.0%		43,983	11,227	583,599
2032	15	583,599	67,315	2.0%		112,156	11,224	549,982
2033	16	549,982	68,661	2.0%		281,152	8,875	346,366
2034	17	346,366	70,035	2.0%		38,301	7,245	385,345
2035	18	385,345	71,435	2.0%		177,691	6,644	285,734
2036	19	285,734	72,864	2.0%	250,000	308,358	3,360	303,599
2037	20	303,599	74,321	2.0%		32,633	6,489	351,777
2038	21	351,777	75,808	2.0%	100,000	289,760	4,896	242,721
2039	22	242,721	77,324	2.0%		81,846	4,809	243,008
2040	23	243,008	78,870	2.0%		12,368	5,525	315,036
2041	24	315,036	80,448	2.0%		80,422	6,301	321,363
2042	25	321,363	82,057	2.0%		38,602	6,862	371,679
2043	26	371,679	83,698	2.0%		80,226	7,468	382,619
2044	27	382,619	85,372	2.0%		90,197	7,604	385,398
2045	28	385,398	87,079	2.0%		24,579	8,333	456,231
2046	29	456,231	88,821	2.0%		104,287	8,970	449,735
2047	30	449,735	90,597	2.0%		168,528	8,215	380,020

\* The term "Annual Contribution" refers to the amount contributed each year to the reserve fund from the monthly expenses.



**Building Condition Assessment and Capital Plan Table  
THE BOARDWALK**

**Summary of Funding Scenarios  
FINAL - June 20, 2019**

**Current Fiscal Year 2018**  
from April 1, 2018 to March 31, 2019

Number of Units  
**63**

**Scenario 1**

Minimum Balance \$130,264.55  
in year 2024

	2018	2019	2020	2021
Annual Reserve Contribution	\$23,590.00	\$24,061.80	\$24,543.04	\$25,033.90
% Increase		2.0%	2.0%	2.0%
Average Increase per Unit per Year		\$7.49	\$7.64	\$7.79
Average Annual Contribution per Unit per Year	\$374.44	\$381.93	\$389.57	\$397.36
Average Monthly Contribution per Unit	\$31.20	\$31.83	\$32.46	\$33.11
Total Special Levies for the Report Timeline		\$1,350,000.00		

**Scenario 2**

Minimum Balance \$150,964.35  
in year 2019

	2018	2019	2020	2021
Annual Reserve Contribution	\$23,590.00	\$28,308.00	\$33,969.60	\$40,763.52
% Increase		20.0%	20.0%	20.0%
Average Increase per Unit per Year		\$74.89	\$89.87	\$107.84
Average Annual Contribution per Unit per Year	\$374.44	\$449.33	\$539.20	\$647.04
Average Monthly Contribution per Unit	\$31.20	\$37.44	\$44.93	\$53.92
Total Special Levies for the Report Timeline		\$550,000.00		

**Scenario 3**

Minimum Balance \$158,112.12  
in year 2019

	2018	2019	2020	2021
Annual Reserve Contribution	\$23,590.00	\$35,385.00	\$53,077.50	\$54,139.05
% Increase		50.0%	50.0%	2.0%
Average Increase per Unit per Year		\$187.22	\$280.83	\$16.85
Average Annual Contribution per Unit per Year	\$374.44	\$561.67	\$842.50	\$859.35
Average Monthly Contribution per Unit	\$31.20	\$46.81	\$70.21	\$71.61
Total Special Levies for the Report Timeline		\$350,000.00		

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## APPENDIX E: CONDITION ASSESSMENT AND CAPITAL PLAN

Supplied to StrataDocs 2022/06/28  
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First Year  
2018

**Building Condition Assessment and Capital Plan Table**  
**THE BOARDWALK**  
**FINAL - June 20, 2019**

COMPONENT			CONDITION ASSESSMENT			RECOMMENDATION			LIFECYCLE DATA			OPINION OF PROBABLE COST			
Item # (*Photo Ref.)	ID	Location / Type	Description & History	Condition	Act. or Est. Year New	Recommendation	Type	Priority	Age in 2018	Typ Life Cycle	Est Life Rem	5% Tax	% Allo-cation	Incl. Yes/No	Est. Budget in 2018 Dollars
<b>STRUCTURE</b>															
Photo #1	A101001	Concrete Foundations - Isolated Repair	Conventionally reinforced, cast-in-place concrete foundation walls support the wood framed superstructures. Concrete podium sits over underground parkade.	Good	1996	The cast-in-place concrete is expected to last the life of the building. Budget for concrete foundation/slab-on-grade repairs periodically throughout the study.	Repair Allowance	4 - Discretionary	22	10	10	5%	100%	Y	\$4,000
Photo #2	A103006	Foundation Drainage - Inspect / Repair	Perimeter drains around the foundations of the buildings. Cleanouts were present around the perimeter of the buildings. No previous inspection reports of the perimeter drainage system were available. No previous issues or inspections were reported during the course of this review.	Good	1996	Periodic camera inspection and isolated repairs as required. Foundation drainage review and repair costs have not been carried into the capital plan as the estimated costs are expected to arrive below the threshold value of this report.	Contingency	2 - Deferred Maintenance	22	5	1	5%	100%	N	\$2,000
<b>ENVELOPE</b>															
Photo #3	B201001	Exterior Cladding, Trim, and Flashing - Replacement	Rain screened hardiplank siding with wood trim.	Good	1996	Replace cladding and trim at end of service life. Replace localized trim as required as part of the annual maintenance budget.	Replacement	3 - Renewal	22	55	33	5%	100%	Y	\$801,000
Photo #3	B201001	Exterior Cladding, Trim, and Flashing - Repair and Repainting	Rain screened hardiplank siding with wood trim. Last painting cycle was reported as being completed in 2017.	Good	2017	Repaint the cladding and trim to protect the product and maintain appearance. As part of the painting program, repair isolated sections of damaged siding. Repair flashings and vents by removing corrosion and treating with a zinc-rich corrosion-inhibiting primer as required. Painting of wood trim and elements throughout the building facades has been assumed in this contingency. Replace individual components as required.	Repair Allowance	3 - Renewal	1	15	14	5%	100%	Y	\$70,000
Photo #1	C301001	Concrete Wall - Repair	Foundation made reinforced concrete .	Good	1996	Repair cracks in concrete as they appear.	Repair Allowance	4 - Discretionary	22	10	5	5%	100%	Y	\$5,000
No Photo	C302009	Parkade Podium Membrane - Repair	Sheet applied hot rubber membrane applied over concrete parkade. Currently no leaks have been reported.	Good	2019	Patch leaks in podium membrane as they appear, both from inside the parkade and if possible, from exterior podium surface.	Repair Allowance	3 - Renewal	-1	10	11	5%	100%	Y	\$6,000
No Photo	C302009	Parkade Podium Membrane - Replacement	Sheet applied hot rubber membrane applied over concrete parkade. Currently no leaks have been reported.	Good	1996	Replace podium membrane at end of service life.	Repair Allowance	3 - Renewal	22	35	13	5%	100%	N	\$772,000
Photo #4	B201011	Joint Sealant - Replacement	Fillet beads between dissimilar materials. The condition and continuity of these joints varied.	Good	2017	Replace/install sealant between dissimilar materials, around windows and doors. Normal maintenance and up-keep required as part of operating costs. Repair isolated areas of sealant as required as part of the operating budget. Perform work concurrently with painting of building.	Replacement	3 - Renewal	1	10	9	5%	100%	Y	\$6,000
Photo #5	B202001	Punched Windows - Replacement	Windows consist of vinyl framed assemblies (2003). The vinyl assemblies have vertical or horizontal sliders and double-paned, insulated glazing units (IGUs).	Good	2003	Replace windows at the end of service life. Replace IGUs as required due to breakage or failure, from the operational budget. Regularly inspect weatherstripping and hardware on operable vents for signs of wear or deterioration, and replace or repair accordingly. Flashing repairs are assumed to be completed in the cladding repainting and repair program.	Replacement	4 - Discretionary	15	35	20	5%	100%	Y	\$156,000
Photo #5	B202001	Punched Windows - IGU and Frame Repair	Windows consist of vinyl framed assemblies (2003). The vinyl assemblies have vertical or horizontal sliders and double-paned, insulated glazing units (IGUs).	Good	2003	This category is intended to provide an ongoing contingency budget to replace IGUs as required due to breakage or failure. Complete isolated repairs to the window assemblies as required.	Replacement	4 - Discretionary	15	5	5	5%	100%	N	\$4,000
Photo #6	B202001	Skylights - Repair	Skylights are present in one unit.	Fair	1996	Replace IGUs as required due to breakage or failure, from the operational budget. Regularly inspect weatherstripping and hardware on operable vents for signs of wear or deterioration, and replace/repair accordingly.	Replacement	3 - Renewal	22	10	1	5%	100%	N	\$2,000
Photo #6	B202001	Skylights - Replacement	Skylights are present in one unit.	Fair	1996	Replace skylights at the end of service life. Replace IGUs as required due to breakage or failure, from the operational budget. Regularly inspect weatherstripping and hardware on operable vents for signs of wear or deterioration, and replace or repair accordingly..	Replacement	3 - Renewal	22	20	5	5%	100%	N	\$3,000
Photo #7	B202001	Sun tunnels - Replacement	Sun tunnels are present in one unit.	Fair	1996	Replace sun tubes at the end of service life. Regularly inspect for signs of wear or deterioration, and replace/repair accordingly.	Replacement	3 - Renewal	22	15	2	5%	100%	N	\$2,000
Photo #8	B203001	Swing Door - Front Entrance - Replacement	Metal framed storefront door w/ separate sidelight.	Fair	1996	Replace front door at the end of service life. Adjust and replace weatherstripping to prevent air gaps/leakage as part of maintenance program, where required. Paint door slabs and frames to refresh appearance during complex-wide cladding painting program.	Replacement	3 - Renewal	22	35	13	5%	100%	Y	\$12,000
Photo #9	B203001	Swing Doors - Parkade Entrance - Replacement	Metal framed fire rated doors.	Fair	1996	Replace rear doors at the end of service life. Adjust and replace weatherstripping to prevent air gaps/leakage as part of maintenance program, where required. Paint door slabs and frames to refresh appearance during complex-wide cladding painting program.	Replacement	3 - Renewal	22	30	8	5%	100%	Y	\$5,000
Photo #10	B203001	Swing Doors - Balconies - Replacement	Swing doors are present at some of the units and consist of insulate wood framed assemblies with vision lites.	Fair	1996	Replace swing doors at the end of service life. Adjust doors and replace weatherstripping to prevent air gaps/leakage as part of maintenance program, where required. Replace door hardware as required. Paint door slabs and frames to refresh appearance during complex-wide cladding painting program.	Replacement	3 - Renewal	22	30	8	5%	100%	N	\$2,000
Photo #11	B203001	Sliding Glass Doors - Repair	Sliding glass doors provide access to balconies/patios and consist of vinyl framed assemblies.	Good	2003	Repair doors by replacing IGUs as required due to breakage or failure. Regularly inspect weatherstripping and hardware on operable vents for signs of wear or deterioration, and replace or repair accordingly. Adjust doors (including replacing rollers as required) and replace weatherstripping to prevent air gaps/leakage as part of maintenance program, where required.	Replacement	3 - Renewal	15	10	5	5%	100%	Y	\$7,000

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Photo #11	B203001	Sliding Glass Doors - Replacement	Sliding glass doors provide access to balconies/patios and consist of vinyl framed assemblies.	Good	2003	Replace sliding glass doors at the end of service life.	Replacement	3 - Renewal	15	30	15	5%	100%	Y	\$159,000
Photo #12	B203001	Overhead Garage Door - Replacement	Steel overhead garage doors are used at the garage entrance.	Good	2019	Replace overhead garage doors and lifting motor at the end of service life. Adjust doors and service motor as part of maintenance program, where required.	Replacement	3 - Renewal	-1	25	26	5%	100%	Y	\$9,000
Photo #13	B301002	Sloped Roofs - Replacement	Fiberglass asphalt shingles are present throughout all sloped roofs. Where reviewed the shingles and associated flashings appeared to be in good condition. No leaks were reported or observed during the course of this review.	Good	2010	Replace shingles and underlayment at end of service life.	Replacement	3 - Renewal	8	25	17	5%	100%	Y	\$35,000
Photo #13	B301002	Sloped Roofs - Repair	Fiberglass asphalt shingles are present throughout all sloped roofs. Where reviewed the shingles and associated flashings appeared to be in good condition. No leaks were reported or observed during the course of this review.	Good	2010	Remove moss/organic growth accumulation on an annual basis as part of a roofing maintenance program. Replace torn, lifted or curled shingles on an as-needed basis as part of the operational budget to extend serviceability.	Replacement	3 - Renewal	8	5	2	5%	100%	N	\$3,000
Photo #14	B301002	Flat Roof - Replacement	Flat roofs are covered with a modified bitumen membrane. Some moss accumulation was noted on the shaded roof areas. Where reviewed the membrane and associated flashings appeared to be in good condition. No leaks were reported or observed during the course of this review.	Good	2010	Replace roof membrane at end of service life. Replace roof scuppers/vents etc. at the same time to reduce costs.	Replacement	3 - Renewal	8	25	17	5%	100%	Y	\$165,000
Photo #14	B301002	Flat Roof - Repair	Flat roofs are covered with a modified bitumen membrane. Some moss accumulation was noted on the shaded roof areas. Where reviewed the membrane and associated flashings appeared to be in good condition. No leaks were reported or observed during the course of this review.	Good	2010	Remove moss/organic growth accumulation on an annual basis as part of a roofing maintenance program. Replace torn and damaged areas of the membrane on an as-needed basis as part of the operational budget to extend serviceability.	Repair Allowance	3 - Renewal	8	7	2	5%	100%	N	\$2,000
Photo #15	B301005	Eaves troughs and Downspouts - Replacement	Prefinished steel eaves troughs at the eaves of all pitched roofs. Drainage is collected and diverted to drain outlets below grade via prefinished steel rainwater leaders. Some downspouts were noticed to not be connected.	Good	1996	Replace eaves troughs and downspouts at the end of their service life. Clean eaves troughs on a semi-annual basis as part of a roofing maintenance program. Unblock above-grade cleanouts at downspouts to ensure free-flowing drainage to sub-grade perimeter drains.	Replacement	3 - Renewal	22	50	28	5%	100%	N	\$5,000
Photo #16	B201008	Soffits and Fascia - Replacement	Continuously vented, aluminum soffit installed on the underside of the pitched roof eaves.	Good	1996	Replace metal soffits at end of service life and at same time as siding to reduce cost. Replace/refit damaged or dislodged sections on an as needed basis to prevent insect/avian nesting, and to restore appearance.	Replacement	3 - Renewal	22	50	28	5%	100%	Y	\$5,000
Photo #17	B201007	Balcony/Patio Railing - Repair	Glass panel guards with steel posts and rails.	Good	2003	Replace at end of service life.	Replacement	3 - Renewal	15	50	35	5%	100%	Y	\$104,000
Photo #18	A103001	Concrete patio - Repair	Concrete pavers set below grade with concrete retaining walls.	Good	1996	Replace any broken pavers and patch any patio wall cracks on an as-needed basis.	Replacement	4 - Discretionary	22	30	8	5%	100%	N	\$2,000
Photo #19	B301002	Balcony membrane - Replacement	Vinyl deck membrane installed over wood framing.	Good	2003	Replace at end of service life.	Replacement	3 - Renewal	15	20	5	5%	100%	Y	\$20,000
<b>MECHANICAL AND ELECTRICAL</b>															
Photo #20	D304007	Exhaust Ducting - Cleaning	Dryer exhaust vents and ducting. Clean existing assemblies on an annual basis to prevent clogged ducting.	Fair	2017	Clean out dryer exhaust ducts on an annual basis as part of maintenance budget. As this service item is often overlooked, it is recommended that the Strata implements a program for duct cleaning into the maintenance/operational budget. Rectify corrosion as required in the same manner as window flashing repairs.	Repair Allowance	3 - Renewal	1	1	0	5%	100%	Y	\$8,000
Photo #21	D401003	Main Electrical Switch - Repair	Main electrical switch gear located in main electrical room on parkade level.	Fair	1996	Allowance for main electrical switch repairs as needed. Regular cleaning (every 5 years) and infrared scanning is recommended.	Repair Allowance	3 - Renewal	22	5	1	5%	100%	Y	\$6,000
Photo #21	D401003	Main Electrical Switch - Replace	Main electrical switch gear located in main electrical room on parkade level.	Good	1996	Replace switchgear and disconnect switches at the end of the service life. With proper maintenance may survive age of the building. Regular cleaning (every 5 years) and infrared scanning is recommended.	Replacement	3 - Renewal	22	50	28	5%	100%	Y	\$14,000
Photo #22	D502002	Wall Mounted Balcony Lighting - Replacement	Wall mounted exterior light fixtures are located around entrances and on balconies.	Fair	1996	Replace wall mounted exterior lights at the end of service life.	Replacement	3 - Renewal	22	25	3	5%	100%	Y	\$10,000
Photo #23	D502002	Communal Lighting - Replace	Communal lighting throughout the complex.	Fair	2019	Replace lighting fixtures at the end of the service life. Lighting technology changes and new type of energy efficient lighting appears on market.	Replacement	3 - Renewal	-1	25	26	5%	100%	Y	\$5,000
Photo #23	D502002	Communal Lighting - Repair	Communal lighting throughout the complex.	Fair	2019	Allowance for repairs of communal lighting.	Repair Allowance	3 - Renewal	-1	10	11	5%	100%	N	\$2,000
Photo #24	D509002	Emergency Lighting - Replace	Emergency lighting located in hallways.	Good	1996	Replace emergency exit lighting at end of service life.	Replacement	3 - Renewal	22	25	3	5%	100%	Y	\$6,000
Photo #25	D503002	Communications hook-ups	Communications panels located in 1st floor hallway, and in mechanical room.	Good	1996	Maintenance and replacement of the equipment by service provider. No capital expenses anticipated.	Repair Allowance	4 - Discretionary	22			5%	100%	N	
Photo #26	D501005	Fire Alarm Panel	Fire alarm panels are located in the maintenance room and annunciator panel is located in the lobby of the building.	Good	1996	Fire Alarm panel is in good working condition and requires periodic maintenance.	Repair Allowance	3 - Renewal	22	5	1	5%	100%	N	\$2,000

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First Year  
2018

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Photo #27	D503008	Security System	Enter Phone panel is located at main entrance of the building and security support panels are installed in the electrical room.	Good	2014	Equipment appears to be working correctly. May require some maintenance. As with most electronic equipment, its lifespan can be estimated to be approximately 15 years, as advances in technology will make the system obsolete and it will become difficult to source replacement parts.	Repair Allowance	3 - Renewal	4	15	11	5%	100%	Y	\$12,000
Photo #28	D501005	House Panel - Repair	House panels located in 2nd floor hallway	Good	1996	Allowance for panel repairs as needed. With proper maintenance may survive age of the building. Regular cleaning (every 5 years) and infrared scanning is recommended.	Repair Allowance	3 - Renewal	22	25	3	5%	100%	N	\$3,000
Photo #28	D501005	House Panel - Replace	House panels located in 2nd floor hallway	Good	1996	Replace panels at the end of the service life. With proper maintenance may survive age of the building. Regular cleaning (every 5 years) and infrared scanning is recommended.	Replacement	3 - Renewal	22	45	23	5%	100%	Y	\$37,000
Photo #1	D502002	Parkade Lighting - Repair	Lighting located throughout parkade	Good	1996	Allowance for parkade lighting repairs as needed.	Repair Allowance	3 - Renewal	22	5	2	5%	100%	N	\$2,000
Photo #1	D502002	Parkade Lighting - Replace	Lighting located throughout parkade	Good	2019	Replace parkade lighting at end of service life.	Replacement	3 - Renewal	-1	35	36	5%	100%	Y	\$12,000
Photo #12	G204001	Garage Gate - Repair	Metal gate on a motorized roll-up system with automatic controls.	Good	2019	Allowance for regular maintenance on parkade entrance gate and motor.	Repair Allowance	3 - Renewal	-1	5	6	5%	100%	N	\$3,000
Photo #12	G204001	Garage Gate - Replace	Metal gate on a motorized roll-up system with automatic controls.	Good	2019	Replace motors, rollers, and other parts that are not covered by regular maintenance.	Replacement	3 - Renewal	-1	15	16	5%	100%	Y	\$6,000
No Photo	D304007	Parkade CO2 Exhaust Fans - Repair	Parkade ventilation fans	Fair	2019	Exhaust fans have a typical service life of 25 years. Provide periodic maintenance. Replace or refurbish when unit fails.	Repair Allowance	3 - Renewal	-1	5	6	5%	100%	N	\$2,000
No Photo	D304007	Parkade CO2 Exhaust Fans - Replace	Parkade ventilation fans	Fair	2016	Exhaust fans have a typical service life of 25 years. Provide periodic maintenance. Replace or refurbish when unit fails.	Replacement	3 - Renewal	2	25	23	5%	100%	Y	\$6,000
No Photo	D304007	Service Area Exhaust Fans - Repair	Fans help with ventilation in service area.	Fair	2019	Exhaust fans have a typical service life of 25 years. Provide periodic maintenance. Replace or refurbish when unit fails.	Repair Allowance	3 - Renewal	-1	10	11	5%	100%	N	\$2,000
No Photo	D304007	Service Area Exhaust Fans - Replace	Fans help with ventilation in service area.	Fair	1996	Replace service area fans at end of service life.	Replacement	3 - Renewal	22	30	8	5%	100%	N	\$3,000
No Photo	D304008	Combustion Exhaust Fans - Replace	Provides exhaust to gas fired furnace.	Fair	1996	Combustion air fans were scheduled for life cycle replacement.	Replacement	3 - Renewal	22	25	3	5%	100%	N	\$2,000
Photo #29	D309099	HVAC - Corridor Make-Up Air Unit	Makeup air for corridor pressurization and ventilation is provided by a Sterling unit This unit is located on the roof of the building and supplies ventilation to the hallways and entrance area.	Fair	1996	Outdoor makeup air units have a typical lifespan of approximately 15 - 20 years. Provide periodic maintenance. Replace or refurbish when unit fails.	Repair Allowance	3 - Renewal	22	20	1	5%	100%	Y	\$29,000
<b>PLUMBING</b>															
Photo #30	D302002	Gas Fired Boiler - Repair	Boiler provides hot water to building.	Good	2011	Allowance for regular maintenance to the gas fired boiler.	Repair Allowance	3 - Renewal	7	10	3	5%	100%	N	\$2,000
Photo #30	D302002	Gas Fired Boiler - Replace	Boiler provides hot water to building.	Good	2011	Allowance for replacement of the gas fired boiler.	Replacement	3 - Renewal	7	20	13	5%	100%	Y	\$14,000
No Photo	D202001	Back Flow Preventer Device	Backflow preventer devices protect potable water sources from backflow contamination.	Not Applicable	2021	Install backflow preventer device to meet CRD regulations. Installation has been slated for 2021.	Upgrade	2 - Deferred Maintenance	-3	40	43	5%	100%	Y	\$6,000
No Photo	D202001	Sanitary Drainage Piping - Sectional Replacement	The visible sanitary drainage piping was ABS piping. No active leakage was observed, nor was historic leakage reported.	Fair	1996	The ABS piping, installed in interior spaces, have a typical lifespan of 50 years. An allowance for sectional replacement as required has been included.	Repair Allowance	4 - Discretionary	22	50	28	5%	100%	Y	\$6,000
No Photo	G304006	Circulating Pump Replace	Circulating pump maintains the supply of hot water in the units.	Good	2019	Scheduled to be replaced in 2019. Circulating pump at end of service life. Most maintenance for circulating pumps would be included in building maintenance budget.	Replacement	3 - Renewal	-1	8	9	5%	100%	N	\$2,000
No Photo	G303003	Storm Water Submersible Pumps - Repair	Submersible pump required for proper storm water system function.	Fair	2021	Allowance for pumps to be regularly maintained. This will extend the service life of the pumps.	Replacement	3 - Renewal	-3	4	7	5%	100%	N	\$2,000
No Photo	G303003	Storm Water Submersible Pumps - Replace	Submersible pump required for proper storm water system function.	Fair	1996	Replace pump at the end of service life.	Replacement	3 - Renewal	22	25	3	5%	100%	Y	\$6,000
No Photo	G301002	Water Supply Line - Repair	Maintain water system is a mild steel with isolating valves.	Good	2014	Repair allowance for maintenance of valves and devices. This is to prevent valve seizure over time and may extend the lif span.	Replacement	3 - Renewal	4	10	6	5%	100%	N	\$2,000
Photo #31	D202003	Hot Water Storage Tanks - Replace	Two storage tanks that supply hot water to the building. They appear to be the original tanks installed in 1996, but manufactured in 1994.	Poor	1996	Tanks are well beyond their expected service life. New storage tanks can be roughly 40% more efficient. Remove and replace with new tanks. Replace tanks on cycles with warranty expiration.	Replacement	1 - Immediate	22	10	0	5%	100%	N	\$3,000
Photo #32	D401001	Fire Suppression System - Repair	The complex is sprinkled with a hydraulically designed automatic suppression system. All fire suppression equipment is located in the basement sprinkler room. Water for fire suppression is supplied by a branch taken off of the fire/domestic water supply main.	Fair	1996	Ensure that all valves and valve assemblies are inspected, maintained and tested as per NFPA 25. Replace or refurbish components as they fail.	Repair Allowance	3 - Renewal	22	40	18	5%	100%	Y	\$18,000

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<b>INTERIOR</b>															
Photo #33	C301003	Carpet - Replace	Replace carpet at end of service life	Good	2018	Remove and replace worn carpet tiles. Allowance has been made for a 10% replacement every 8 years. Carpet was last replaced in 2017.	Replacement	3 - Renewal	0	8	8	5%	100%	Y	\$4,000
Photo #34	G202003	Interior Walls - Repaint	Repaint interior wall surfaces.	Good	2017	Fill all damages and apply primer. Repaint interior walls and ceilings as well as trim and mouldings.	Replacement	3 - Renewal	1	5	4	5%	100%	Y	\$7,000
Photo #35	C302001	Lobby Tile - Replace	Tiles are located in the entryway and elevator area of the building lobby.	Good	1996	Replace tile at end of service life.	Replacement	3 - Renewal	22	40	18	5%	100%	Y	\$5,000
Photo #36	C301001	Concrete Walls - Repairs	The parkade level has concrete walls throughout in stairwells and mechanical rooms.	Good	1996	Concrete walls generally require minimal maintenance, but an allowance for crack repairs to minimize moisture ingress has been added.	Replacement	3 - Renewal	22	5	5	5%	100%	Y	\$25,000
Photo #37	B102099	Roof Access Ladder - Replace	Current roof access ladder does not meet Worksafe BC codes	Poor	1996	Remove existing ladder and install code compliant roof access ladder.	Replacement	1 - Immediate	22	50	0	5%	100%	N	\$2,000
<b>SITE</b>															
Photo #1	G202003	Drive Aisle and Parking Lot - Resurface	The drive aisle ramp leads to the underground parkade as well as the mechanical and electrical rooms. All are of concrete construction.	Good	1996	Complete resurfacing of concrete drive aisle, parkade, and auxiliary rooms at end of service life. Isolated repair work, such as crack sealing, is recommended and assumed to be covered under maintenance budget.	Replacement	3 - Renewal	22	40	18	5%	100%	Y	\$96,000
No Photo	D204099	Catch Basin Drain - Repair	Catch basins collect and route rainwater runoff.	Good	2019	Allowance for periodic maintenance of catch basins to ensure water flow and prevent clogs. Catch basins are expected to survive the lifespan of the building.	Repair Allowance	3 - Renewal	-1	5	6	5%	100%	N	\$2,000
Photo #38	C201002	Concrete Parkade Entry Stairs - Repair	Concrete stairs providing secondary egress to parkade.	Good	2014	Allowance for periodic maintenance of stairs to ensure longevity and to provide non-slip surfaces. Stairs are expected to last the lifespan of the building.	Replacement	3 - Renewal	4	5	5	5%	100%	Y	\$2,000
Photo #39	G203003	Pedestrian Paved Areas - Repair	Cast in place concrete entryway and concrete pavers in garden.	Good	1996	The cast in place concrete walkways and patios are expected to last the life of the building. Repair cracks and isolated damage to the concrete walkways, unit entrance platforms and drive isle curbs. Replace pavers as required.	Repair Allowance	3 - Renewal	22	10	5	5%	25%	N	\$1,000
No Photo	G205007	Garden Sprinklers - Replacement	Sprinklers located throughout the common grounds.	Good	2018	Replace sprinkler system at end of service life.	Replacement	3 - Renewal	0	25	25	5%	100%	N	\$2,000
Photo #40	B201007	Steel Entrance Railings - Repaint	Welded steel railings at the north elevation. Repainted in 2017.	Fair	2017	Replace the existing stucco fences at the end of their service life with new wood fences. Complete ongoing repairs to the posts, gates and stucco finish as required as part of the buildings maintenance budget.	Repair Allowance	3 - Renewal	1	7	6	5%	100%	N	\$2,000
Photo #41	G204001	Wood Fencing - Replacement	Wood fencing is present on the west and south property line.	Good	2018	Replace wood fencing at end of service life. Complete minor repairs as required under the maintenance budget.	Replacement	3 - Renewal	0	21	21	5%	50%	N	\$4,000
Photo #41	G204001	Wood Fencing - Repair and Repaint	Wood fencing is present on the west and south property line.	Good	2018	Replace the existing stucco fences at the end of their service life with new wood fences. Complete ongoing repairs to the posts, gates and stucco finish as required as part of the buildings maintenance budget. Repaint on 7 year cycles.	Repair Allowance	3 - Renewal	0	7	7	5%	100%	N	\$2,000
Photo #42	G204001	Stucco Fencing - Repair and Repaint	Stucco fencing is present on the west property line. Plant growth was noticed on the top of the wall. Stucco is beginning to spall off and crack, exposing metal stucco accessories.	Poor	1996	Repair and repaint stucco fence. Complete minor repairs as required under the maintenance budget.	Repair Allowance	2 - Deferred Maintenance	22	25	3	5%	50%	Y	\$6,000
No Photo	G204001	Underground Connections - Repair	Underground service connections (storm, sewer, water supply). No issues associated with underground service connections were reported at the time of this review.	Not Applicable	2018	Contingency for repair of underground connections. Costs have not been carried into the capital plan as the estimated costs are expected to arrive below the threshold value of this report.	Contingency	3 - Renewal	0	15	15	5%	100%	Y	\$6,000
Photo #43	G205005	General Landscaping	Landscaping and garden areas provide cosmetic appeal to the common areas.	Not Applicable	2018	Allowance for partial replacement of some landscaping aspects.	Contingency	3 - Renewal	0	10	10	5%	100%	N	\$2,000
<b>PROFESSIONAL SERVICES</b>															
	P100000	Professional Services for Depreciation Report Update with Site Visit	Depreciation Report updates (required every three years)	Not Applicable	2018	Depreciation Report update with site visit.	Study	Not Applicable	0	3	3	5%	100%	Y	\$5,000
	P100000	Building envelope condition assesment	Perform periodic reviews of the building envelope.	Not Applicable	2017	Recommend regular reviews of building systems as well as prior to any major renewal or when warranted.	Study	Not Applicable	1	20	19	5%	100%	Y	\$11,000

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Ordered By: Maria Furtado of One Percent Realty on 2023/03/04  
Document Uploaded and Verified: 2022/06/28











## APPENDIX F: PHOTOSHEET

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# Photosheet

## The Boardwalk, Strata Corp. VIS 3899



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06

## Photosheet The Boardwalk, Strata Corp. VIS 3899



Photo 07



Photo 08



Photo 09

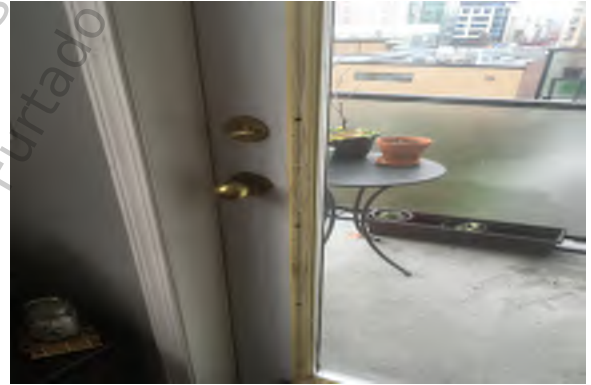


Photo 10



Photo 11

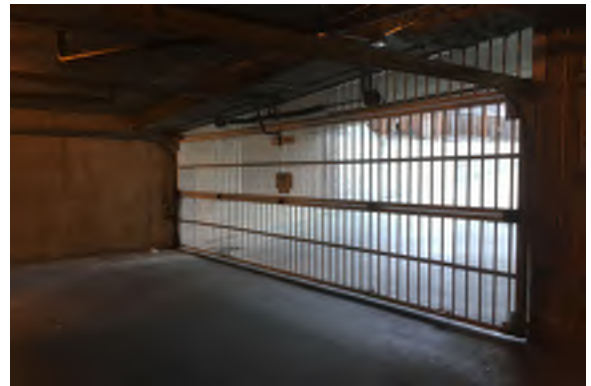


Photo 12

### Photosheet The Boardwalk, Strata Corp. VIS 3899



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



# Photosheet The Boardwalk, Strata Corp. VIS 3899

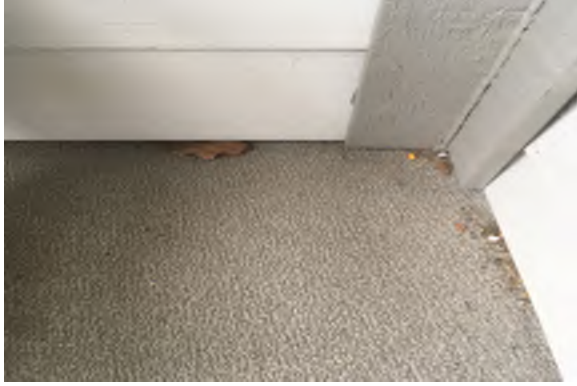


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

## Photosheet The Boardwalk, Strata Corp. VIS 3899



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

# Photosheet

## The Boardwalk, Strata Corp. VIS 3899



Photo 31

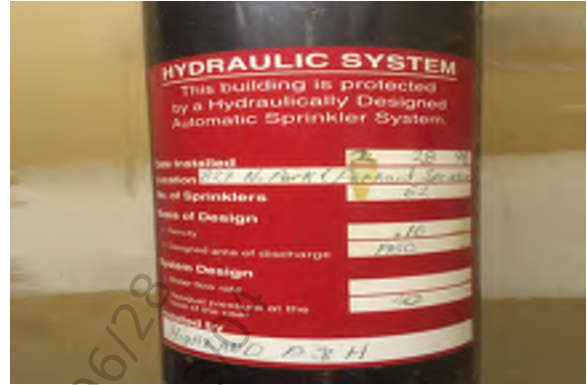


Photo 32

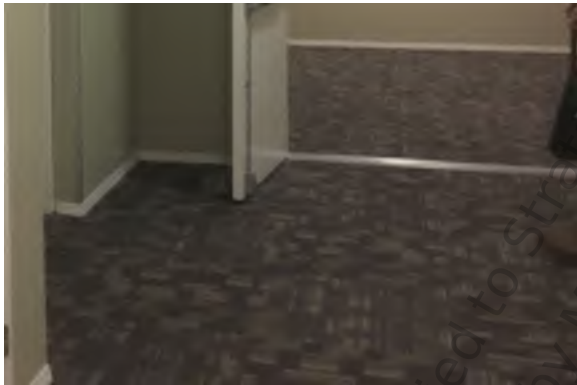


Photo 33

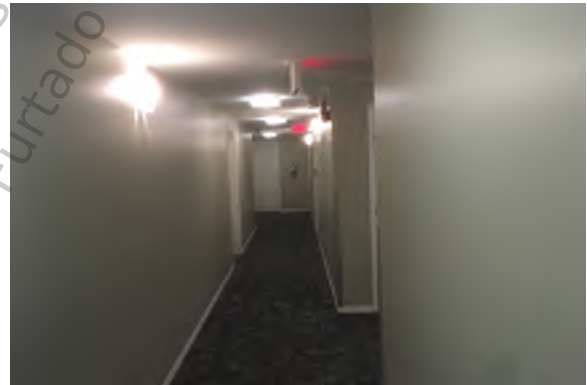


Photo 34

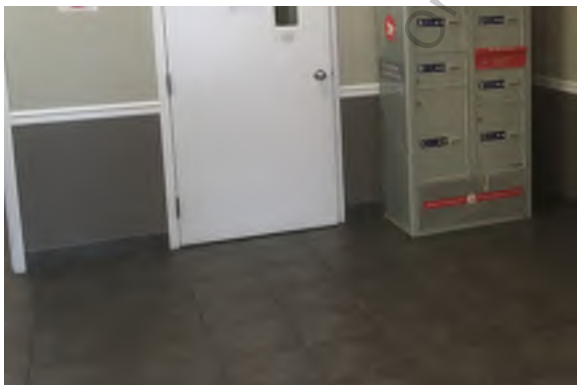


Photo 35



Photo 36



## Photosheet The Boardwalk, Strata Corp. VIS 3899



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

**Photosheet**  
**The Boardwalk, Strata Corp. VIS 3899**

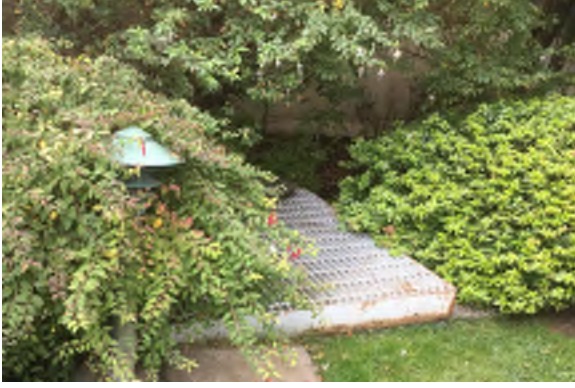


Photo 43

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## APPENDIX G: DRAFT CHANGES

Further to our meeting on June 18, 2019 and our previous correspondence, please find a list of draft changes made:

- Threshold amount changed from \$10,000 to \$5,000.
- Recent Overhead garage door work included.
- Recent Security system work included.
- Parkade CO2 sensor work included.
- Service area exhaust fans work included.
- Circulation pump service included.
- Landscaping service included.
- Catch basin drain service included.
- Cost of carpet and lifetime adjusted.
- Recent communal lighting replacement included.
- Fence replacement included.
- Irrigation system work included.
- Parkade podium repair work included.
- Scenarios adjusted to include more “balanced” options.
- Parkade CO2 sensor work included

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