



To: The Owners, Strata Plan EPS6035
c/o Richmond Property Group Ltd.
#201 - 1537 Hillside Avenue
Victoria BC V8T 2C1

Site Visit: December 22, 2021
Submitted June 20, 2022 by
RDH Building Science Inc.
740 Hillside Avenue #602
Victoria BC V8T 1Z4

Depreciation Report | Project R-25533.000

Belmont Residences West, 960 Reunion Avenue, Langford, BC

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Contents

1	Introduction	1
2	Belmont Residences West	2
3	Assessments	3
3.1	Physical Assessment	3
3.2	Financial Assessment	6
4	Expenditures	8
4.1	Major Maintenance and Renewals Expenditures	8
5	Major Maintenance and Renewals Planning Horizons	10
5.1	Strategic Planning Horizon	10
5.2	Tactical Planning Horizon	11
5.3	Project Implementation	14
6	Funding Scenarios	15
6.1	Minimum Funding Requirements	15
6.2	Funding Scenario Comparison	15
6.3	Statutory Funding Scenario	17
6.4	Current (2022) Funding Scenario	18
6.5	Alternative Funding Scenario #1	19
6.6	Alternative Funding Scenario #2	20
6.7	Progressive Funding Scenario	21
7	Next Steps	22

Appendices

Appendix A Glossary of Terms

Appendix B Asset Inventory

Appendix C Asset Service Life Summary

Appendix D Tactical Plan Costing

Appendix E Funding Scenario Cash Flow Tables

Appendix F RDH Qualifications

Appendix G Disclosures and Disclaimers, Insurance Certificate

1 Introduction

RDH Building Science Inc. (RDH) was retained by Strata Plan EPS6035 (the Owners) to prepare a Depreciation Report (the Report) for the building known as Belmont Residences West, which is located at 960 Reunion Avenue, Langford, BC. The Report considers the common property and limited common property components (the Assets) that the Strata Corporation is responsible to maintain, repair, and replace.

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

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

A site visit was completed on December 22, 2021, and the financial data is based on the 2022/2023 fiscal year. A draft report was distributed to the strata council and strata management on May 12, 2022. Feedback from the strata council was incorporated into the report, and the final 2022 report was issued on June 20, 2022.

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

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

2 Belmont Residences West

Belmont Residences West is a wood-frame building constructed over a cast-in-place concrete parkade level. The building has 80 residential units and was constructed in 2020. The principal systems in the building include the building enclosure (the separation of the interior from exterior space), electrical (the electrical distribution, communications, and security equipment), mechanical (heating, ventilation, and plumbing), elevators, fire safety (sprinklers, fire detection, and egress equipment), interior finishes, amenities, and site work. The Assets within each system are described in detail in Appendix B.

Key physical parameters of Belmont Residences West are summarized in Table 2.1 below.


TABLE 2.1 KEY PHYSICAL PARAMETERS		
	Date of first occupancy (approximate)	2020
	Gross floor area (ft ²)	86,000
	Stories above grade	5
	Total number of strata lots	80

Figure 2.1 South elevation photograph.



Figure 2.2 Aerial photograph of Belmont Residences West with approximate property lines (© CRD Atlas 2021 Imagery).

3 Assessments

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

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

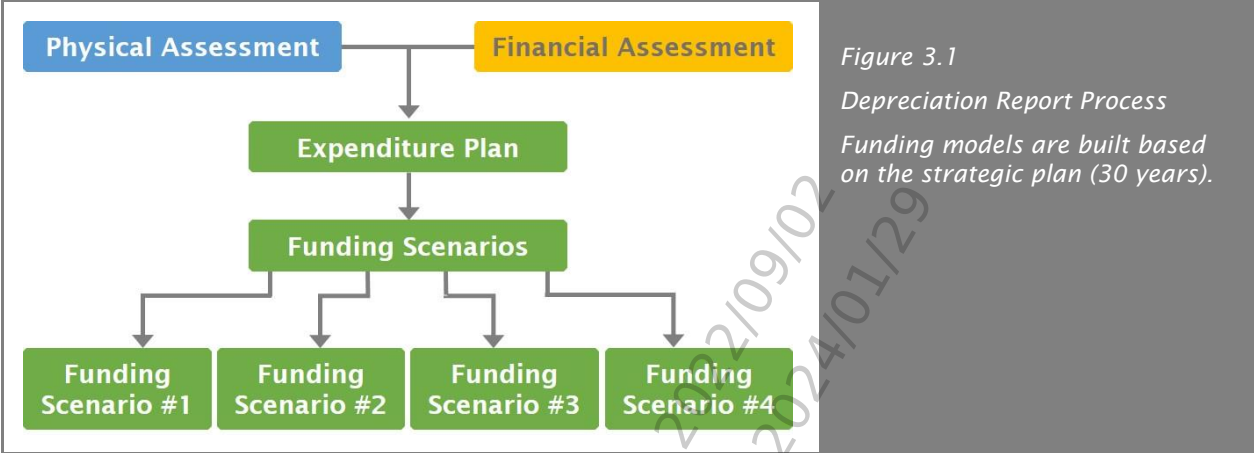


Figure 3.1
 Depreciation Report Process
 Funding models are built based on the strategic plan (30 years).

The following sections provide a brief overview of the physical assessment and financial assessment.

3.1 Physical Assessment

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

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

Some Assets have been identified as placeholders. Placeholder Assets are included in the Asset Inventory for reference purposes, however they are not included in the financial analysis and do not affect the funding models or other financial calculations. Placeholder Assets are identified based on typical agreements with utilities, the Strata Corporation bylaws, and information provided by the strata manager and council. A summary of placeholder assets is provided in Table 3.1 below.

TABLE 3.1 SUMMARY OF PLACEHOLDER ASSETS	
ASSET	PARTY RESPONSIBLE FOR CAPITAL EXPENDITURES
Elec 02 - Distribution Transformer - Exterior	→ BC Hydro
Mech 12 - Well Water System	→ Strata (asset is not intended to be maintained)
Mech 20 - Heat Pump - Air-to-air	→ Individual Unit Owners with heat pumps

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

The evaluation is typically based on:

- A review of historical documentation such as minutes and invoices,
- Discussions with Strata Corporation representatives,
- A visual review of the building, limited to a sample of readily accessible Assets, and
- A review of other technical information such as construction drawings, previous investigations and reports.

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

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

As part of the physical assessment, RDH compiled a history of projects completed by reviewing the documents provided by the strata and interviewing Strata Corporation representatives. The history is summarized in Table 3.2 below. The history of *renewals* establishes the *chronological age* of the Assets while the history of major maintenance may affect the effective age of the Assets.

TABLE 3.2 MAJOR MAINTENANCE AND RENEWALS HISTORY 2020- 2021	
Interior Finishes	→ September 2020 - Interior flooding on level 1 due to fire sprinkler trigger. Repairs to interior finishes completed as required.

On December 22, 2021, representatives of RDH Building Science Inc. visited the site to visually review the Assets. While the Depreciation Report does not constitute a maintenance review or condition assessment, some observations regarding the general condition, design, and construction of the Assets were made as part of the visual review. These observations and additional information reported by the strata representative who accompanied during the review were used to determine a reasonable estimated remaining service life of various assets. Table 3.3 includes examples of some reported findings and observations made during the review.

TABLE 3.3 OBSERVATIONS BY SYSTEM	
SYSTEM	OBSERVATION
Building Enclosure	<ul style="list-style-type: none">→ Loose guardrail glazing gaskets at Unit #403 causes glass pane to rattle→ Minor tear in SBS membrane near roof edge on the north side.→ Some degranulation of main roof cap sheet.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29



3.2 Financial Assessment

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

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

The future value of major maintenance and renewal costs can be compared against the building reproduction cost. The building reproduction cost is the cost to reproduce the building in similar materials, in accordance with the most recent insurance appraisal.

The financial assessment begins with a review of the current financial situation of the Strata Corporation. Table 3.4 below summarizes the key financial parameters reviewed as part of the financial assessment.

TABLE 3.4 KEY FINANCIAL PARAMETERS	
PARAMETER	INITIAL STUDY (2021)
Fiscal year end	June 30, 2022
Building reproduction cost	\$27,742,000
Operating fund (excluding CRF contribution)	\$279,638
Annual CRF contribution	\$28,183
Opening Balance of the CRF*	\$23,363

*from July 2021

Belmont Residences West also has an air space parcel agreement with the developer for the Belmont Club amenity building, located in a separate building at #117 945 Reunion Avenue. Costs are shared according to a cost sharing ratio. The air space parcel agreement shares the Belmont Club with the developer (49% Strata Plan EPS6035 / 51% developer) until Belmont Residences East is completed, at which time the ownership of the Belmont Club will be split 50/50 between the two Stratas. The current cost sharing ratios are summarized in Table 3.5 below.

TABLE 3.5 DIVISION OF COSTS ASSOCIATED WITH AIR PARCEL		
ITEM	EPS6035	DEVELOPER
Belmont Club	49%	51%

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

Capital costs can be distributed into three general categories:

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

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

Costs are considered *Class D* estimates ($\pm 50\%$), as defined by Engineers and Geoscientists British Columbia. Unless otherwise noted, soft costs, such as consulting fees and contingency allowances are not included, because these costs are highly dependent on the scope of work for a particular project.

The cost estimates in the Depreciation Report are a starting point for the capital planning process and can help Strata Corporations make preliminary decisions about how and when to implement projects. These cost estimates will be refined as the Strata Corporation makes decisions such as what is included or excluded in a project, and if Assets will be improved or changed. Scopes of work for specific projects should be developed well in advance so that project budgets, including soft costs, can be refined.

The current value of many major maintenance and renewal activities is calculated by multiplying the quantity of an Asset by standard unit rates (for example, the cost per square foot or cost per linear foot). Quantities are measured from construction documents and visual observations on site. The unit rates are based on historical information, construction trends, information from contractors, and other sources as appropriate. Unit rates will fluctuate over time. Basic unit rates are adjusted for the relative complexity of the property. A detailed list of activities and their associated costs are provided in Appendix B and D. The costs provided in Appendix B and D are for events forecast within the 30-year planning horizon. No events beyond 30 years are included.

Costing Caveats

The capital costs given in the depreciation report provide a basic estimate for long term planning. They are intended to help guide priority setting and provide a clearer sense of timing. They are not suitable for planning specific projects as they cannot account for project soft costs such as taxes, grants, engineering or design, municipal permits, etc., or for project specific construction costs such as access to the work (e.g. scaffold), contingencies, hazardous materials, tippage/disposal, project management, etc. Such costs cannot be estimated without more information, including a project scope and preliminary design work. Once a project reaches the planning stages, a reasonable assumption of soft costs should be made based on the actual needs of the project. It is recommended that this happens well in advance of predicted work to allow time to plan for the funding of the soft costs.

4 Expenditures

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

Major maintenance refers to maintenance that occurs at intervals greater than one year, for example, every 18 months, two years, five years, etc. (less frequently than once a year). Major maintenance typically includes activities such as testing and inspecting, and is considered a capital expense. Minor maintenance includes maintenance activities that occur once a year or more frequently such as quarterly or monthly. The costs associated with major maintenance and renewals are included in the Depreciation Report funding models as required by the Strata Property Act. Costs associated with minor maintenance are included in the Strata Corporation's operating fund and not in this report.

4.1 Major Maintenance and Renewals Expenditures

Table 4.1 below summarizes all major maintenance and renewal costs by system, including costs forecasted for the next 30 years. The values are rounded.

TABLE 4.1 CAPITAL EXPENDITURES SUMMARY BY SYSTEM				
SYSTEM	10 YEAR CAPITAL COSTS	10 YEAR CAPITAL COSTS (WITH 2% INFLATION)	30 YEAR CAPITAL COSTS	30 YEAR CAPITAL COSTS (WITH 2% INFLATION)
Structural	\$2,000	\$2,300	\$6,000	\$8,000
Enclosure	\$240,000	\$280,000	\$4,700,000	\$7,700,000
Electrical	\$38,000	\$43,000	\$250,000	\$340,000
Mechanical	\$69,000	\$78,000	\$830,000	\$1,200,000
Elevator	\$0	\$0	\$550,000	\$850,000
Fire Safety	\$37,000	\$43,000	\$200,000	\$300,000
Interior Finishes	\$150,000	\$170,000	\$470,000	\$650,000
Amenities	\$17,000	\$19,000	\$160,000	\$270,000
Sitework	\$18,000	\$21,000	\$160,000	\$240,000
Building Total	\$571,000	\$656,300	\$7,326,000	\$11,558,000

Approximately 8% of the Strata Corporation's capital expenditures may occur in the next 10 years. The distribution of estimated capital expenditures over the next 10 years is shown in Figure 4.1 below.

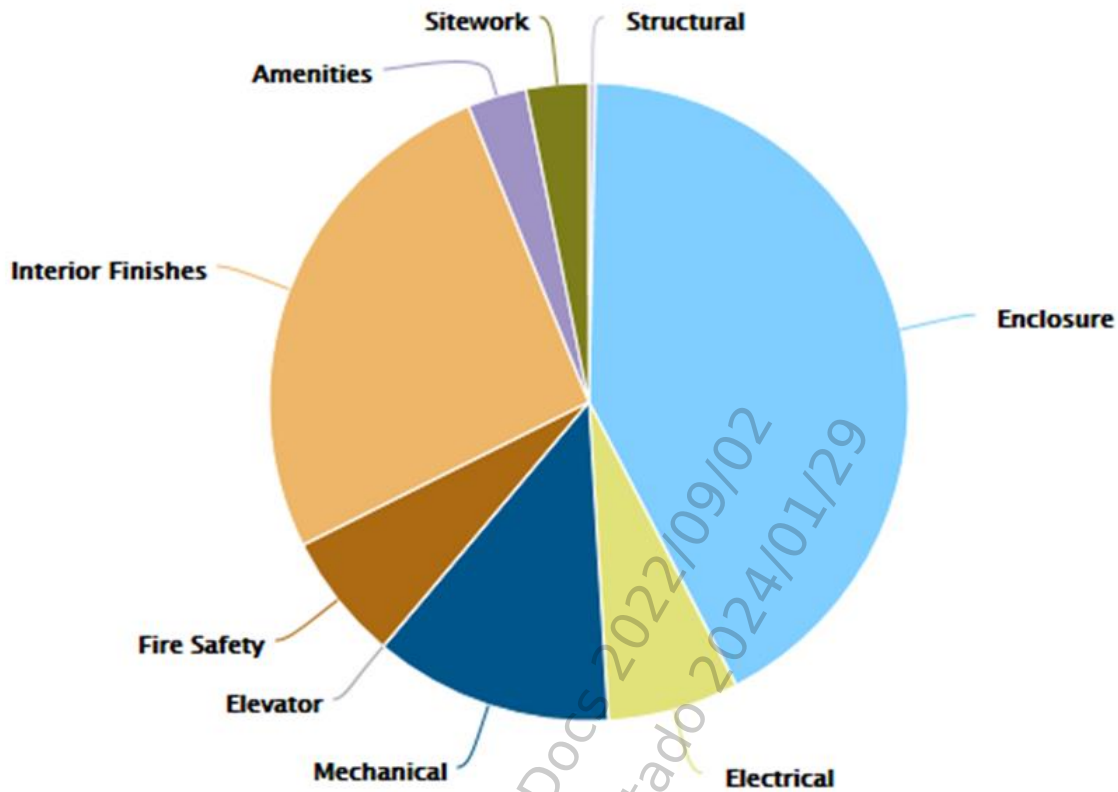


Figure 4.1 Distribution of estimated capital expenditures over 10 years by system.

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

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

5 Major Maintenance and Renewals Planning Horizons

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

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

5.1 Strategic Planning Horizon

Estimated major maintenance and renewal costs over the next 30 years are shown on the graph below (Figure 5.1). The red bars represent the estimated value of capital costs.

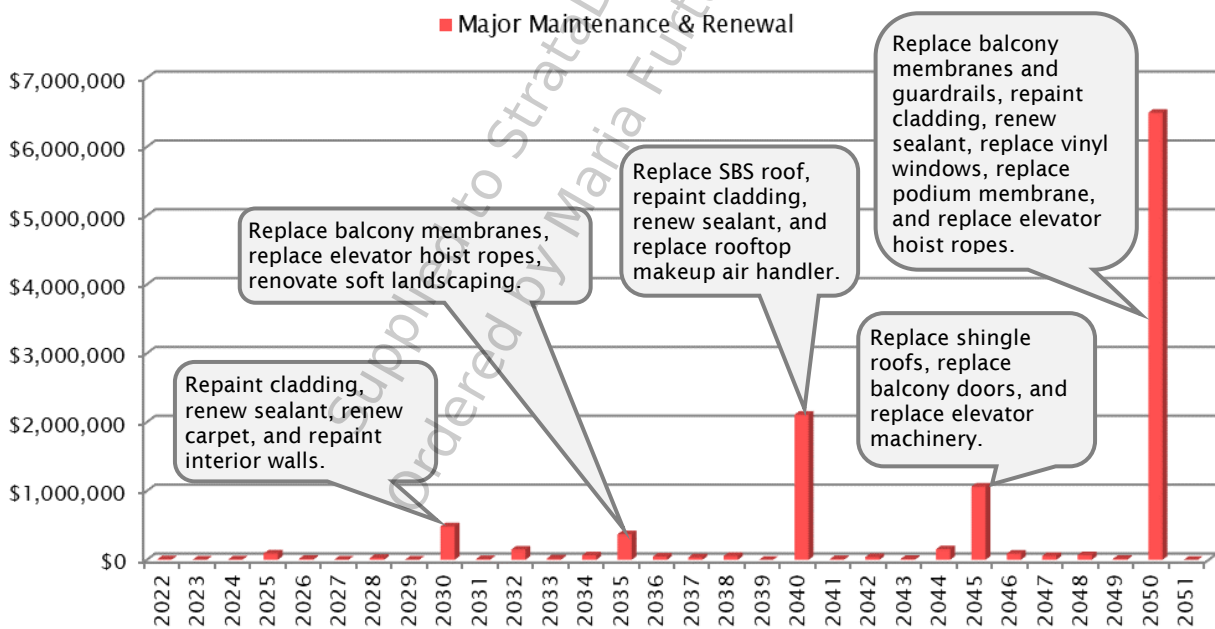


Figure 5.1 Strategic Forecast (30 Years), showing the approximate timing and value of some key capital expenditures.

Each bar on the graph represents a collection of different major maintenance and renewal activities, each with different values. Detailed information about each year, including a description of the maintenance and renewal activities and estimated costs, is also available in Appendix D.

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

5.2 Tactical Planning Horizon

The graph below shows the projected major maintenance and renewal costs for the next ten years (Figure 5.2). Commonly, building managers refer to a five-year tactical plan; however, a ten-year plan allows the Strata Corporation to see a wider range of projects.

The bars indicate the years in which an event (or bundle of events) is most likely to occur as well as the total magnitude of major maintenance and renewal costs for that year and the costs broken down by system. The soft costs associated with project implementation, such as site access, design, contract administration, are not included.

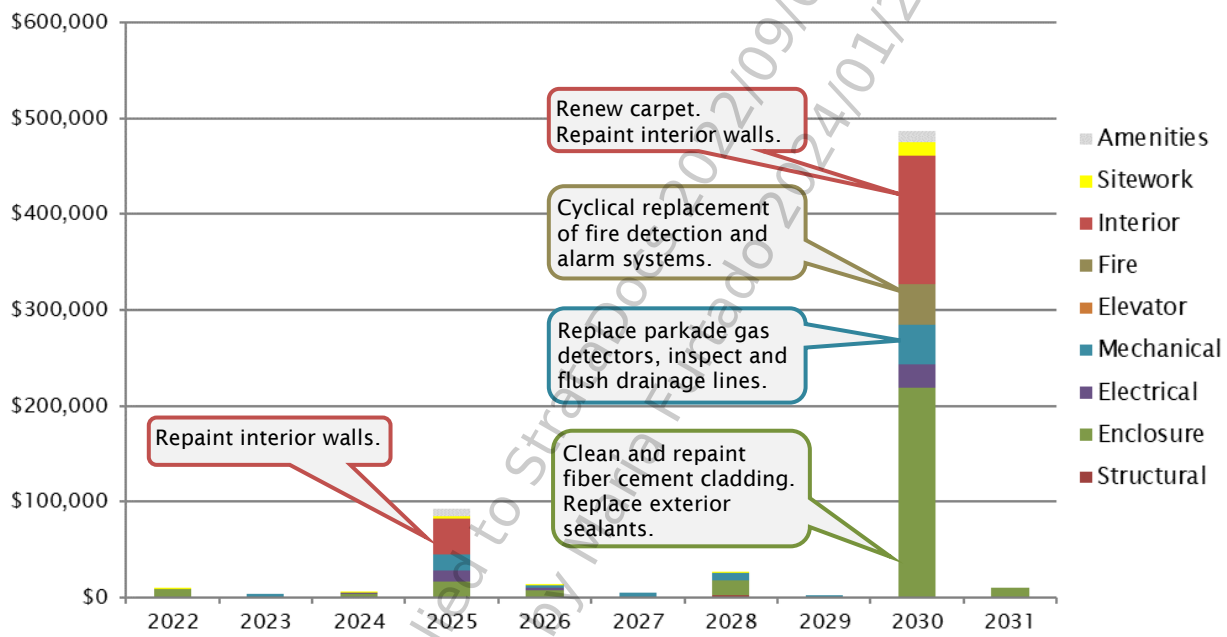


Figure 5.2 Tactical Forecast (10 years), showing the approximate timing and value of some key capital expenditures.

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

To help the Strata Corporation start the project planning process, some of the activities forecast for the next 10 years are listed below. Because the timing is somewhat uncertain, renewals and major maintenance activities are grouped into three-year planning periods. The list below is not comprehensive; it is limited to significant assessments, renewals, and major maintenance activities. A complete list of major maintenance and renewals are included in the Appendices.

2022 to 2024

Building Enclosure

- Encl 22 General & Inspections – Perform 2-year warranty review.

2025 to 2027

Building Enclosure

- Encl 22 General & Inspections – Update depreciation report.
- Encl 22 General & Inspections – Perform 5-year warranty review.

Electrical

- Encl 22 General & Inspections – Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol. Conduct infrared (IR) thermography and ultrasonic scanning.

Mechanical

- Mech 05, 06 & 17 Sanitary, Perimeter and Foundation, and Internal Storm Drainage – Conduct pipe inspections via camera.
- Mech 13, 17 & 19 Simplex and Duplex Sump Pumps – Overhaul sanitary and storm sump pumps.
- Mech 35 Overhead Gate Motor – Replace overhead gate motor and drive unit at parkade entrance.

Interior Finishes

- Finish 03 Paint – Clean and repaint interior walls in high traffic areas.

2028 to 2031

Structural

- Struct 03 Exposed Structural Timber – Clean and recoat exposed structural timber.

Building Enclosure

- Encl 02 Fiber Cement Soffit – Clean and recoat fiber cement board soffits.
- Encl 03 Exposed SBS Membrane Roof – Commission a roof assessment of SBS and shingled roof and implement maintenance items as recommended.
- Encl 06 Guardrail Glazed Aluminum – Review guardrails for life safety and structural adequacy including attachments.
- Encl 09 Fiber Cement Wall – Clean and repaint fiber cement cladding.
- Encl 12 Vinyl Framed Window – Replace failed insulating glazing units (IGUs) with condensation or misting between panes of glass.
- Encl 15 Aluminum Framed Folding Doors – Replace failed insulating glazing units (IGUs) with condensation or misting between panes of glass.

- Encl 20 Exterior Sealant – Replace sealants at interfaces between building enclosure assemblies and at penetrations through assemblies in accordance with sealant renewals plan.
- Encl 22 General & Inspections – Update depreciation report.
- Encl 22 General & Inspections – Perform 10 year extended warranty review.

Electrical

- Elec 04 Electrical Distribution – Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol. Conduct infrared (IR) thermography and ultrasonic scanning.
- Elec 10 Door Actuator – Cyclical replacement of door actuator units.

Mechanical

- Mech 02 Gas Detection – Cyclical replacement of gas detection sensors in parking garage.
- Mech 05, 06 & 17 Sanitary, Perimeter and Foundation, and Internal Storm Drainage – Conduct pipe inspections via camera.
- Mech 13, 17 & 19 Simplex and Duplex Sump Pumps – Overhaul sanitary and storm sump pumps.
- Mech 15 DHW Circulation and Recirculation Pumps – Cyclical replacement of recirculating pumps, as required.
- Mech 24 Condensate Neutralizer – Cyclical replacement of components of acid waste equipment.

Interior Finishes

- Finish 011 Sheet Carpet – Renew carpet.

Amenities

- Amen 10 Belmont Club – Cyclical replacement of interior furnishings.

Sitework

- Site 03 Metal Fencing – Repaint chain link metal fencing, as required.
- Site 09 & 10 Storm and Sanitary Underground Drainage Services – Review underground drainage piping by video camera and powerflush to clear and remove any buildup and debris.

5.3 Project Implementation

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

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

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

The Owners can implement projects in a variety of ways, including:

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

Example: the carpets in stairwells would be replaced at a different time to the hallway carpets due to additional wear in high traffic locations.
- **Phased Projects**. These projects are carried out in multiple stages rather than as a single coordinated project. Phased projects can reduce the financial burden by spreading the costs over a longer time period.

Example: the balconies could be renewed on one floor in the first year and then on the other floors in subsequent years.
- **Comprehensive Projects**. These projects are implemented as one coordinated undertaking. Comprehensive projects may allow the Strata Corporation to leverage the best economies of scale, shorten the overall duration, and lower the overall costs.

Example: all wood siding and trim is replaced in all locations around the building at the same time.
- **Bundled Projects**. These projects bundle or combine various related renewals activities (e.g. renewals that are located in close physical proximity, or that require the same type of trade workers). Bundled projects may allow the Strata Corporation to leverage economies of scale and lower the overall costs, improve the quality of the work, and incorporate upgrades.

Example: balcony guardrails are replaced in conjunction with balcony membranes since guardrails need to be removed and re-installed to renew balcony membrane.

The scope of the Depreciation Report does not compare different implementation methods.

6 Funding Scenarios

The physical assessment and financial assessment were used to create a tentative schedule and budget for forecasted major maintenance and renewal projects. Within this section, hypothetical *funding scenarios*, also known as *funding models*, based on different *annual contributions* to the *contingency reserve fund* (CRF) are presented.

The Strata Corporation can use the funding scenarios to choose an appropriate funding strategy, based on their tolerance for risk and desired standard of care for the property. RDH provides the tools so the Owners can determine a CRF contribution that suits their needs.

6.1 Minimum Funding Requirements

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

TABLE 6.1 MINIMUM FUNDING REQUIREMENT CALCULATION	
PARAMETER	VALUE
2022 operating fund (excluding CRF contribution)	\$ 279,638
→ 25% of the operating fund	\$ 69,909
→ 10% of the operating fund	\$ 27,964
2022 CRF opening balance*	\$ 43,528
2022 CRF contribution	\$ 28,183
→ Does the CRF balance exceed 25% of the operating fund?	No
→ Does the CRF contribution exceed 10% of the operating fund?	Yes

* as of May 2022

6.2 Funding Scenario Comparison

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

While there are many different scenarios that can be generated, Table 6.2 below compares the following five:

- **Statutory.** The CRF allocation required to meet the statutory requirements in BC, as described in section 6.1 above. For comparison purposes, the table below shows the CRF contribution equal to 10% of the operating budget, this is the maximum that would be allocated to the reserve fund annually under this scenario. When the CRF closing balance is greater than 25% of the estimated operating budget, no funds are deposited into the CRF.
- **Current (2022).** The CRF allocation that was approved by the Owners at the 2021/22 Annual General Meeting. The current allocation is also known as the status quo.

- **Alternative #1.** The alternative is just one of many possible scenarios for a new funding level in the next fiscal year and is selected as an example of an escalating contribution from a set initial contribution. At the Strata’s request, this alternative increases the CRF contribution by 5% each year.
- **Alternative #2.** The alternative is just one of many possible scenarios for a new funding level in the next fiscal year and is selected as an example of an escalating contribution from a set initial contribution. At the Strata’s request, this alternative increases the CRF contribution by 7% each year.
- **Progressive.** This is the annual fixed contribution that would need to be set aside, commencing in the first fiscal year of this Report, to ensure that the reserve balance is sufficient to eliminate or bring special levies over a 30-year period to a minimum. The progressive reserve contribution is an idealistic target that typically represents an upper bound for the CRF contribution amount that a strata corporation could use as a guide.

TABLE 6.2 COMPARISON OF DIFFERENT FUNDING SCENARIOS					
	STATUTORY	CURRENT	ALTERNATIVE #1	ALTERNATIVE #2	PROGRESSIVE
Annual CRF allocation	\$27,964	\$28,183	\$45,000 +	\$45,000 +	\$396,000
Percent of progressive reserve	7 %	7 %	11 % +	11 % +	100 %
Annual CRF increase	0 %	0 %	5 %	7 %	0 %
CRF contribution per average strata lot					
Per month	\$29.13	\$29.36	\$46.88 +	\$46.88 +	\$412.50
Per year	\$349.55	\$352.29	\$562.50 +	\$562.50 +	\$4,950.00
Approximate number of special levies (over 30 years)	15	14	6	5	0
Approximate value of special levies (over 30 years)	\$10.7M	\$10.6M	\$8.7M	\$7.5M	\$0.0M
Assumed rate of inflation	2 %	2 %	2 %	2 %	2 %
Assumed interest earned on CRF balance	0 %	0 %	0 %	0 %	0 %

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

Appendix E includes 30 years of cash flow data for each funding scenario.

6.3 Statutory Funding Scenario

The first scenario is based on the minimum funding level required by the Strata Property Act Regulation, as described in section 6.1 above. The scenario is based on the variable minimum annual CRF contribution over the 30-year planning horizon. When the CRF closing balance is greater than 25% of the current operating fund, no funds are deposited into the CRF; when the CRF closing balance is less than 25% of the current operating fund, funds are deposited into the CRF to bring the balance up to 25% of the operating fund or to make a deposit of 10% of the operating fund (whichever is lesser).

TABLE 6.3 STATUTORY FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$26,381	\$0	\$0	\$9,410	\$60,499
2023	\$60,499	\$9,410	\$0	\$0	\$3,150	\$66,759
2024	\$66,759	\$3,150	\$0	\$0	\$5,482	\$64,427
2025	\$64,427	\$5,482	\$22,266	\$0	\$92,175	\$0
2026	\$0	\$27,964	\$0	\$0	\$14,445	\$13,519
2027	\$13,519	\$27,964	\$0	\$0	\$4,600	\$36,883
2028	\$36,883	\$27,964	\$0	\$0	\$26,188	\$38,658
2029	\$38,658	\$27,964	\$0	\$0	\$2,920	\$63,702
2030	\$63,702	\$6,207	\$416,523	\$0	\$486,432	\$0
2031	\$0	\$27,964	\$0	\$0	\$10,000	\$17,964

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

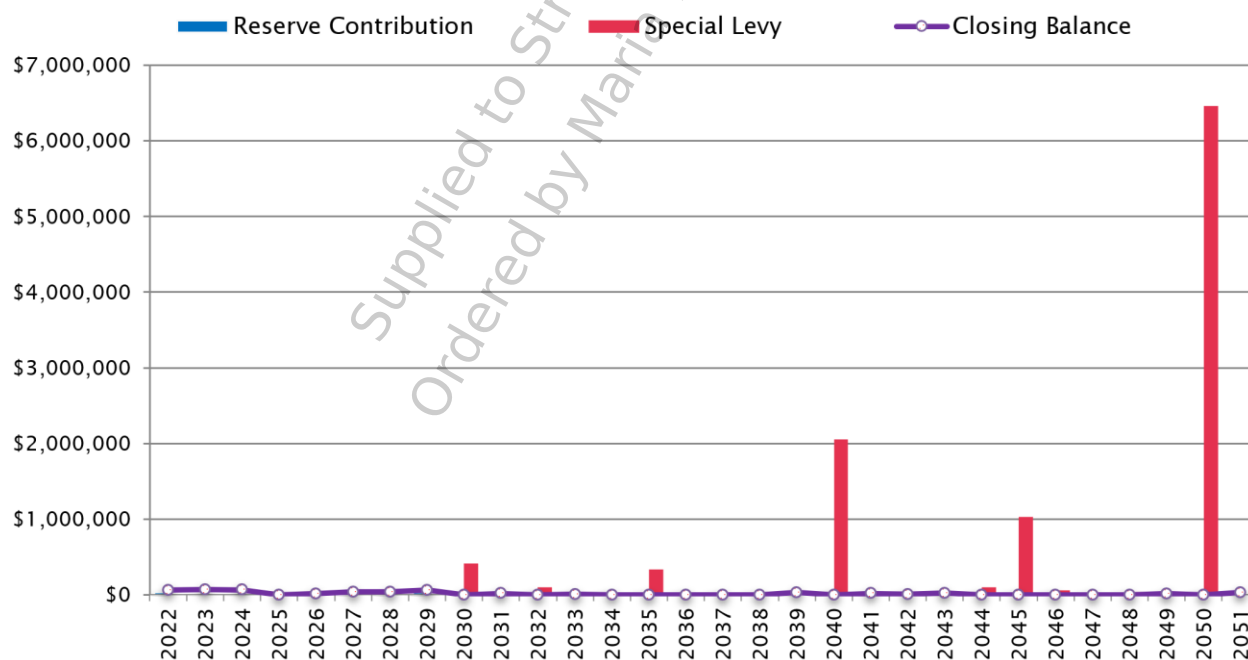


Figure 6.1 CRF balance, contribution, and special levies based on the statutory minimum funding.

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

6.4 Current (2022) Funding Scenario

The current funding scenario is based on the CRF contribution approved by the Owners at the 2021/22 annual general meeting. The scenario is based on the same fixed annual CRF contribution each year (no increases).

TABLE 6.3 CURRENT FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$28,183	\$0	\$0	\$9,410	\$62,301
2023	\$62,301	\$28,183	\$0	\$0	\$3,150	\$87,334
2024	\$87,334	\$28,183	\$0	\$0	\$5,482	\$110,036
2025	\$110,036	\$28,183	\$0	\$0	\$92,175	\$46,044
2026	\$46,044	\$28,183	\$0	\$0	\$14,445	\$59,782
2027	\$59,782	\$28,183	\$0	\$0	\$4,600	\$83,365
2028	\$83,365	\$28,183	\$0	\$0	\$26,188	\$85,360
2029	\$85,360	\$28,183	\$0	\$0	\$2,920	\$110,624
2030	\$110,624	\$28,183	\$347,625	\$0	\$486,432	\$0
2031	\$0	\$28,183	\$0	\$0	\$10,000	\$18,183

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

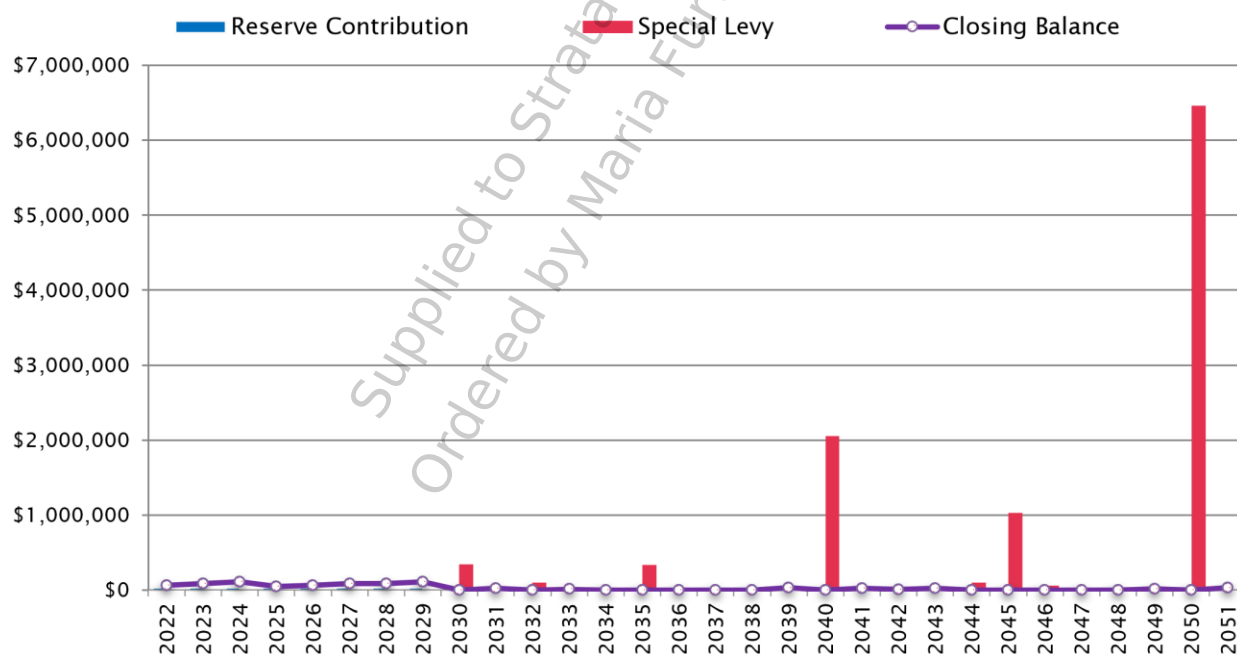


Figure 6.2 CRF balance, contribution and special levies based on the current funding.

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

6.5 Alternative Funding Scenario #1

The alternative funding scenario #1 is based on an initial annual CRF contribution of \$45,000 (approximately 150% of the current contribution), with a 5% annual increase.

TABLE 6.5 ALTERNATE FUNDING SCENARIO #2: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$0	\$9,410	\$79,118
2023	\$79,118	\$47,250	\$0	\$0	\$3,150	\$123,218
2024	\$123,218	\$49,612	\$0	\$0	\$5,482	\$167,349
2025	\$167,349	\$52,093	\$0	\$0	\$92,175	\$127,267
2026	\$127,267	\$54,698	\$0	\$0	\$14,445	\$167,519
2027	\$167,519	\$57,433	\$0	\$0	\$4,600	\$220,352
2028	\$220,352	\$60,304	\$0	\$0	\$26,188	\$254,468
2029	\$254,468	\$63,319	\$0	\$0	\$2,920	\$314,868
2030	\$314,868	\$66,485	\$105,079	\$0	\$486,432	\$0
2031	\$0	\$69,810	\$0	\$0	\$10,000	\$59,810

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

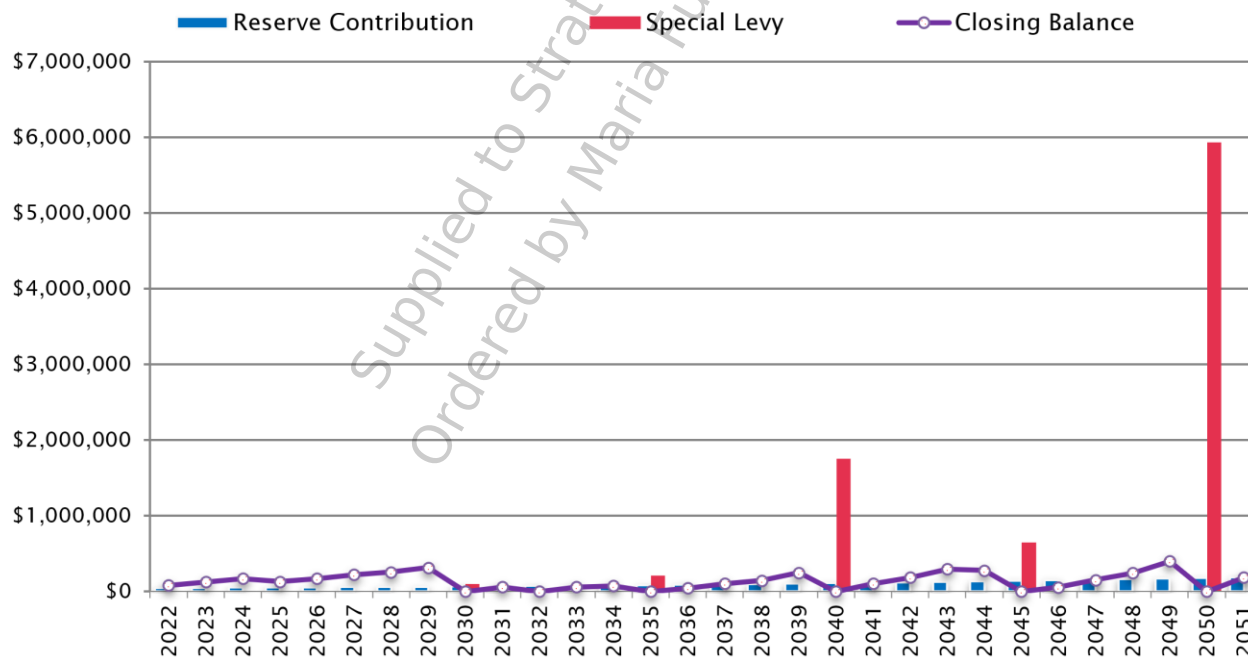


Figure 6.3 CRF balance, contribution and special levies based on Alternative funding scenario.

6.6 Alternative Funding Scenario #2

The alternative funding scenario #2 is based on an initial annual CRF contribution of \$45,000 (approximately 150% of the current contribution), with a 7% annual increase. It is the same initial contribution as alternative funding scenario #1, but the annual increase in the CRF contribution is 2% higher.

TABLE 6.5 ALTERNATE FUNDING SCENARIO #2: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$0	\$9,410	\$79,118
2023	\$79,118	\$48,150	\$0	\$0	\$3,150	\$124,118
2024	\$124,118	\$51,521	\$0	\$0	\$5,482	\$170,157
2025	\$170,157	\$55,127	\$0	\$0	\$92,175	\$133,108
2026	\$133,108	\$58,986	\$0	\$0	\$14,445	\$177,649
2027	\$177,649	\$63,115	\$0	\$0	\$4,600	\$236,164
2028	\$236,164	\$67,533	\$0	\$0	\$26,188	\$277,509
2029	\$277,509	\$72,260	\$0	\$0	\$2,920	\$346,849
2030	\$346,849	\$77,318	\$62,264	\$0	\$486,432	\$0
2031	\$0	\$82,731	\$0	\$0	\$10,000	\$72,731

Alternative funding scenario #2 eliminates \$1.2M in special levies compared to alternative funding scenario #1, but it is not adequate to offset all the special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

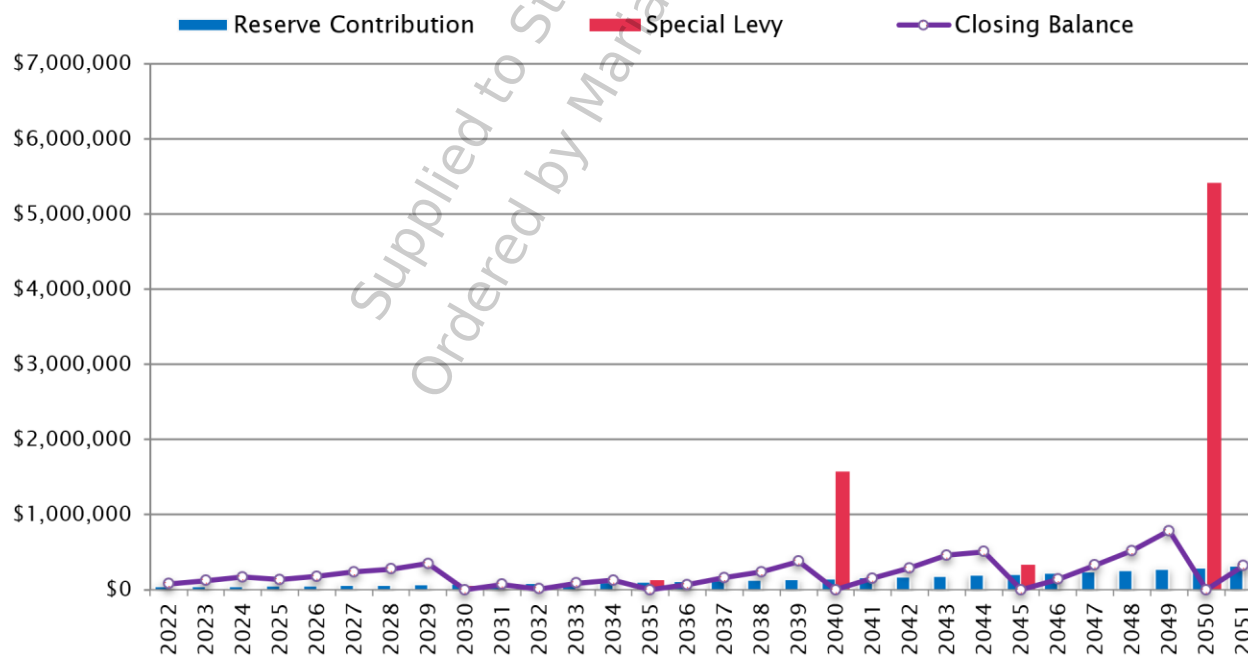


Figure 6.4 CRF balance, contribution and special levies based on Alternative funding scenario.

6.7 Progressive Funding Scenario

The progressive funding scenario is based on a fixed annual CRF contribution. It is the fixed contribution required to eliminate all special levies over the 30 year period.

TABLE 6.6 PROGRESSIVE FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$396,000	\$0	\$0	\$9,410	\$430,118
2023	\$430,118	\$396,000	\$0	\$0	\$3,150	\$822,968
2024	\$822,968	\$396,000	\$0	\$0	\$5,482	\$1,213,486
2025	\$1,213,486	\$396,000	\$0	\$0	\$92,175	\$1,517,311
2026	\$1,517,311	\$396,000	\$0	\$0	\$14,445	\$1,898,866
2027	\$1,898,866	\$396,000	\$0	\$0	\$4,600	\$2,290,266
2028	\$2,290,266	\$396,000	\$0	\$0	\$26,188	\$2,660,078
2029	\$2,660,078	\$396,000	\$0	\$0	\$2,920	\$3,053,158
2030	\$3,053,158	\$396,000	\$0	\$0	\$486,432	\$2,962,726
2031	\$2,962,726	\$396,000	\$0	\$0	\$10,000	\$3,348,726

The Progressive Reserve is the minimum fixed contribution required to eliminate all special levies over the 30 year period. The high annual CRF contribution accumulates to over \$6 million until major renewals are expected in 2050.

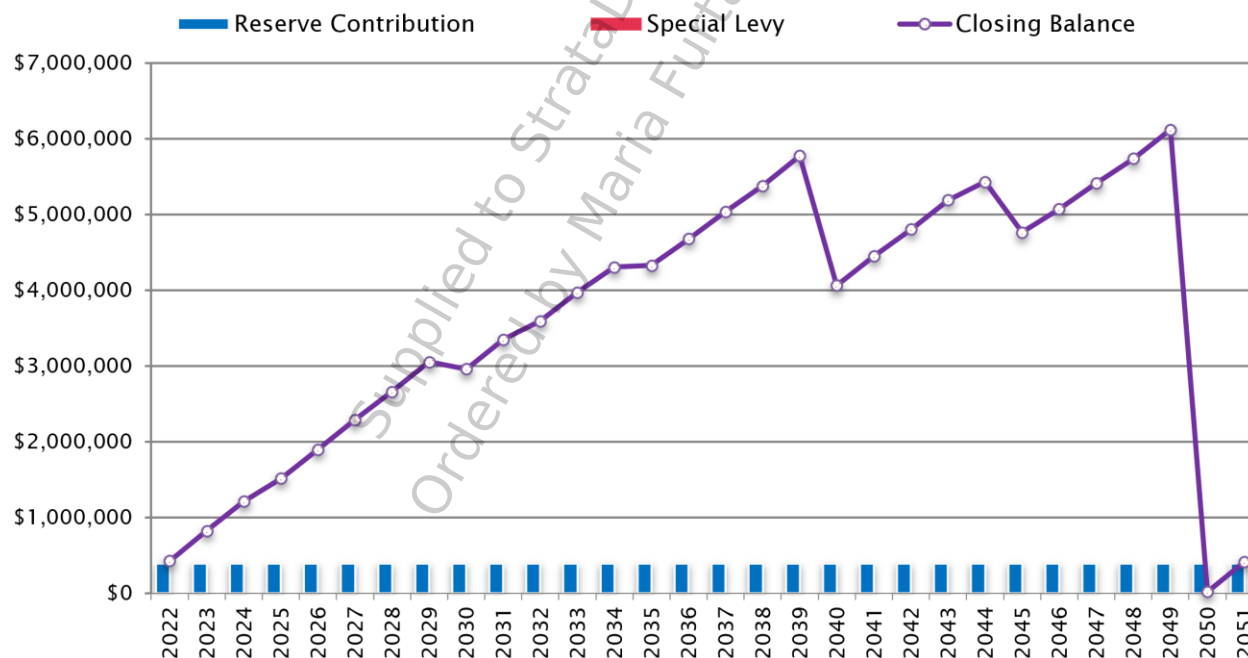


Figure 6.5 CRF balance, contribution and special levies based on a Progressive Reserve calculation.

7 Next Steps

The Depreciation Report identifies the predictable major maintenance and renewals expenditures that Belmont Residences West is likely to encounter over the next 30 years. Estimated timelines have been provided to assist the Strata Corporation with the planning process; however, the Depreciation Report should be considered a first step when planning for renewals. Funding scenarios have been developed to provide the Strata Corporation with an objective basis for determining appropriate CRF contributions.


The recommendations below are intended to aid the Strata Corporation in the next steps of the renewals planning process.

Recommendations

- **Maintenance Plan.** Using the Asset Inventory, develop a maintenance plan, or commission a maintenance plan through RDH. The maintenance plan should provide the Strata Corporation with information on how and when to implement different maintenance activities.
- **Operating vs. Capital Costs.** Identify those small capital items that are generally funded from the annual operating budget, such as exterior lighting, mechanical equipment maintenance, etc. Update the Operating Budget accordingly.
- **Electrical Distribution System Review.** Conduct a review of the electrical distribution equipment. The review should confirm the inspection, cleaning, and maintenance tasks required, and the optimal frequency to carry out the tasks. Update the Report with these findings and recommendations as may be required.
- **Updates.** Plan for an update to the Report in three years' time. On a yearly basis, the Strata Corporation should review and update their CRF funding strategy based on the estimated forecasts presented in the Report.

Yours truly,

Danielle Toth
Building Science Engineer (EIT)
dtoth@rdh.com
T 778-557-7059
RDH Building Science Inc.


Reviewed by
Stephen Lowther | ASCT
Associate, Project Manager
slowther@rdh.com
T 778-557-7165
RDH Building Science Inc.



- encl. Appendix A: Glossary of Terms
Appendix B: Asset Inventory
Appendix C: Asset Service Life Summary
Appendix D: Tactical Plan Costing
Appendix E: Funding Scenario Cash Flow Tables
Appendix F: RDH Qualifications
Appendix G: Disclosures and Disclaimers, Insurance Certificate

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix A

Glossary of Terms

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Glossary

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

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

Asset Inventory – The common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain and repair.

Balcony - A horizontal surface that projects from the building and does not directly protect the interior from water ingress. Compare with Deck.

Bundled Projects – Projects that bundle or combine various related renewal activities into a single project.

Capital Costs – Fixed, one-time expenses after which there will only be recurring operational or running costs. Capital costs can be distributed into three general categories: *Catch-up costs*, *Keep-up costs* and *Get-ahead costs*.

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

Chronological Age – The calendar age of an Asset. Compare with Effective Age.

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

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

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

Comprehensive Projects - Projects that are implemented as one coordinated undertaking.

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

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

Current Year Dollars (CYD) – Dollars in the year they were actually received or paid, unadjusted for price changes. Compare with Future Year Dollars.

Deck- A horizontal surface that protects interior space from water ingress. The surface functions as a roof. Compare with Balcony.

Drained Wall Assembly - Also known as rainscreen wall assembly. Refers to a strategy for rain penetration control that relies on deflection of the majority of water at the cladding (stucco, wood, etc.) but also incorporates a cavity that provides a drainage path for water that penetrates past the cladding. In drained/rainscreen wall assembly the cladding is installed on strapping or furring strips so that there is a gap between it and the *sheathing membrane*. Compare with Undrained Wall Assembly.

Effective Age – The Age of an asset relative to its condition. Compare with Chronological Age.

Financial Assessment – Also known as a financial analysis. The cost estimates associated with major maintenance and renewal projects, and identifications of funds in the contingency reserve fund (CRF) that may be available to pay for these costs.

Funding Model – Also known as a Funding Scenario. A mathematical model used to establish an appropriate funding level for sustaining the assets in a building. All major maintenance and renewal costs are projected onto the CRF balance for the 30-year planning period to demonstrate any years where the CRF balance is predicted to be less than the predicted costs for that year. Running a number of scenarios using different parameters (such as inflation rates and interest rates) can serve as a sensitivity analysis to determine the financial impact of different funding levels. The four main types of funding models are listed below and if used are described in Section 6 of the Report.

- Statutory Funding Model
- Current Funding Model
- Alternate Funding Model
- Progressive Funding Models

Funding Scenarios – See Funding Model

Future Year Dollars (FYD) – The projected cost of future asset renewal projects, which accounts for inflation and escalation factors.

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

- **Functional obsolescence** - Reduction of an object's usefulness or desirability because of an outdated design feature
- **Legal obsolescence** - Force of retirement of assets due to legislation changes, or other directive/order, issued by an authority having jurisdiction.
- **Style obsolescence** - When an asset is no longer desirable because it has fallen out of popular fashion

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

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

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

Maintenance - Activities that preserve the Assets, to ensure the Assets will last their predicted service lives and perform as expected.

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

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

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

Operational Plan/Horizon (1 year) – The annual operating period encompasses one fiscal cycle (12 months). The Reserve Contribution in the operating budget should reflect the majority of the projects in the *Tactical Plan* (5 or 10 years) and ideally should also contemplate elements of the *Strategic Plan* (30 years).

Phased Projects - Projects that are carried out in multiple stages rather than as a single coordinated project.

Physical Assessment – Also known as a physical analysis. The identification of all physical assets the Strata Cooperation is responsible for and the prediction of major maintenance and renewal activities regarding these assets.

Placeholder – an item or asset that is not currently part of the strata cost of maintenance or repair and may be owned by another entity such as a utility, tenant, or section.

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

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

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

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

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

Reserve Contribution – See Annual contribution.

Reserve Fund – See Contingency Reserve Fund (CRF)

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

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

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

Service Life - The estimated period of time over which an asset (and its components or assembly) provides adequate performance and function.

Sheathing Membrane - A generic term for a membrane layer that resists the passage of liquid water (and possibly air and vapour) through vertical, drained surfaces.

Special Levy - Also referred to as a "Special Assessment". A financial levy to be paid by the Owner group to finance large-scale projects for major maintenance, repairs, renewal, or rehabilitation of an asset, which occur as result of a shortfall in available funds and requires special decision making and approval procedures.

Statutory Funding Model - A funding model which uses the Strata Property Act and Regulations to determine the minimum amount of money to contribute to the Contingency Reserve Fund on an annual basis.

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

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

Targeted Projects: Projects that are localized to particular portions of the building.

Undrained Wall Assembly - Also known as face seal wall assembly. Refers to a strategy for rain penetration control that relies on the elimination of holes through the cladding. In undrained/face seal wall assemblies, the cladding is installed directly against the *sheathing membrane*. Compare with Drained Wall Assembly.

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix B

Asset Inventory

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Structural

Struct 01 - CIP Reinforced Concrete Foundation & Parkade Structure



Location

Partially concealed asset; building foundation and parkade structure.

Description

Cast-in-place (CIP), reinforced concrete structural components including, but not limited to: below grade strip and spread footings, slabs-on-grade supported directly on existing grade, columns, bands, at-/below-grade foundation walls, and suspended slabs (parkade roof/ceiling).

Information

Service Life:	75	Install Year:	2020
Chronological Age:	2	Next Event Year:	2095
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Provided maintenance and repairs are completed to adjacent assets, the concrete foundation and parkade structure is not likely to require renewal.	2095	75 Yrs (0)	\$0	\$0	\$0

Struct 02 - Wood Structure



Location

Partially concealed asset; building superstructure.

Description

Wood framed structural lumber and sheathing assembled to support the building's roof, walls, floor, balconies, and various systems.

Information

Service Life:	75	Install Year:	2020
Chronological Age:	2	Next Event Year:	2095
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Provided maintenance and repairs are completed to surrounding systems, the wood structure is not likely to require renewal.	2095	75 Yrs (0)	\$0	\$0	\$0

Belmont Residences West

Asset Inventory – 2022

Struct 03 - Exposed Structural Timber



Location

Columns at lobby entrance exterior. Beams above rear entrance to common area on south elevation.

Description

Engineered glulam wood beams and columns with concealed steel connections.

Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2028
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat exposed structural timber, as required.	2028	8 Yrs (3)	\$2,000	\$6,000	\$8,000
R02	Replace components of exposed structural timber beams and columns, as required.	2070	50 Yrs (0)	\$0	\$0	\$0

Enclosure

Encl 01 - Aluminum Panel Soffit



Location

Underside of balconies.

Description

Perforated aluminum panel soffit.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2060
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace soffit panels and associated components, such as venting strips.	2060	40 Yrs (0)	\$0	\$0	\$0

Encl 02 - Fiber Cement Soffit



Location

Underside of roof eaves.

Description

Panel-and-baton and wood-style fiber-cement panel soffit.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat fiber cement board soffits as required.	2030	10 Yrs (3)	\$7,350	\$22,050	\$31,600
R02	Replace fiber cement board soffit and associated components.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Asset Inventory – 2022

Encl 03 - Exposed SBS Membrane Roof



Location

Main low-sloped roof and canopy roofs over lobby and common room exterior entrance.

Description

Two plies of bituminous and modified bituminous styrene-butadiene-styrene (SBS) membrane at low-slope roof. The membrane is exposed and the top ply is protected by embedded granules.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Commission a roof assessment of SBS and shingled roof and implement maintenance items as recommended. (Delay start 10 years).	2030	5 Yrs (3)	\$3,000	\$9,000	\$12,600
R01	Replace SBS membrane roof assembly and associated component such as drains and flashing.	2040	20 Yrs (1)	\$480,000	\$480,000	\$690,000

Encl 04 - Roof Hatch



Location

Main low-sloped roof.

Description

Roof hatch providing access to low-sloped roof.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace roof hatches.	2050	30 Yrs (1)	\$1,500	\$1,500	\$2,600

Encl 05 - Laminated Asphalt Shingle Roof



Location

All sloped roofs.

Description

Laminated asphalt shingle over a membrane underlayment applied on solid wood sheathing at sloped roof.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Commission a roof assessment and implement maintenance items as recommended. Cost included in SBS membrane J01 roof inspection. (Delay start 10 years).	2030	5 Yrs (3)	\$0	\$0	\$0
R01	Replace asphalt shingle roofs and associated components.	2045	25 Yrs (1)	\$35,700	\$35,700	\$56,000

Belmont Residences West

Asset Inventory – 2022

Encl 06 - Guardrail Glazed Aluminum



Location

Balcony perimeters on all elevations. North elevation patio gates.

Description

Powder coated aluminum posts and glass infill panels functioning as a protective barrier at the open sides of balconies to prevent accidental falls from one level to another. Includes patio swing gates for access to north elevation ground floor units.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	2022	2 Yrs (14)	\$450	\$6,300	\$8,260
J02	Review guardrails for life safety and structural adequacy including attachments.	2030	10 Yrs (2)	\$5,000	\$10,000	\$13,000
R01	Remove and re-install sections of guardrail in conjunction with balcony waterproofing membrane renewal, including inspect and re-certify guardrail.	2035	15 Yrs (1)	\$7,560	\$7,560	\$9,800
R02	Replace balcony guardrails.	2050	30 Yrs (1)	\$70,200	\$70,200	\$120,000

Encl 07 - Rooftop Mechanical Enclosure



Location

Main low-slope roof surrounding make-up air unit.

Description

Concrete blocks with metal posts and planks surrounding the rooftop make-up air unit.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	2022	2 Yrs (14)	\$0	\$0	\$0
R01	Replace rooftop mechanical enclosure fencing.	2050	30 Yrs (1)	\$2,750	\$2,750	\$4,800

Belmont Residences West

Asset Inventory – 2022

Encl 08 - Stone Veneer Wall - Drained



Location

Pillar at lobby entrance on the north elevation, balcony supports on north and east elevations, and common area entrance on south elevation.

Description

Stone veneer applied with mortar onto structure.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace sections of stone veneer wall as required, along with associated components.	2050	30 Yrs (1)	\$7,700	\$7,700	\$13,000

Encl 09 - Fiber Cement Wall - Drained



Location

Primary exterior wall cladding.

Description

Fiber cement horizontal plank cladding, vertical cladding, and shingle cladding with fiber cement trim at corners, doors, windows, and other interfaces installed on wood strapping to create a drained cavity over the exterior sheathing membrane.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and repaint fiber cement cladding.	2030	10 Yrs (3)	\$92,800	\$278,400	\$400,000
R02	Replace fiber cement cladding along with associated flashing and sealants. Consideration should be given to replacement of vent hoods and other accessories that penetrated the cladding at the time of cladding replacement.	2060	40 Yrs (0)	\$0	\$0	\$0

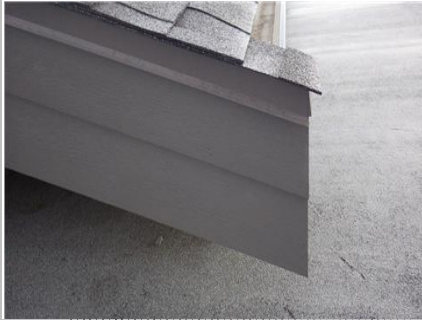
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Encl 10 - Wood Trim Fascia



Location

Attic gable fascia.

Description

Wood trim boards with coated surface for protection of the substrate and aesthetics.

Information

Service Life: 30
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2022

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Locally repair and touch up paint wood trim, as required.	2022	2 Yrs (15)	\$60	\$900	\$1,200
R01	Clean and repaint wood trim.	2026	6 Yrs (5)	\$1,000	\$5,000	\$6,900
R02	Replace wood trim, as required.	2050	30 Yrs (1)	\$4,000	\$4,000	\$7,000

Encl 11 - Decorative Metal Fascia Assembly



Location

Balconies on lower half of glazed infill panel.

Description

Horizontal metal trim with wood-tone coated surface.

Information

Service Life: 30
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2025

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Touch up painting of decorative metal trim as required.	2025	5 Yrs (6)	\$80	\$480	\$659
R01	Clean and repaint metal fascia.	2026	6 Yrs (5)	\$1,600	\$8,000	\$11,200
R02	Replace decorative metal fascia in conjunction with balcony guardrails.	2050	30 Yrs (1)	\$6,400	\$6,400	\$11,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
 Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
 Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Encl 12 - Vinyl Framed Window



Location

All elevations and all levels of the building.

Description

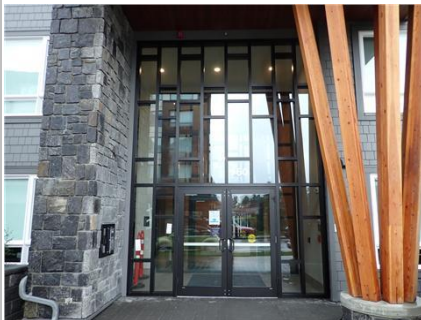
Vinyl framed windows with double insulating glazing units and casement operators.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 20 years).	2040	2 Yrs (5)	\$5,160	\$25,800	\$40,000
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (10)	\$14,000	\$140,000	\$197,000
R01	Replace vinyl windows and associated components.	2050	30 Yrs (1)	\$910,000	\$910,000	\$1,600,000

Encl 13 - Aluminum Curtainwall



Location

Ground floor, north elevation at lobby door.

Description

Aluminum framed, thermally broken, aluminum curtain wall window system with insulating glazing units, and no operators. Includes operable lobby doors (interior and exterior).

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 10 years).	2030	2 Yrs (11)	\$60	\$660	\$945
R01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (11)	\$600	\$6,600	\$9,450
R02	Replace aluminum frame lobby doors including electric strike and hardware, as required.	2040	20 Yrs (1)	\$8,000	\$8,000	\$11,000
R03	Replace curtainwall window system.	2060	40 Yrs (0)	\$0	\$0	\$0

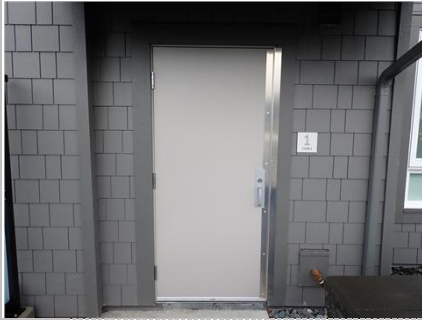
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Encl 14 - Steel Swing Door



Location

Stairwell exits on north and south elevation. Stairwell entrances in parkade.

Description

Steel swing door in a steel frame for emergency egress. Parkade swing doors with glass infill panels.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 10 years).	2030	2 Yrs (8)	\$15	\$120	\$162
R01	Clean and repaint steel door finish.	2028	8 Yrs (3)	\$900	\$2,700	\$3,600
R02	Replace steel swing doors and frames.	2045	25 Yrs (1)	\$9,600	\$9,600	\$15,000

Encl 15 - Aluminum Framed Folding Doors



Location

South elevation entrance to common amenity room.

Description

Entrance doors, aluminum frame folding, double glazed.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (6)	\$5,000	\$30,000	\$40,500
R01	Replace aluminum framed folding glass doors and associated components.	2040	20 Yrs (1)	\$13,000	\$13,000	\$19,000

Belmont Residences West

Asset Inventory – 2022

Encl 16 - Metal Clad Swing Door



Location

Balcony entrances.

Description

Metal clad wood frame swing door with insulating glazing units.

Information

Service Life: 25
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2030

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 10 years).	2030	2 Yrs (8)	\$180	\$1,440	\$1,960
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (8)	\$1,200	\$9,600	\$13,000
R01	Replace metal clad balcony swing doors.	2045	25 Yrs (1)	\$80,000	\$80,000	\$130,000

Encl 17 - Exposed Vinyl Balcony Membrane



Location

Balconies.

Description

Sheet vinyl membrane applied over wood balcony sheathing and associated components including flashing. The term 'balcony' refers to an exterior horizontal surface that is intended for pedestrian use, but which projects from the building such that it is not located over occupied space.

Information

Service Life: 15
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2035

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace vinyl balcony membrane and associated components.	2035	15 Yrs (2)	\$76,800	\$153,600	\$229,000

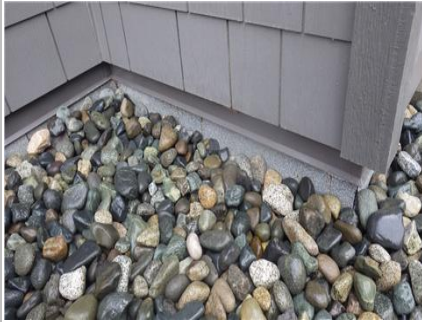
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
 Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Encl 18 - Concealed Podium Membrane with Hard and Soft Landscaping



Location

At-/below-grade; surrounding the building and on top of the parkade structure.

Description

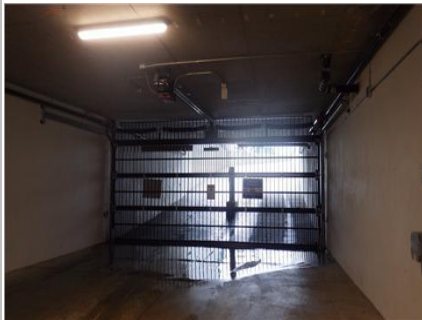
Two plies of bituminous and modified bituminous styrene-butadiene-styrene (SBS) membrane overlaid with drainage mat and various hard and soft landscaping assemblies.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace podium membrane assembly and associated components. Some of the pavers may be salvageable. Price includes overburden removal and re-installation.	2050	30 Yrs (1)	\$2,000,000	\$2,000,000	\$3,500,000

Encl 19 - Open-grid Overhead Parkade Gate



Location

Parking garage entrance.

Description

Pre-finished metal grid overhead gate for underground parkade.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Locally touch up paint at overhead gate, as required.	2022	2 Yrs (15)	\$1,500	\$22,500	\$30,100
R01	Replacement of overhead parkade gate and associated hardware.	2045	25 Yrs (1)	\$7,500	\$7,500	\$12,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/10/29/12
Ordered by Maria Furtado 2024/10/12

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Encl 20 - Exterior Sealant



Location

Interfaces and service penetrations at the exterior walls, roofs, and other locations.

Description

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

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2024
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required. (Delay start 4 years).	2024	2 Yrs (14)	\$2,000	\$28,000	\$38,100
J02	Assess current condition of various sealant and develop renewals plan. The plan should consider current condition, exposure conditions, types of sealant, other work that should be bundled with the sealant work like painting, and phasing of the work.	2030	10 Yrs (3)	\$2,000	\$6,000	\$8,700
R01	Replace sealants at interfaces between building enclosure assemblies and at penetrations through assemblies in accordance with sealant renewals plan.	2030	10 Yrs (3)	\$43,340	\$130,020	\$188,000

Encl 21 - Aluminum Gutter & Rainwater Leader



Location

Roof perimeters.

Description

Aluminum gutters and rainwater leaders.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace damaged gutters and rainwater leader, as required.	2030	10 Yrs (2)	\$450	\$900	\$1,310
R01	Replace gutter, rainwater leaders and associated components such as flashing.	2040	20 Yrs (1)	\$9,000	\$9,000	\$13,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Encl 22 - General & Inspections



Location

Throughout building interior and exterior.

Description

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

Information

Service Life:	75	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Update depreciation report.	2025	3 Yrs (9)	\$8,500	\$76,500	\$104,600
J02	Perform 2-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	2022	2 Yrs (1)	\$6,500	\$6,500	\$6,500
J03	Perform 5-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	2025	5 Yrs (1)	\$6,500	\$6,500	\$6,900
J04	Perform 10-year extended warranty review in sufficient time prior to expiration of warranty period for certain portions of the work. Prepare list of any deficiencies for correction.	2030	10 Yrs (1)	\$6,500	\$6,500	\$7,600
J05	Perform building enclosure condition assessment for all building enclosure systems. (Delay start 20 years).	2040	5 Yrs (3)	\$6,500	\$19,500	\$30,300
R01	This is not a renewable asset.	2095	75 Yrs (0)	\$0	\$0	\$0

Electrical

Elec 01 - Emergency Generator



Location

Main low-slope rooftop.

Description

Roof-mounted Cummins gas-fired emergency generator with a raincover.

Information

Service Life:	35	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace generator hoses.	2030	10 Yrs (3)	\$1,500	\$4,500	\$6,500
R02	Rebuild emergency generator.	2037	17 Yrs (1)	\$15,000	\$15,000	\$20,000
R03	Replace generator battery packs.	2024	4 Yrs (7)	\$300	\$2,100	\$2,810
R04	Replace emergency generator and transfer switch.	2055	35 Yrs (0)	\$0	\$0	\$0

Belmont Residences West

Asset Inventory – 2022

Elec 02 - Distribution Transformer – Exterior [PLACEHOLDER]



Location

Northeast corner of building site.

Description

Pad mounted transformer. Equipment is owned by BC Hydro.

Information

Service Life:	45	Install Year:	2020
Chronological Age:	2	Next Event Year:	2065
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace distribution transformers. Work to be coordinated, completed, and paid for by BC Hydro, at their discretion.	2065	45 Yrs (0)	\$0	\$0	\$0

Elec 03 - Dry Type Distribution Transformer



Location

Electrical room.

Description

Siemens, 3 phase, dry-type, coil, and core unit with vibration dampers and 3R enclosure. 5 transformers of various voltages and sizes.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol. Cost carried in electrical distribution event.	2025	5 Yrs (6)	\$0	\$0	\$0
R01	Conduct infrared thermography and ultrasonic scanning tests on distribution transformers. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated with maintenance activities. Cost carried in electrical distribution event.	2025	5 Yrs (6)	\$0	\$0	\$0
R02	Replace distribution transformers as required.	2060	40 Yrs (0)	\$0	\$0	\$0

Belmont Residences West

Asset Inventory – 2022

Elec 04 - Electrical Distribution



Location

Main electrical room.

Description

Siemens, 3 phase switchgear units; downstream switchboards, panelboards, breakers, switches, disconnects and wiring to mechanical, lighting and power loads throughout the building.

Information

Service Life: 40
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2025

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol.	2025	5 Yrs (6)	\$8,000	\$48,000	\$65,900
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	2022	2 Yrs (15)	\$500	\$7,500	\$10,030
R01	Conduct infrared thermography and ultrasonic scanning tests on all switchgear, distribution panels, cable and bus connections, and other critical equipment. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated prior to planned maintenance to identify areas that require immediate attention. Tests should be conducted on energized equipment during peak demand periods if possible.	2025	5 Yrs (6)	\$3,000	\$18,000	\$24,800
R02	Cyclical replacement of components of the electrical distribution equipment, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
 Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Elec 05 - Exterior Light Fixtures



Location

Throughout site.

Description

A variety of fixture types, including wall, ground mounted, and recessed soffit pot lighting. LED lamps for exterior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, and timers.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	2023	3 Yrs (10)	\$400	\$4,000	\$5,420
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	2026	6 Yrs (5)	\$800	\$4,000	\$5,550
R03	Cyclical replacement of electronic ballasts.	2030	10 Yrs (3)	\$1,050	\$3,150	\$4,500
R04	Replace exterior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2040	20 Yrs (1)	\$10,000	\$10,000	\$14,000

Elec 06 - Interior Light Fixtures



Location

All common areas throughout the building.

Description

A variety of fixture types, including fixed surface pendants and sconces and recessed pots. LED and fluorescent lamps for interior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, timers, and dimmers.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	2023	3 Yrs (10)	\$228	\$2,280	\$3,070
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	2026	6 Yrs (5)	\$800	\$4,000	\$5,550
R03	Cyclical replacement of electronic ballasts.	2030	10 Yrs (3)	\$1,995	\$5,985	\$8,600
R04	Replace interior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2040	20 Yrs (1)	\$28,500	\$28,500	\$41,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Elec 07 - Proximity Access Control



Location

Lobbies, parking garage, elevators, and common area entrances.

Description

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

Information

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2026
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace media in recording device to maintain continuous records from proximity access control devices. Retain records in secure archive for period determined by policy.	2026	6 Yrs (5)	\$500	\$2,500	\$3,480
R02	Install or modernize components of the proximity access control system, excluding field wiring, as required by technological obsolescence.	2032	15 Yrs (2)	\$32,000	\$64,000	\$91,000

Elec 08 - Enterphone System



Location

Outside lobby doors.

Description

Bullet surface mounted, telephone entry panels with associated key pads and display panels.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace enterphone control panels, excluding field wiring.	2045	25 Yrs (1)	\$6,000	\$6,000	\$9,500

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Elec 09 - EV Charger



Location

Parkade.

Description

Wall mounted EV duty electric vehicle (EV) charging station.

Information

Service Life: 25
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2045

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace EV chargers, excluding field wiring.	2045	25 Yrs (1)	\$2,000	\$2,000	\$3,200

Elec 10 - Door Actuator



Location

Interior parkade entrance doors and lobby entrance doors.

Description

Door actuator used to operate building access doors.

Information

Service Life: 10
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2030

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of door actuator units.	2030	10 Yrs (3)	\$4,500	\$13,500	\$19,500

Mechanical

Mech 01 - Heat Tracing - Freeze Protection



Location

Throughout the parking garage.

Description

Heat trace controller and wiring for piping systems exposed to freezing (self regulating heater cable with parallel circuit heater strip and outer thermoplastic elastomer jacket) under pipe insulation.

Information

Service Life: 15
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2035

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of components of electric heat tracing cable, including control module and pipe insulation.	2035	15 Yrs (2)	\$5,000	\$10,000	\$15,200

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
 Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 02 - Gas Detection - Parking Garage



Location

Mounted to columns and walls throughout the parking garage.

Description

Electronic sensing devices for detection of carbon monoxide (CO), nitrogen dioxide (NO2), and hydrogen (H2) produced by vehicles and to activate the exhaust fans accordingly.

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of gas detection sensors.	2030	5 Yrs (5)	\$9,000	\$45,000	\$66,000

Mech 03 - Piping - Domestic Water Distribution



Location

Connected to fixtures throughout the building.

Description

Copper piping for vertical/horizontal mains system. Cross-linked polyethylene (PEX) and braided stainless flex distribution piping within the suites and at fixtures and trap primers. Soldered, crimped, and mechanical connections.

Information

Service Life:	35	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Comprehensive third-party testing and inspection of the copper domestic water distribution system.	2050	30 Yrs (1)	\$12,500	\$12,500	\$22,000
R01	Replace components of domestic water distribution system, including domestic valves. Extent and timing of renewal will be dependent on the third-party testing and inspection of the domestic water distribution piping.	2055	35 Yrs (0)	\$0	\$0	\$0

Mech 04 - Piping - Gas Distribution



Location

Throughout building.

Description

Natural gas distribution system consisting of threaded steel piping from meter to equipment.

Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of fittings and valves of natural gas piping, as required.	2070	20 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 05 - Drainage - Sanitary



Location

Connected to waste fixtures throughout the building.

Description

Polyvinyl chloride (PVC) drain-waste-vent (DWV) piping, P-traps, and fittings at fixtures. Cast iron drainage piping in parkade.

Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Insert video cameras into main lines to conduct pipe inspection.	2025	5 Yrs (6)	\$3,000	\$18,000	\$24,800
J02	Jetflush/auger lateral drain lines.	2030	10 Yrs (3)	\$4,000	\$12,000	\$17,400
R01	Repair components of sanitary drainage system, as required.	2070	50 Yrs (0)	\$0	\$0	\$0

Mech 06 - Drainage - Perimeter and Foundation



Location

Perimeter of podium.

Description

Polyvinyl chloride (PVC) perforated piping forming part of a sub-surface perimeter drainage system around perimeter of building and underground structures.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions.	2025	5 Yrs (6)	\$1,800	\$10,800	\$14,800
J02	Jetflush or auger drains to remove buildup and blockages.	2025	5 Yrs (6)	\$1,800	\$10,800	\$14,800
R01	Repair and/replace components of perimeter drainage system, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 07 - Boiler - DWH Heating - Gas Fired - Condensing



Location

Mechanical room.

Description

Lochnivar Armor AWN286PM and AWN286, natural gas-fired, 96% thermal efficiency condensing water heaters, direct vented. Water heaters are connected to storage tanks.

Information

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2032
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of gas fired domestic hot water heaters. <Unit cost is relative to capacity in BTUH. Range \$2000 for small domestic at 199,000 btuh, to \$20,000 for deluxe modulating at 800,000 btuh.>	2032	12 Yrs (2)	\$16,000	\$32,000	\$45,000

Mech 08 - Storage Tank - DHW



Location

Mechanical room.

Description

AO Smith TJV-120M 119 US gallon domestic hot water storage tanks, fed by gas-fired boiler and serving in-suite fixtures.

Information

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of various components of domestic hot water storage tanks, as required.	2025	5 Yrs (6)	\$2,000	\$12,000	\$16,600
R02	Replace domestic hot water storage tanks.	2032	12 Yrs (2)	\$20,000	\$40,000	\$55,000

Mech 09 - Valves - Cross Connection & Backflow Prevention



Location

Mechanical room.

Description

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

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of cross connection & back flow prevention valves, as required.	2040	20 Yrs (1)	\$6,000	\$6,000	\$8,600

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 10 - Valves - Plumbing Flow Control and Directional



Location

Mechanical room.

Description

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

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of flow control and directional valves, as required.	2040	20 Yrs (1)	\$6,000	\$6,000	\$8,600

Mech 11 - Pump - Domestic Water Booster



Location

Mechanical room.

Description

Baldor Reliance duplex system with 3 HP Grundfos Hydro MPC E 2CR 20-1 pumps, packaged motor control system, and control panel to supply constant boosted pressure to fixtures and equipment on higher levels.

Information

Service Life:	14	Install Year:	2020
Chronological Age:	2	Next Event Year:	2027
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace motor bearings, pump bearings and seals. Inspect mounts and housing, repair as required.	2027	7 Yrs (4)	\$1,650	\$6,600	\$9,100
R02	Replace domestic water booster pumps and motor control panel.	2034	14 Yrs (2)	\$8,000	\$16,000	\$23,000

Mech 12 - Tank - Expansion - DHW - Diaphragm



Location

Mechanical room.

Description

Amtrol ST-80VC floor mounted expansion tank for domestic water system (ET-1). Amtrol ST-60V draw down tank (ET-2).

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of expansion tanks, as required.	2040	20 Yrs (1)	\$3,000	\$3,000	\$4,300

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Asset Inventory – 2022

Mech 13 - Pumps - Storm Lift and Control Panel - Duplex



Location

Parkade; partially concealed asset at perimeter and sub-slab drainage.

Description

Duplex storm lift system using two Myers WHR10H-53 pumps with 1.0 HP each, and control panels for storm lift and drainage.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Overhaul storm sump pumps.	2025	5 Yrs (4)	\$2,000	\$8,000	\$10,500
R02	Cyclic replacement of storm lift sump pumps and control panel.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

Mech 14 - Oil Interceptor



Location

Parkade.

Description

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

Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace oil interceptor.	2070	50 Yrs (0)	\$0	\$0	\$0

Mech 15 - Pump - DHW - Circulation and Recirculation



Location

Mechanical room.

Description

2 Grundfos MAGNA3 40-180 F N pipe-mounted pumps for domestic hot water circulation from boilers to tank. 2 Grundfos UPS 40-240 F B pumps for domestic hot water recirculation for residential recirculation.

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of recirculating pumps, as required.	2030	8 Yrs (3)	\$6,000	\$18,000	\$24,900

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 16 - Well Water System [PLACEHOLDER]



Location

Mechanical room.

Description

Wellmaster Pumps well water pressure tank and Pentair Pentek Intellidrive with M50432 motor for pump. System includes well, pump, storage, and distribution. Previously used for irrigation, currently not in use due to high iron content in well water.

Information

Service Life:	8	Install Year:	2020
Chronological Age:	2	Next Event Year:	2028
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Costs for well water system are zero since this asset will not be maintained.	2028	8 Yrs (0)	\$0	\$0	\$0

Mech 17 - Drainage - Storm - Internal



Location

Podium drains and parkade.

Description

Trench drains, catch basins and associated piping systems for rainwater runoff.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	2025	5 Yrs (6)	\$1,000	\$6,000	\$8,300
R01	Repair and/or replace components of storm water drainage collection system, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 18 - Pumps - Sanitary Lift and Control Panel - Duplex



Location

Parkade; partially concealed in sanitary service.

Description

Duplex sanitary lift system using two Myers WHR10H-53 pumps with 1.0 HP each, and control panels for sanitary lift and drainage.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Overhaul sanitary sump pumps.	2025	5 Yrs (4)	\$2,000	\$8,000	\$10,500
R02	Cyclical replacement of sanitary lift sump pumps and control panel.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

Mech 19 - Pump - Elevator Pit Sump Pump and Control Panel - Simplex



Location

Parkade; partially concealed at elevator pits.

Description

Simplex elevator sump pump system with 1/2 HP Zoeller BA282 pump, and control panel for elevator pit lift and drainage.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Overhaul storm sump pumps.	2025	5 Yrs (4)	\$2,000	\$8,000	\$10,500
R02	Cyclical replacement of elevator pit sump pump and control panel.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

Mech 20 - Heat Pump - Air-to-air [PLACEHOLDER]



Location

Select balconies.

Description

CAC/BDP ground mounted, heat pump outdoor fan coil unit, comprising direct expansion air-side coil, and blower/filter section with a decorative exterior case. Owned by unit owners who upgraded for it during construction.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of heat pumps. Cost is zero since unit heat pumps are owned by unit owners.	2035	15 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 21 - Baseboard - Electric



Location

Hallways on all levels.

Description

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

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2060
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of electric baseboard heaters, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

Mech 22 - Outdoor Fireplace - Gas



Location

South side of building in exterior common area.

Description

Natural gas outdoor fireplace with fireplace enclosure, flue, gas piping, gas valve, and other components.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Check integrity of exterior vent cap or coax discharge assembly, and replace if corroded or damaged.	2025	5 Yrs (6)	\$200	\$1,200	\$1,660
R02	Replace components of fireplace, such as gas valve and switch.	2050	30 Yrs (1)	\$1,500	\$1,500	\$2,600

Mech 23 - Wall-Mounted Electric Cadet Heater



Location

Lobby, stairwells, and various service rooms throughout parkade.

Description

Wall-mounted electric fan heaters with switch control for localized space heating.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclic replacement of cadet heaters, as required.	2040	20 Yrs (1)	\$3,600	\$3,600	\$5,100

Belmont Residences West

Asset Inventory – 2022

Mech 24 - Condensate Neutralizer



Location

Mechanical room: condensing boiler drains.

Description

Neutra-Safe CN2-300 condensate neutralization unit for neutralizing boiler condensate before running to drain. Calcite and magnesium oxide media.

Information

Service Life:	8	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace neutralizing media.	2023	Annually (1)	\$500	\$500	\$510
R01	Cyclical replacement of components of acid waste equipment.	2028	8 Yrs (3)	\$4,000	\$12,000	\$16,000

Mech 25 - Unit Heater - Electric



Location

Storage rooms and equipment rooms in parkade.

Description

StelPro, 5kW, electric unit heater, ceiling-mounted with fan and louver.

Information

Service Life:	17	Install Year:	2020
Chronological Age:	2	Next Event Year:	2037
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of electric unit heaters, as required.	2037	17 Yrs (1)	\$3,000	\$3,000	\$4,000

Mech 26 - Condensing Unit - Heat Pump



Location

Condensing unit in parkade; partially concealed in common amenity room ceiling.

Description

Wall mounted heat pump with fan coil units for forced air conditioning and heating servicing the common amenity room.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of components of condensing units and fan coil units on heat pump system.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

Belmont Residences West

Asset Inventory – 2022

Mech 27 - Condensing Units - Air Conditioner



Location

Parkade and electrical room.

Description

Carrier 5 ton DX cooling system with fan coil unit in electrical room and wall-mounted condensing unit in parkade.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replacement of components of electrical room AC units.	2035	15 Yrs (2)	\$14,000	\$28,000	\$42,000

Mech 28 - Outdoor Air Handler - Makeup Air - Gas



Location

West end of rooftop.

Description

EngA outdoor rooftop unit, belt-driven, centrifugal fan with indirect natural gas fired heating to supply tempered make-up air to the interior spaces. Capacity 250,000 btuh input; 203,000 btuh output; 3500 CFM.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2033
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Half-life refit of unit.	2033	13 Yrs (2)	\$15,000	\$30,000	\$43,000
R01	Cyclical replacement of pulleys and motors and vibration isolation, as required.	2028	8 Yrs (3)	\$2,000	\$6,000	\$8,000
R02	Cyclical rebuild or replacement of rooftop make-up air unit.	2040	20 Yrs (1)	\$350,000	\$350,000	\$500,000

Mech 29 - Ceiling Fan



Location

Common amenity room on level 1.

Description

Fractional horse power, ceiling mounted, circular paddle fans.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of ceiling fans, as required.	2040	20 Yrs (1)	\$400	\$400	\$570

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 30 - Miscellaneous Exhaust Fan - Small Service - Cabinet



Location

Parkade service rooms: storage rooms, mechanical room, dog wash, kayak room, garbage room, and communications room.

Description

Individual ceiling mounted direct drive exhaust fans operating continuously. Fans pick up exhaust air and discharge it through ductwork into the parkade. Combination of Broan L1500L, L900L, L500L, L400L, and L250L exhaust fans.

Information

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2032
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of failed or damaged general purpose cabinet exhaust fans, as required.	2032	12 Yrs (2)	\$15,000	\$30,000	\$41,000

Mech 31 - Rooftop Exhaust Fan - Centrifugal Mushroom



Location

Rooftop above elevator shaft.

Description

Delhi ALX105DDEC belt driven centrifugal fan servicing elevator equipment with electric motor. Equipped with backdraft damper.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace motor and drives.	2030	10 Yrs (3)	\$1,000	\$3,000	\$4,300
R02	Rebuild of rooftop exhaust fan, as required.	2040	20 Yrs (1)	\$2,000	\$2,000	\$2,900

Mech 32 - Transfer Fans - Parkade



Location

Parkade ceiling.

Description

Delhi Blowers 218-INS, 3 HP belt driven centrifugal fans suspended from parkade ceiling structure.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	2023	3 Yrs (10)	\$1,000	\$10,000	\$13,400
R02	Rebuild of parkade transfer fans, as required.	2040	20 Yrs (1)	\$5,000	\$5,000	\$7,100

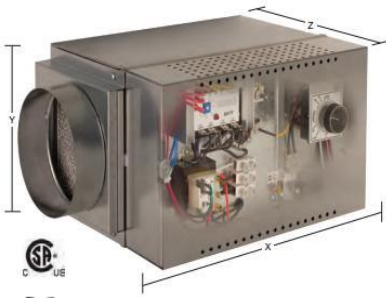
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Mech 33 - Mini Make Up Air Unit - Indoor



Location

Concealed in common area lounge ceiling.

Description

Thermolec FER-6 air handling unit, with heating coil to supply tempered make-up air to the interior common area lounge space.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2028
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of motors and vibration isolation, as required.	2028	8 Yrs (3)	\$500	\$1,500	\$1,990
R02	Cyclical rebuild or replacement of mini make-up air unit.	2045	15 Yrs (1)	\$3,000	\$3,000	\$4,700

Mech 34 - Exhaust Fan - Parkade



Location

Sidewall of parkade.

Description

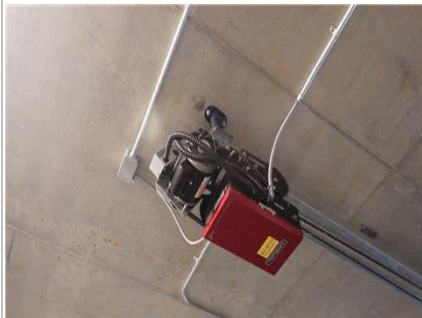
LFI HV30CBS exhaust fans. Belt-driven propeller type.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	2023	3 Yrs (10)	\$1,000	\$10,000	\$13,400
R02	Rebuild of parkade exhaust fans, as required.	2040	20 Yrs (1)	\$2,000	\$2,000	\$2,900

Mech 35 - Overhead Gate Motor



Location

Entrance to parking garage.

Description

LiftMaster Logic 6.0 1/2 HP AC motor and door operator mechanism. Door not included in this asset.

Information

Service Life:	7	Install Year:	2020
Chronological Age:	2	Next Event Year:	2027
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace overhead gate motor and drive unit.	2027	7 Yrs (4)	\$2,500	\$10,000	\$13,800

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

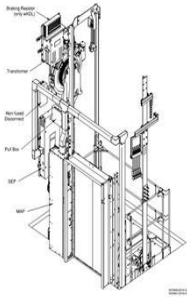
Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Elevator

Elev 01 - Traction Elevator



Location

Hoistway and elevator penthouse.

Description

Traction elevator with KCM831 Control System and KDL16 Drive. Machine mount, controls, drives, transformer, and machines. 2500 lbs. capacity. 150 fpm speed.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace elevator hoist ropes. This is contingent on the condition of the hoist ropes and subject to further review.	2035	15 Yrs (2)	\$50,000	\$100,000	\$152,000
R01	Replace elevator machines, controls and drive systems.	2045	25 Yrs (1)	\$310,000	\$310,000	\$490,000

Elev 02 - Elevator Cab & Hoistway



Location

Elevator cab, fixtures, and hoistway.

Description

Doors, car operating panel, door protection, door operator, cab interior, and fixtures.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace door operators and door detectors.	2040	20 Yrs (1)	\$50,000	\$50,000	\$71,000
R02	Replace operating fixtures and upgrade cab interior finishes.	2045	25 Yrs (1)	\$90,000	\$90,000	\$140,000

Belmont Residences West

Asset Inventory – 2022

Fire Safety

Fire 01 - Fire Alarm Panel - Addressable



Location

Electrical room and annunciator panel in lobby.

Description

Honeywell NFS-320C microprocessor and supervised unit with 32 LCD and 32 ACS type annunciator and display.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace battery packs.	2025	5 Yrs (6)	\$250	\$1,500	\$2,070
R02	Replace fire alarm annunciator panels and control panel, excluding field wiring and field devices.	2040	30 Yrs (1)	\$40,000	\$40,000	\$57,000

Fire 02 - Fire Detection & Alarm



Location

Hallways, stairways, and common areas.

Description

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

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of speakers, heat detectors, smoke detectors and related fire detection and alarm modules, excluding field wiring.	2030	10 Yrs (3)	\$34,400	\$103,200	\$149,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/10/29
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Fire 03 - Dry Sprinklers - Wet System



Location

Balconies and patios.

Description

Dry sidewall sprinklers on a wet distribution system, extending from a heated space to unheated coverage area.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace all heads, or submit a representative sample of heads for testing by a recognized testing agency, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	2030	10 Yrs (3)	\$2,000	\$6,000	\$8,700
R02	Replace all exterior mounted wet sprinkler system heads, or submit a representative sample of heads for testing by a recognized testing agency, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	2050	30 Yrs (1)	\$12,000	\$12,000	\$21,000

Fire 04 - Sprinkler Valve Assembly - Dry



Location

Mechanical room and stairwells below attic spaces.

Description

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

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace gaskets in dry sprinkler valves.	2040	20 Yrs (1)	\$600	\$600	\$860
R02	Rebuild dry sprinkler valves.	2040	20 Yrs (1)	\$4,000	\$4,000	\$5,700
R03	Replace dry sprinkler valves, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Fire 05 - Dry Sprinkler Compressor



Location

Mechanical room and concealed attic spaces (assumed).

Description

Baldor Reliance compressor with 2 HP SuperE Motor and 3470 RPM to maintain the pressure of air in the dry fire sprinkler lines throughout the parkade and attic spaces.

Information

Service Life:	14	Install Year:	2020
Chronological Age:	2	Next Event Year:	2034
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace dry fire sprinkler compressor.	2034	14 Yrs (2)	\$4,000	\$8,000	\$11,800

Fire 06 - Portable Fire Extinguisher



Location

Common hallways and rooms.

Description

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

Information

Service Life:	24	Install Year:	2020
Chronological Age:	2	Next Event Year:	2044
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of fire extinguishers. Ongoing replacements, as required, are assumed to be covered by the annual operating budget.	2044	12 Yrs (1)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplier to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Fire 07 - Sprinkler & Standpipe - Wet



Location

Hallways, stairwells, and common areas on level 1-5.

Description

Standard upright, pendent sprinkler heads, flow switches and indicating devices, gauges, PVC distribution lines.

Information

Service Life: 100
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2040

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Renew compromised portions of piping, gaskets, connections, valves, devices and trim to maintain required function. (Delay start 20 years).	2040	5 Yrs (3)	\$8,600	\$25,800	\$41,000
R02	Replace all heads, or submit representative sample of heads for testing by a recognized testing agency at the 50th anniversary, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25. (Delay start 50 years).	2070	10 Yrs (0)	\$0	\$0	\$0
R03	Replace entire wet sprinkler and standpipe system including risers, branch piping, valves, heads, swaybracing, and all related trim, back to Sprinkler Room.	2120	100 Yrs (0)	\$0	\$0	\$0

Fire 08 - Sprinkler System - Dry



Location

Throughout parkade including storage rooms, common rooms, and mechanical rooms. In rooftop attics.

Description

Exposed upright dry sprinklers, sprinkler head guards, steel piping.

Information

Service Life: 60
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2070

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace all heads, or submit representative sample of heads for testing by recognized testing agency at the 50th anniversary, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25. (Delay start 50 years).	2070	10 Yrs (0)	\$0	\$0	\$0
R02	Replace entire system including risers, branch piping, valves, heads, swaybracing, and all related trim, back to Sprinkler Room.	2080	60 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
 Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Fire 09 - Emergency Egress Equipment



Location

Hallways and common areas.

Description

LED unit battery packs in green exit signs.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of emergency egress LED exit signs.	2040	15 Yrs (1)	\$2,250	\$2,250	\$3,200

Interior Finishes

Finish 01 - Sheet Carpet



Location

Hallways, stairwells, and common rooms.

Description

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

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Renew carpet.	2030	10 Yrs (3)	\$71,200	\$213,600	\$303,000

Finish 02 - Floor Tile



Location

Level 1 lobby entrance and common lounge area. Parkade elevator entrance.

Description

Floor tile on thin set mortar with grout.

Information

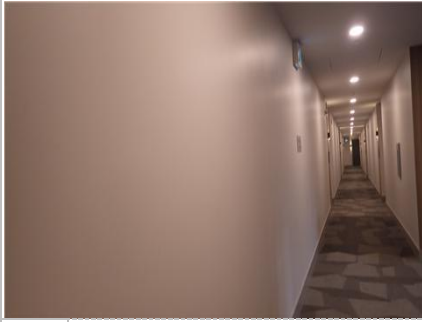
Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2032
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Recolour or replace tile grout, as required.	2032	12 Yrs (2)	\$4,800	\$9,600	\$13,300
R01	Renew stone floor tile.	2060	40 Yrs (0)	\$0	\$0	\$0

Belmont Residences West

Asset Inventory – 2022

Finish 03 - Paint



Location

Hallways, stairwells, and common areas.

Description

Primers and multiple pigmented coating finishes applied to interior gypsum wallboard.

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and repaint interior walls in high traffic areas, as required.	2025	5 Yrs (3)	\$35,000	\$105,000	\$137,000
R02	Repaint wall surface including preparation of substrate.	2030	10 Yrs (3)	\$42,000	\$126,000	\$182,000

Finish 04 - Wallpaper Covering



Location

Levels 1-5 at elevator entrances and level 1 lounge.

Description

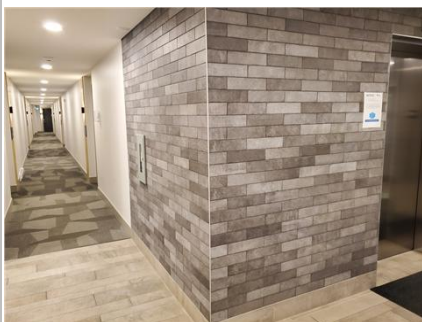
Decorative wallpaper sheet covering adhered to substrate sheathing.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace wall paper covering, as required.	2035	15 Yrs (2)	\$3,000	\$6,000	\$9,100

Finish 05 - Wall Tile Veneer



Location

Level 1 at elevator entrances.

Description

Ceramic tile on mortar bed.

Information

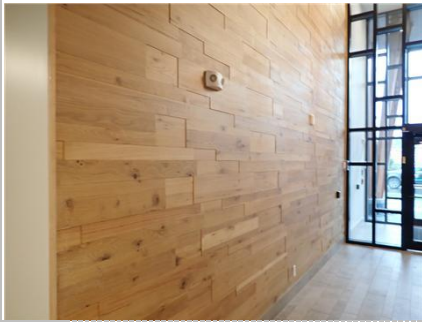
Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace grout and sealant at wall tile, as required.	2030	10 Yrs (2)	\$800	\$1,600	\$2,040
R02	Replace wall tile veneer.	2045	25 Yrs (1)	\$2,000	\$2,000	\$3,200

Belmont Residences West

Asset Inventory – 2022

Finish 06 - Wood Paneling



Location

Level 1 lobby entrance.

Description

Decorative wood paneling; wood veneer on substrate sheathing and structural framing.

Information

Service Life: 25

Install Year: 2020

Chronological Age: 2

Next Event Year: 2045

Effective Age: 2

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace wood paneling, as required.	2045	25 Yrs (1)	\$2,800	\$2,800	\$4,400

Finish 07 - Baseboard, Molding, and Casing



Location

Trim in hallways, stairwells, and common areas.

Description

Linear components constructed out of painted wood. Includes synthetic cove at wall to floor interface.

Information

Service Life: 40

Install Year: 2020

Chronological Age: 2

Next Event Year: 2060

Effective Age: 2

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace sections of damaged baseboard, molding, and casing, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Amenities

Amen 01 - Dogwash Room



Location

Dogwash room in parking garage.

Description

Stainless steel dogwash station complete with fixtures, hardware, and accessories for washing dogs outside of suites. Asset also includes grooming bench, electric dryer, small domestic hot water tank, solids interceptor (downstream drainage), decorative wall paper, and tile flooring.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	7		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of grooming bench, dryer, solids interceptor, and interior finishes, as required.	2025	5 Yrs (6)	\$1,500	\$9,000	\$12,400
R02	Cyclical replacement of dogwash station, fixtures, hardware and accessories, hot water tank, expansion tank, and associated mechanical components, as required	2040	10 Yrs (2)	\$3,000	\$6,000	\$9,500

Amen 02 - Amenity Room



Location

Common area lounge on ground floor.

Description

Lounge featuring tables, chairs, booths, counters, Danby mini refrigerator, Panasonic microwave, Whirlpool dishwasher, wall-mounted television, sink with faucet, and various interior finishes.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of amenity room interior furnishings and finishes, as required.	2025	5 Yrs (6)	\$1,500	\$9,000	\$12,400
R02	Cyclical replacement of amenity room domestic appliances including mini refrigerator, microwave, dishwasher, television, and faucet, as required.	2045	25 Yrs (1)	\$10,000	\$10,000	\$16,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Amen 03 - Outdoor Barbecue



Location

Exterior common lounge area.

Description

Natural gas BBQ grill.

Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace outdoor barbecue equipment.	2030	10 Yrs (3)	\$2,000	\$6,000	\$8,700

Amen 04 - Public Signage



Location

North elevation at lobby entrance.

Description

Exterior signage and a variety of permanently displayed information placards in the common areas of the building.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace damaged and outdated public signage, as required.	2045	25 Yrs (1)	\$2,000	\$2,000	\$3,200

Amen 05 - Bicycle Rack



Location

Bicycle and kayak storage rooms in parkade. Lobby entrance.

Description

Wall mounted, steel frame bicycle racks in parkade bike storage rooms. Metal ground-mounted bike racks at exterior entrance to lobby.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Touch up painting of bike racks, as required.	2025	5 Yrs (5)	\$500	\$2,500	\$3,270
R01	Replace bicycle racks, as required.	2050	30 Yrs (1)	\$72,000	\$72,000	\$130,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Asset Inventory – 2022

Amen 06 - Interior Furnishings & Accessories



Location

Lobby, hallways, and various common areas throughout the building.

Description

Chairs, tables, plants, decor, and various other interior furnishings.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace interior furniture and associated component.	2035	15 Yrs (2)	\$5,000	\$10,000	\$15,200

Amen 07 - Central Mailboxes



Location

Lobby entrance.

Description

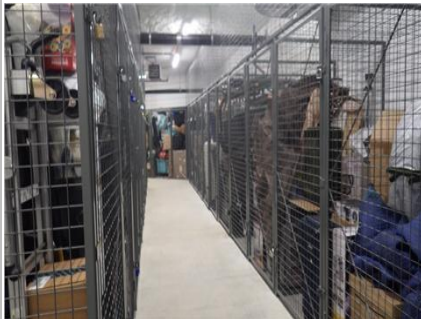
Flush mounted, front loading, brushed aluminum finish, and extruded aluminum trim.

Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Rekey cylinder on master lock.	2025	5 Yrs (5)	\$300	\$1,500	\$1,960
R01	Replace central mailboxes, as required.	2050	30 Yrs (1)	\$6,000	\$6,000	\$10,000

Amen 08 - Metal Storage Locker



Location

Storage rooms in parkade.

Description

Pre-finished metal storage lockers with doors and hardware.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace metal storage lockers, as required.	2045	25 Yrs (1)	\$6,000	\$6,000	\$9,500

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Inventory – 2022

Amen 09 - Bike Station



Location

Parkade outside bicycle storage room.

Description

Various bicycle tools, air pump, hose, wall decals, and bike stand.

Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of bike station tools, as required.	2025	5 Yrs (5)	\$500	\$2,500	\$3,350
R02	Replace bike station features including bike stand and wall decals, as required.	2045	25 Yrs (1)	\$3,500	\$3,500	\$5,500

Amen 10 - Amenity Center - Belmont Club - Shared Air Space Parcel



Location

Off-site amenity center in Belmont Club; amenity center is ground-floor of a separate building located down the street from Belmont Residences West.

Description

Amenity center including lobby area, reception, 2 offices, kids room, 2 activity rooms, community room, music room, 6 washrooms, a multi-function room, and 2 storage rooms. Responsibility for furnishings, mechanical, electrical, and structural systems are shared between Belmont Residences West and Belmont Residences East as defined in the air space parcel agreement for Belmont Club (ASP2) in Schedule A of the agreement, along with commercial retail units in the building. The Belmont Club ownership is currently 51% Developer and 49% EPS6035; when construction of Belmont Residences East is complete, the ownership will be 50/50 between EPS6035 and Belmont Residences East.

Information

Service Life:	5	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of interior furnishings in the Belmont Club, as required.	2025	5 Yrs (6)	\$3,000	\$18,000	\$24,800

Belmont Residences West

Asset Inventory – 2022

Sitework

Site 01 - Wood Fencing Divider



Location

South elevation patios and west elevation perimeter.

Description

Wood fence with posts and horizontal panels for privacy; steel hardware for gates and connections to concrete.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2026
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat wood fencing, as required.	2026	6 Yrs (4)	\$900	\$3,600	\$4,670
R02	Replace gate hardware.	2030	10 Yrs (2)	\$200	\$400	\$580
R03	Replace wood fencing.	2040	20 Yrs (1)	\$18,000	\$18,000	\$26,000

Site 02 - Low Wood Fencing



Location

South elevation patios and yards.

Description

4 feet high wood fence with posts and 3 rows of horizontal panels; gates with hardware. Steel connections from fencing to concrete foundation blocks.

Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2026
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat wood fencing, as required.	2026	6 Yrs (4)	\$175	\$700	\$920
R02	Replace gate hardware.	2030	10 Yrs (2)	\$800	\$1,600	\$2,340
R03	Replace wood fencing.	2040	20 Yrs (1)	\$4,500	\$4,500	\$6,400

Site 03 - Metal Fencing



Location

South elevation perimeter.

Description

Chainlink metal fence with painted posts and fencing.

Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Repaint chainlink metal fencing, as required.	2030	10 Yrs (3)	\$5,400	\$16,200	\$23,400
R01	Replace chainlink metal fencing.	2060	40 Yrs (0)	\$0	\$0	\$0

Belmont Residences West

Asset Inventory – 2022

Site 04 - Metal Guardrail



Location

Parkade entrance perimeter.

Description

4-foot rail and pickets metal fence with prefinished posts mounted on concrete walls for fall protection.

Information

Service Life: 40
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2025

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review metal fencing posts for structural adequacy and life safety to ensure posts are adequately anchored in the ground.	2025	5 Yrs (6)	\$500	\$3,000	\$4,140
J02	Repaint metal guardrail, as required.	2030	10 Yrs (3)	\$1,500	\$4,500	\$6,500
R01	Replace metal guardrail.	2060	40 Yrs (0)	\$0	\$0	\$0

Site 05 - Glazed Aluminum Frame Divider



Location

Dividers on patios on north and south elevations. Gates and hardware at north elevation patio entrances.

Description

Powder coated aluminum frame and translucent glass infill panels functioning as a 6' high privacy barrier between patios. 4' high gates and hardware in some locations.

Information

Service Life: 30
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2022

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	2022	2 Yrs (14)	\$150	\$2,100	\$2,750
R01	Replace glazed aluminum frame dividers.	2050	30 Yrs (1)	\$5,700	\$5,700	\$9,900

Site 06 - Interlocking Concrete Block Retaining Wall



Location

Landscaping surrounding building over podium.

Description

Interlocking concrete block retaining wall for planters.

Information

Service Life: 30
 Chronological Age: 2
 Effective Age: 2

Install Year: 2020
 Next Event Year: 2040

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Reconstruct sections of interlocking concrete block retaining walls, as required. (Delay start 20 years).	2040	5 Yrs (3)	\$6,480	\$19,440	\$30,300
R02	Concrete block retaining wall is included in podium renewal.	2050	30 Yrs (1)	\$0	\$0	\$0

Belmont Residences West

Asset Inventory – 2022

Site 07 - Soft Landscaping



Location

Site surrounding building.

Description

Lawn, ground cover, shrubs, perennials, and small trees.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Renovate sections of the soft landscaping, as required.	2035	15 Yrs (2)	\$24,120	\$48,240	\$73,000

Site 08 - Irrigation System



Location

Throughout soft landscaping surrounding building.

Description

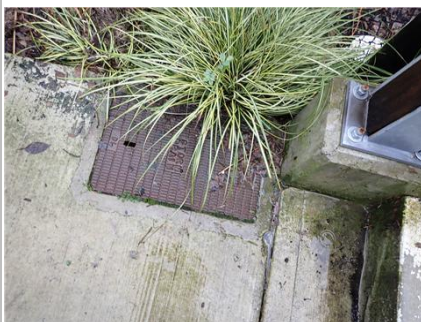
Controller with time clock, network of pipes, valves, and irrigation heads distributed around the soft landscaping.

Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace the back-up battery in the timer/controller.	2022	2 Yrs (15)	\$250	\$3,750	\$5,020
R01	Cyclical replacement of components of irrigation sprinkler system, as required.	2035	15 Yrs (2)	\$5,000	\$10,000	\$15,200

Site 09 - Underground Drainage Services - Storm



Location

Concealed asset.

Description

Storm sewer from buildings and catch basins to property line.

Information

Service Life:	80	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review underground drainage piping by video camera for condition and performance.	2025	5 Yrs (6)	\$1,000	\$6,000	\$8,300
J02	Powerflush underground drainage piping to clear and remove any buildup of debris.	2030	10 Yrs (3)	\$1,000	\$3,000	\$4,300
R01	Replace components of underground storm drainage services.	2100	80 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Asset Inventory – 2022

Site 10 - Underground Drainage Services - Sanitary



Location

Concealed below grade; from the building to the municipal main.

Description

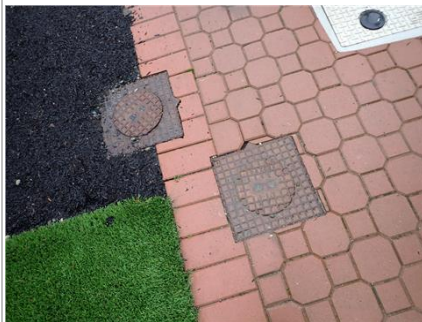
Sanitary sewer system from the buildings to the property line, including all appurtenances.

Information

Service Life:	80	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	CCTV length of services for inspection of condition and function.	2025	5 Yrs (6)	\$1,000	\$6,000	\$8,300
J02	Powerflush underground sanitary drains to remove buildup and debris.	2030	10 Yrs (3)	\$1,000	\$3,000	\$4,300
R01	Replace portions of underground sanitary services, including all appurtenances.	2100	80 Yrs (0)	\$0	\$0	\$0

Site 11 - Underground Water Services with PVC/Copper and Ductile Piping



Location

Concealed below grade; from the building to the municipal main.

Description

Fire, irrigation, and domestic water supplies, from the property line to the buildings and hydrant.

Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace underground water services with PVC/copper piping, hydrants, valves, and connections.	2070	50 Yrs (0)	\$0	\$0	\$0

Site 12 - Electrical Site Services



Location

Concealed below grade; from the building electrical room to the BC Hydro pad-mounted transformer.

Description

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

Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace underground electrical services.	2070	50 Yrs (0)	\$0	\$0	\$0

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix C

Asset Service Life Summary

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Asset Service Life Summary – 2022

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Struct 01	CIP Reinforced Concrete Foundation & Parkade Structure	2 <input type="text"/>	73 <input type="text"/>
Struct 02	Wood Structure	2 <input type="text"/>	73 <input type="text"/>
Struct 03	Exposed Structural Timber	2 <input type="text"/>	48 <input type="text"/>
Encl 01	Aluminum Panel Soffit	2 <input type="text"/>	38 <input type="text"/>
Encl 02	Fiber Cement Soffit	2 <input type="text"/>	38 <input type="text"/>
Encl 03	Exposed SBS Membrane Roof	2 <input type="text"/>	18 <input type="text"/>
Encl 04	Roof Hatch	2 <input type="text"/>	28 <input type="text"/>
Encl 05	Laminated Asphalt Shingle Roof	2 <input type="text"/>	23 <input type="text"/>
Encl 06	Guardrail Glazed Aluminum	2 <input type="text"/>	28 <input type="text"/>
Encl 07	Rooftop Mechanical Enclosure	2 <input type="text"/>	28 <input type="text"/>
Encl 08	Stone Veneer Wall - Drained	2 <input type="text"/>	28 <input type="text"/>
Encl 09	Fiber Cement Wall - Drained	2 <input type="text"/>	38 <input type="text"/>
Encl 10	Wood Trim Fascia	2 <input type="text"/>	28 <input type="text"/>
Encl 11	Decorative Metal Fascia Assembly	2 <input type="text"/>	28 <input type="text"/>
Encl 12	Vinyl Framed Window	2 <input type="text"/>	28 <input type="text"/>
Encl 13	Aluminum Curtainwall	2 <input type="text"/>	38 <input type="text"/>
Encl 14	Steel Swing Door	2 <input type="text"/>	23 <input type="text"/>
Encl 15	Aluminum Framed Folding Doors	2 <input type="text"/>	18 <input type="text"/>
Encl 16	Metal Clad Swing Door	2 <input type="text"/>	23 <input type="text"/>
Encl 17	Exposed Vinyl Balcony Membrane	2 <input type="text"/>	13 <input type="text"/>
Encl 18	Concealed Podium Membrane with Hard and Soft Landscaping	2 <input type="text"/>	28 <input type="text"/>
Encl 19	Open-grid Overhead Parkade Gate	2 <input type="text"/>	23 <input type="text"/>
Encl 20	Exterior Sealant	2 <input type="text"/>	8 <input type="text"/>
Encl 21	Aluminum Gutter & Rainwater Leader	2 <input type="text"/>	18 <input type="text"/>
Encl 22	General & Inspections	2 <input type="text"/>	73 <input type="text"/>
Elec 01	Emergency Generator	2 <input type="text"/>	33 <input type="text"/>
Elec 02	Distribution Transformer - Exterior [PLACEHOLDER]	2 <input type="text"/>	43 <input type="text"/>
Elec 03	Dry Type Distribution Transformer	2 <input type="text"/>	38 <input type="text"/>
Elec 04	Electrical Distribution	2 <input type="text"/>	38 <input type="text"/>
Elec 05	Exterior Light Fixtures	2 <input type="text"/>	18 <input type="text"/>
Elec 06	Interior Light Fixtures	2 <input type="text"/>	18 <input type="text"/>
Elec 07	Proximity Access Control	2 <input type="text"/>	10 <input type="text"/>
Elec 08	Enterphone System	2 <input type="text"/>	23 <input type="text"/>
Elec 09	EV Charger	2 <input type="text"/>	23 <input type="text"/>
Elec 10	Door Actuator	2 <input type="text"/>	8 <input type="text"/>
Mech 01	Heat Tracing - Freeze Protection	2 <input type="text"/>	13 <input type="text"/>
Mech 02	Gas Detection - Parking Garage	2 <input type="text"/>	8 <input type="text"/>
Mech 03	Piping - Domestic Water Distribution	2 <input type="text"/>	33 <input type="text"/>
Mech 04	Piping - Gas Distribution	2 <input type="text"/>	48 <input type="text"/>
Mech 05	Drainage - Sanitary	2 <input type="text"/>	48 <input type="text"/>

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Mech 06	Drainage - Perimeter and Foundation	2	38
Mech 07	Boiler - DWH Heating - Gas Fired - Condensing	2	10
Mech 08	Storage Tank - DHW	2	10
Mech 09	Valves - Cross Connection & Backflow Prevention	2	18
Mech 10	Valves - Plumbing Flow Control and Directional	2	18
Mech 11	Pump - Domestic Water Booster	2	12
Mech 12	Tank - Expansion - DHW - Diaphragm	2	18
Mech 13	Pumps - Storm Lift and Control Panel - Duplex	2	13
Mech 14	Oil Interceptor	2	48
Mech 15	Pump - DHW - Circulation and Recirculation	2	8
Mech 16	Well Water System [PLACEHOLDER]	2	6
Mech 17	Drainage - Storm - Internal	2	38
Mech 18	Pumps - Sanitary Lift and Control Panel - Duplex	2	13
Mech 19	Pump - Elevator Pit Sump Pump and Control Panel - Simplex	2	13
Mech 20	Heat Pump - Air-to-air [PLACEHOLDER]	2	13
Mech 21	Baseboard - Electric	2	38
Mech 22	Outdoor Fireplace - Gas	2	28
Mech 23	Wall-Mounted Electric Cadet Heater	2	18
Mech 24	Condensate Neutralizer	2	6
Mech 25	Unit Heater - Electric	2	15
Mech 26	Condensing Unit - Heat Pump	2	13
Mech 27	Condensing Units - Air Conditioner	2	13
Mech 28	Outdoor Air Handler - Makeup Air - Gas	2	18
Mech 29	Ceiling Fan	2	18
Mech 30	Miscellaneous Exhaust Fan - Small Service - Cabinet	2	10
Mech 31	Rooftop Exhaust Fan - Centrifugal Mushroom	2	18
Mech 32	Transfer Fans - Parkade	2	18
Mech 33	Mini Make Up Air Unit - Indoor	2	23
Mech 34	Exhaust Fan - Parkade	2	18
Mech 35	Overhead Gate Motor	2	5
Elev 01	Traction Elevator	2	23
Elev 02	Elevator Cab & Hoistway	2	23
Fire 01	Fire Alarm Panel - Addressable	2	18
Fire 02	Fire Detection & Alarm	2	8
Fire 03	Dry Sprinklers - Wet System	2	28
Fire 04	Sprinkler Valve Assembly - Dry	2	38
Fire 05	Dry Sprinkler Compressor	2	12
Fire 06	Portable Fire Extinguisher	2	22
Fire 07	Sprinkler & Standpipe - Wet	2	98
Fire 08	Sprinkler System - Dry	2	58
Fire 09	Emergency Egress Equipment	2	18
Finish 01	Sheet Carpet	2	8
Finish 02	Floor Tile	2	38

Supplied to StrataDocs 2022/09/02
 Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
 Document Uploaded and Verified: 2022/09/02

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Finish 03	Paint	2 <input type="text"/>	8 <input type="text"/>
Finish 04	Wallpaper Covering	2 <input type="text"/>	13 <input type="text"/>
Finish 05	Wall Tile Veneer	2 <input type="text"/>	23 <input type="text"/>
Finish 06	Wood Paneling	2 <input type="text"/>	23 <input type="text"/>
Finish 07	Baseboard, Molding, and Casing	2 <input type="text"/>	38 <input type="text"/>
Amen 01	Dogwash Room	2 <input type="text"/>	18 <input type="text"/>
Amen 02	Amenity Room	2 <input type="text"/>	23 <input type="text"/>
Amen 03	Outdoor Barbecue	2 <input type="text"/>	8 <input type="text"/>
Amen 04	Public Signage	2 <input type="text"/>	23 <input type="text"/>
Amen 05	Bicycle Rack	2 <input type="text"/>	28 <input type="text"/>
Amen 06	Interior Furnishings & Accessories	2 <input type="text"/>	13 <input type="text"/>
Amen 07	Central Mailboxes	2 <input type="text"/>	28 <input type="text"/>
Amen 08	Metal Storage Locker	2 <input type="text"/>	23 <input type="text"/>
Amen 09	Bike Station	2 <input type="text"/>	23 <input type="text"/>
Amen 10	Amenity Center - Belmont Club	2 <input type="text"/>	3 <input type="text"/>
Site 01	Wood Fencing Divider	2 <input type="text"/>	18 <input type="text"/>
Site 02	Low Wood Fencing	2 <input type="text"/>	18 <input type="text"/>
Site 03	Metal Fencing	2 <input type="text"/>	38 <input type="text"/>
Site 04	Metal Guardrail	2 <input type="text"/>	38 <input type="text"/>
Site 05	Glazed Aluminum Frame Divider	2 <input type="text"/>	28 <input type="text"/>
Site 06	Interlocking Concrete Block Retaining Wall	2 <input type="text"/>	28 <input type="text"/>
Site 07	Soft Landscaping	2 <input type="text"/>	13 <input type="text"/>
Site 08	Irrigation System	2 <input type="text"/>	13 <input type="text"/>
Site 09	Underground Drainage Services - Storm	2 <input type="text"/>	78 <input type="text"/>
Site 10	Underground Drainage Services - Sanitary	2 <input type="text"/>	78 <input type="text"/>
Site 11	Underground Water Services with PVC/Copper and Ductile Piping	2 <input type="text"/>	48 <input type="text"/>
Site 12	Electrical Site Services	2 <input type="text"/>	48 <input type="text"/>

Supplied to StrataDocs 2022/09/02
 Ordered by Maria Furtado 2024/01/29

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix D

Tactical Plan Costing

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Enclosure						
Encl 06 - Guardrail Glazed Aluminum						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2022	\$450	\$450
Encl 10 - Wood Trim Fascia						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2022	\$60	\$60
Encl 19 - Open-grid Overhead Parkade Gate						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2022	\$1,500	\$1,500
Encl 22 - General & Inspections						
J02	Perform 2-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	Warranty Review	2	2022	\$6,500	\$6,500
Electrical						
Elec 04 - Electrical Distribution						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2022	\$500	\$500
Sitework						
Site 05 - Glazed Aluminum Frame Divider						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2022	\$150	\$150
Site 08 - Irrigation System						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2022	\$250	\$250
Electrical						
Elec 05 - Exterior Light Fixtures						
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	Renew Component	3	2023	\$400	\$410
Elec 06 - Interior Light Fixtures						
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	Renew Component	3	2023	\$228	\$230
Mechanical						
Mech 24 - Condensate Neutralizer						
J01	Replace neutralizing media.	Warranty Review	1	2023	\$500	\$510
Mech 32 - Transfer Fans - Parkade						
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	Renew Component	3	2023	\$1,000	\$1,000
Mech 34 - Exhaust Fan - Parkade						
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	Renew Component	3	2023	\$1,000	\$1,000
Enclosure						
Encl 06 - Guardrail Glazed Aluminum						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2024	\$450	\$470
Encl 10 - Wood Trim Fascia						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2024	\$60	\$62

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Encl 19 - Open-grid Overhead Parkade Gate						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2024	\$1,500	\$1,600
Encl 20 - Exterior Sealant						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2024	\$2,000	\$2,100
Electrical						
Elec 01 - Emergency Generator						
R03	Replace generator battery packs.	Renew Component	4	2024	\$300	\$310
Elec 04 - Electrical Distribution						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2024	\$500	\$520
Sitework						
Site 05 - Glazed Aluminum Frame Divider						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2024	\$150	\$160
Site 08 - Irrigation System						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2024	\$250	\$260
Enclosure						
Encl 11 - Decorative Metal Fascia Assembly						
J01	Touch up painting of decorative metal trim as required.	Maintenance Level 1	5	2025	\$80	\$85
Encl 22 - General & Inspections						
J01	Update depreciation report.	Maintenance Level 3	3	2025	\$8,500	\$9,000
J03	Perform 5-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	Warranty Review	5	2025	\$6,500	\$6,900
Electrical						
Elec 04 - Electrical Distribution						
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol.	Maintenance Level 3	5	2025	\$8,000	\$8,500
R01	Conduct infrared thermography and ultrasonic scanning tests on all switchgear, distribution panels, cable and bus connections, and other critical equipment. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated prior to planned maintenance to identify areas that require immediate attention. Tests should be conducted on energized equipment during peak demand periods if possible.	Renew Component	5	2025	\$3,000	\$3,200
Mechanical						
Mech 05 - Drainage - Sanitary						
J01	Insert video cameras into main lines to conduct pipe inspection.	Maintenance Level 3	5	2025	\$3,000	\$3,200
Mech 06 - Drainage - Perimeter and Foundation						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions.	Maintenance Level 3	5	2025	\$1,800	\$1,900
J02	Jetflush or auger drains to remove buildup and blockages.	Maintenance Level 3	5	2025	\$1,800	\$1,900

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Mech 08 - Storage Tank - DHW						
R01	Cyclical replacement of various components of domestic hot water storage tanks, as required.	Renew Component	5	2025	\$2,000	\$2,100
Mech 13 - Pumps - Storm Lift and Control Panel - Duplex						
R01	Overhaul storm sump pumps.	Renew Component	5	2025	\$2,000	\$2,100
Mech 17 - Drainage - Storm - Internal						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	Maintenance Level 2	5	2025	\$1,000	\$1,100
Mech 18 - Pumps - Sanitary Lift and Control Panel - Duplex						
R01	Overhaul sanitary sump pumps.	Renew Component	5	2025	\$2,000	\$2,100
Mech 19 - Pump - Elevator Pit Sump Pump and Control Panel - Simplex						
R01	Overhaul storm sump pumps.	Renew Component	5	2025	\$2,000	\$2,100
Mech 22 - Outdoor Fireplace - Gas						
R01	Check integrity of exterior vent cap or coax discharge assembly, and replace if corroded or damaged.	Renew Component	5	2025	\$200	\$210
Fire Safety						
Fire 01 - Fire Alarm Panel - Addressable						
R01	Replace battery packs.	Renew Component	5	2025	\$250	\$270
Interior Finishes						
Finish 03 - Paint						
R01	Clean and repaint interior walls in high traffic areas, as required.	Renew Component	5	2025	\$35,000	\$37,000
Amenities						
Amen 01 - Dogwash Room						
R01	Cyclical replacement of grooming bench, dryer, solids interceptor, and interior finishes, as required.	Renew Component	5	2025	\$1,500	\$1,600
Amen 02 - Amenity Room						
R01	Cyclical replacement of amenity room interior furnishings and finishes, as required.	Renew Component	5	2025	\$1,500	\$1,600
Amen 05 - Bicycle Rack						
J01	Touch up painting of bike racks, as required.	Maintenance Level 3	5	2025	\$500	\$530
Amen 07 - Central Mailboxes						
J01	Rekey cylinder on master lock.	Maintenance Level 2	5	2025	\$300	\$320
Amen 09 - Bike Station						
R01	Cyclical replacement of bike station tools, as required.	Renew Component	5	2025	\$500	\$530
Amen 10 - Amenity Center - Belmont Club						
R01	Cyclical replacement of interior furnishings in the Belmont Club, as required.	Renew Assembly	5	2025	\$3,000	\$3,200
Sitework						
Site 04 - Metal Guardrail						
J01	Review metal fencing posts for structural adequacy and life safety to ensure posts are adequately anchored in the ground.	Maintenance Level 2	5	2025	\$500	\$530
Site 09 - Underground Drainage Services - Storm						
J01	Review underground drainage piping by video camera for condition and performance.	Maintenance Level 3	5	2025	\$1,000	\$1,100

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Site 10 - Underground Drainage Services - Sanitary						
J01	CCTV length of services for inspection of condition and function.	Maintenance Level 3	5	2025	\$1,000	\$1,100
Enclosure						
Encl 06 - Guardrail Glazed Aluminum						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2026	\$450	\$490
Encl 10 - Wood Trim Fascia						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2026	\$60	\$65
R01	Clean and repaint wood trim.	Renew Component	6	2026	\$1,000	\$1,100
Encl 11 - Decorative Metal Fascia Assembly						
R01	Clean and repaint metal fascia.	Renew Component	6	2026	\$1,600	\$1,700
Encl 19 - Open-grid Overhead Parkade Gate						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2026	\$1,500	\$1,600
Encl 20 - Exterior Sealant						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2026	\$2,000	\$2,200
Electrical						
Elec 04 - Electrical Distribution						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2026	\$500	\$540
Elec 05 - Exterior Light Fixtures						
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	Renew Component	3	2026	\$400	\$430
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	Renew Component	6	2026	\$800	\$870
Elec 06 - Interior Light Fixtures						
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	Renew Component	3	2026	\$228	\$250
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	Renew Component	6	2026	\$800	\$870
Elec 07 - Proximity Access Control						
R01	Replace media in recording device to maintain continuous records from proximity access control devices. Retain records in secure archive for period determined by policy.	Renew Component	6	2026	\$500	\$540
Mechanical						
Mech 32 - Transfer Fans - Parkade						
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	Renew Component	3	2026	\$1,000	\$1,100
Mech 34 - Exhaust Fan - Parkade						
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	Renew Component	3	2026	\$1,000	\$1,100
Sitework						
Site 01 - Wood Fencing Divider						
R01	Clean and recoat wood fencing, as required.	Renew Component	6	2026	\$900	\$970

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Site 02 - Low Wood Fencing						
R01	Clean and recoat wood fencing, as required.	Renew Component	6	2026	\$175	\$190
Site 05 - Glazed Aluminum Frame Divider						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2026	\$150	\$160
Site 08 - Irrigation System						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2026	\$250	\$270
Mechanical						
Mech 11 - Pump - Domestic Water Booster						
R01	Replace motor bearings, pump bearings and seals. Inspect mounts and housing, repair as required.	Renew Component	7	2027	\$1,650	\$1,800
Mech 35 - Overhead Gate Motor						
R01	Replace overhead gate motor and drive unit.	Renew Assembly	7	2027	\$2,500	\$2,800
Structural						
Struct 03 - Exposed Structural Timber						
R01	Clean and recoat exposed structural timber, as required.	Renew Component	8	2028	\$2,000	\$2,300
Enclosure						
Encl 06 - Guardrail Glazed Aluminum						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2028	\$450	\$510
Encl 10 - Wood Trim Fascia						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2028	\$60	\$68
Encl 14 - Steel Swing Door						
R01	Clean and repaint steel door finish.	Renew Component	8	2028	\$900	\$1,000
Encl 19 - Open-grid Overhead Parkade Gate						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2028	\$1,500	\$1,700
Encl 20 - Exterior Sealant						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2028	\$2,000	\$2,300
Encl 22 - General & Inspections						
J01	Update depreciation report.	Maintenance Level 3	3	2028	\$8,500	\$9,600
Electrical						
Elec 01 - Emergency Generator						
R03	Replace generator battery packs.	Renew Component	4	2028	\$300	\$340
Elec 04 - Electrical Distribution						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2028	\$500	\$560
Mechanical						
Mech 24 - Condensate Neutralizer						
R01	Cyclical replacement of components of acid waste equipment.	Renew Assembly	8	2028	\$4,000	\$4,500

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Mech 28 - Outdoor Air Handler - Makeup Air - Gas						
R01	Cyclical replacement of pulleys and motors and vibration isolation, as required.	Renew Component	8	2028	\$2,000	\$2,300
Mech 33 - Mini Make Up Air Unit - Indoor						
R01	Cyclical replacement of motors and vibration isolation, as required.	Renew Component	8	2028	\$500	\$560
Sitework						
Site 05 - Glazed Aluminum Frame Divider						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2028	\$150	\$170
Site 08 - Irrigation System						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2028	\$250	\$280
Electrical						
Elec 05 - Exterior Light Fixtures						
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	Renew Component	3	2029	\$400	\$460
Elec 06 - Interior Light Fixtures						
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	Renew Component	3	2029	\$228	\$260
Mechanical						
Mech 32 - Transfer Fans - Parkade						
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	Renew Component	3	2029	\$1,000	\$1,100
Mech 34 - Exhaust Fan - Parkade						
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	Renew Component	3	2029	\$1,000	\$1,100
Enclosure						
Encl 02 - Fiber Cement Soffit						
R01	Clean and recoat fiber cement board soffits as required.	Renew Component	10	2030	\$7,350	\$8,600
Encl 03 - Exposed SBS Membrane Roof						
J01	Commission a roof assessment of SBS and shingled roof and implement maintenance items as recommended.	Assessment	5	2030	\$3,000	\$3,500
Encl 06 - Guardrail Glazed Aluminum						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2030	\$450	\$530
J02	Review guardrails for life safety and structural adequacy including attachments.	Assessment	10	2030	\$5,000	\$5,900
Encl 09 - Fiber Cement Wall - Drained						
R01	Clean and repaint fiber cement cladding.	Renew Component	10	2030	\$92,800	\$110,000
Encl 10 - Wood Trim Fascia						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2030	\$60	\$70
Encl 11 - Decorative Metal Fascia Assembly						
J01	Touch up painting of decorative metal trim as required.	Maintenance Level 1	5	2030	\$80	\$94
Encl 12 - Vinyl Framed Window						
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Maintenance Level 3	2	2030	\$14,000	\$16,000
Encl 13 - Aluminum Curtainwall						
J01	Replace or repair gasket and weatherstripping, as required.	Maintenance Level 2	2	2030	\$60	\$70

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
R01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Renew Component	2	2030	\$600	\$700
Encl 14 - Steel Swing Door						
J01	Replace or repair gasket and weatherstripping, as required.	Maintenance Level 2	2	2030	\$15	\$18
Encl 15 - Aluminum Framed Folding Doors						
J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Maintenance Level 3	2	2030	\$5,000	\$5,900
Encl 16 - Metal Clad Swing Door						
J01	Replace or repair gasket and weatherstripping, as required.	Maintenance Level 2	2	2030	\$180	\$210
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Maintenance Level 3	2	2030	\$1,200	\$1,400
Encl 19 - Open-grid Overhead Parkade Gate						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2030	\$1,500	\$1,800
Encl 20 - Exterior Sealant						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2030	\$2,000	\$2,300
J02	Assess current condition of various sealant and develop renewals plan. The plan should consider current condition, exposure conditions, types of sealant, other work that should be bundled with the sealant work like painting, and phasing of the work.	Assessment	10	2030	\$2,000	\$2,300
R01	Replace sealants at interfaces between building enclosure assemblies and at penetrations through assemblies in accordance with sealant renewals plan.	Renew Assembly	10	2030	\$43,340	\$51,000
Encl 21 - Aluminum Gutter & Rainwater Leader						
J01	Replace damaged gutters and rainwater leader, as required.	Maintenance Level 2	10	2030	\$450	\$530
Encl 22 - General & Inspections						
J04	Perform 10-year extended warranty review in sufficient time prior to expiration of warranty period for certain portions of the work. Prepare list of any deficiencies for correction.	Warranty Review	10	2030	\$6,500	\$7,600
Electrical						
Elec 01 - Emergency Generator						
R01	Replace generator hoses.	Renew Component	10	2030	\$1,500	\$1,800
Elec 04 - Electrical Distribution						
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol.	Maintenance Level 3	5	2030	\$8,000	\$9,400
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2030	\$500	\$590
R01	Conduct infrared thermography and ultrasonic scanning tests on all switchgear, distribution panels, cable and bus connections, and other critical equipment. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated prior to planned maintenance to identify areas that require immediate attention. Tests should be conducted on energized equipment during peak demand periods if possible.	Renew Component	5	2030	\$3,000	\$3,500
Elec 05 - Exterior Light Fixtures						
R03	Cyclical replacement of electronic ballasts.	Renew Component	10	2030	\$1,050	\$1,200
Elec 06 - Interior Light Fixtures						
R03	Cyclical replacement of electronic ballasts.	Renew Component	10	2030	\$1,995	\$2,300

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Elec 10 - Door Actuator						
R01	Cyclical replacement of door actuator units.	Renew Assembly	10	2030	\$4,500	\$5,300
Mechanical						
Mech 02 - Gas Detection - Parking Garage						
R01	Cyclical replacement of gas detection sensors.	Renew Assembly	5	2030	\$9,000	\$11,000
Mech 05 - Drainage - Sanitary						
J01	Insert video cameras into main lines to conduct pipe inspection.	Maintenance Level 3	5	2030	\$3,000	\$3,500
J02	Jetflush/auger lateral drain lines.	Maintenance Level 3	10	2030	\$4,000	\$4,700
Mech 06 - Drainage - Perimeter and Foundation						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions.	Maintenance Level 3	5	2030	\$1,800	\$2,100
J02	Jetflush or auger drains to remove buildup and blockages.	Maintenance Level 3	5	2030	\$1,800	\$2,100
Mech 08 - Storage Tank - DHW						
R01	Cyclical replacement of various components of domestic hot water storage tanks, as required.	Renew Component	5	2030	\$2,000	\$2,300
Mech 13 - Pumps - Storm Lift and Control Panel - Duplex						
R01	Overhaul storm sump pumps.	Renew Component	5	2030	\$2,000	\$2,300
Mech 15 - Pump - DHW - Circulation and Recirculation						
R01	Cyclical replacement of recirculating pumps, as required.	Renew Assembly	8	2030	\$6,000	\$7,000
Mech 17 - Drainage - Storm - Internal						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	Maintenance Level 2	5	2030	\$1,000	\$1,200
Mech 18 - Pumps - Sanitary Lift and Control Panel - Duplex						
R01	Overhaul sanitary sump pumps.	Renew Component	5	2030	\$2,000	\$2,300
Mech 19 - Pump - Elevator Pit Sump Pump and Control Panel - Simplex						
R01	Overhaul storm sump pumps.	Renew Component	5	2030	\$2,000	\$2,300
Mech 22 - Outdoor Fireplace - Gas						
R01	Check integrity of exterior vent cap or coax discharge assembly, and replace if corroded or damaged.	Renew Component	5	2030	\$200	\$230
Mech 31 - Rooftop Exhaust Fan - Centrifugal Mushroom						
R01	Replace motor and drives.	Renew Component	10	2030	\$1,000	\$1,200
Fire Safety						
Fire 01 - Fire Alarm Panel - Addressable						
R01	Replace battery packs.	Renew Component	5	2030	\$250	\$290
Fire 02 - Fire Detection & Alarm						
R01	Cyclical replacement of speakers, heat detectors, smoke detectors and related fire detection and alarm modules, excluding field wiring.	Renew Assembly	10	2030	\$34,400	\$40,000
Fire 03 - Dry Sprinklers - Wet System						
R01	Replace all heads, or submit a representative sample of heads for testing by a recognized testing agency, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	Renew Component	10	2030	\$2,000	\$2,300

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Interior Finishes						
Finish 01 - Sheet Carpet						
R01	Renew carpet.	Renew Assembly	10	2030	\$71,200	\$83,000
Finish 03 - Paint						
R02	Repaint wall surface including preparation of substrate.	Renew Assembly	10	2030	\$42,000	\$49,000
Finish 05 - Wall Tile Veneer						
R01	Replace grout and sealant at wall tile, as required.	Renew Component	10	2030	\$800	\$940
Amenities						
Amen 01 - Dogwash Room						
R01	Cyclical replacement of grooming bench, dryer, solids interceptor, and interior finishes, as required.	Renew Component	5	2030	\$1,500	\$1,800
Amen 02 - Amenity Room						
R01	Cyclical replacement of amenity room interior furnishings and finishes, as required.	Renew Component	5	2030	\$1,500	\$1,800
Amen 03 - Outdoor Barbecue						
R01	Replace outdoor barbecue equipment.	Renew Assembly	10	2030	\$2,000	\$2,300
Amen 05 - Bicycle Rack						
J01	Touch up painting of bike racks, as required.	Maintenance Level 3	5	2030	\$500	\$590
Amen 07 - Central Mailboxes						
J01	Rekey cylinder on master lock.	Maintenance Level 2	5	2030	\$300	\$350
Amen 09 - Bike Station						
R01	Cyclical replacement of bike station tools, as required.	Renew Component	5	2030	\$500	\$590
Amen 10 - Amenity Center - Belmont Club						
R01	Cyclical replacement of interior furnishings in the Belmont Club, as required.	Renew Assembly	5	2030	\$3,000	\$3,500
Sitework						
Site 01 - Wood Fencing Divider						
R02	Replace gate hardware.	Renew Component	10	2030	\$200	\$230
Site 02 - Low Wood Fencing						
R02	Replace gate hardware.	Renew Component	10	2030	\$800	\$940
Site 03 - Metal Fencing						
J01	Repaint chainlink metal fencing, as required.	Maintenance Level 2	10	2030	\$5,400	\$6,300
Site 04 - Metal Guardrail						
J01	Review metal fencing posts for structural adequacy and life safety to ensure posts are adequately anchored in the ground.	Maintenance Level 2	5	2030	\$500	\$590
J02	Repaint metal guardrail, as required.	Maintenance Level 2	10	2030	\$1,500	\$1,800
Site 05 - Glazed Aluminum Frame Divider						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2030	\$150	\$180
Site 08 - Irrigation System						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2030	\$250	\$290
Site 09 - Underground Drainage Services - Storm						
J01	Review underground drainage piping by video camera for condition and performance.	Maintenance Level 3	5	2030	\$1,000	\$1,200
J02	Powerflush underground drainage piping to clear and remove any buildup of debris.	Maintenance Level 3	10	2030	\$1,000	\$1,200

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Belmont Residences West

Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
Site 10 - Underground Drainage Services - Sanitary						
J01	CCTV length of services for inspection of condition and function.	Maintenance Level 3	5	2030	\$1,000	\$1,200
J02	Powerflush underground sanitary drains to remove buildup and debris.	Maintenance Level 3	10	2030	\$1,000	\$1,200
Enclosure						
Encl 22 - General & Inspections						
J01	Update depreciation report.	Maintenance Level 3	3	2031	\$8,500	\$10,000

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix E

Funding Scenario Cash Flow Tables

STATUTORY FUNDING MODEL: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$26,381	\$0	\$9,410	\$60,499
2023	\$60,499	\$9,410	\$0	\$3,150	\$66,759
2024	\$66,759	\$3,150	\$0	\$5,482	\$64,427
2025	\$64,427	\$5,482	\$22,266	\$92,175	\$0
2026	\$0	\$27,964	\$0	\$14,445	\$13,519
2027	\$13,519	\$27,964	\$0	\$4,600	\$36,883
2028	\$36,883	\$27,964	\$0	\$26,188	\$38,658
2029	\$38,658	\$27,964	\$0	\$2,920	\$63,702
2030	\$63,702	\$6,207	\$416,523	\$486,432	\$0
2031	\$0	\$27,964	\$0	\$10,000	\$17,964
2032	\$17,964	\$27,964	\$103,146	\$149,074	\$0
2033	\$0	\$27,964	\$0	\$19,000	\$8,964
2034	\$8,964	\$27,964	\$27,543	\$64,471	\$0
2035	\$0	\$27,964	\$342,966	\$370,930	\$0
2036	\$0	\$27,964	\$18,584	\$46,548	\$0
2037	\$0	\$27,964	\$7,036	\$35,000	\$0
2038	\$0	\$27,964	\$27,241	\$55,205	\$0
2039	\$0	\$27,964	\$0	\$0	\$27,964
2040	\$27,964	\$27,964	\$2,052,786	\$2,108,713	\$0
2041	\$0	\$27,964	\$0	\$9,910	\$18,054
2042	\$18,054	\$27,964	\$0	\$39,060	\$6,958
2043	\$6,958	\$27,964	\$0	\$13,000	\$21,921
2044	\$21,921	\$27,964	\$103,494	\$153,379	\$0
2045	\$0	\$27,964	\$1,035,226	\$1,063,190	\$0
2046	\$0	\$27,964	\$61,640	\$89,604	\$0
2047	\$0	\$27,964	\$28,266	\$56,230	\$0
2048	\$0	\$27,964	\$40,096	\$68,060	\$0
2049	\$0	\$27,964	\$0	\$15,000	\$12,964
2050	\$12,964	\$27,964	\$6,454,753	\$6,495,680	\$0
2051	\$0	\$27,964	\$0	\$0	\$27,964

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

CURRENT (2022) FUNDING MODEL: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$28,183	\$0	\$9,410	\$62,301
2023	\$62,301	\$28,183	\$0	\$3,150	\$87,334
2024	\$87,334	\$28,183	\$0	\$5,482	\$110,036
2025	\$110,036	\$28,183	\$0	\$92,175	\$46,044
2026	\$46,044	\$28,183	\$0	\$14,445	\$59,782
2027	\$59,782	\$28,183	\$0	\$4,600	\$83,365
2028	\$83,365	\$28,183	\$0	\$26,188	\$85,360
2029	\$85,360	\$28,183	\$0	\$2,920	\$110,624
2030	\$110,624	\$28,183	\$347,625	\$486,432	\$0
2031	\$0	\$28,183	\$0	\$10,000	\$18,183
2032	\$18,183	\$28,183	\$102,708	\$149,074	\$0
2033	\$0	\$28,183	\$0	\$19,000	\$9,183
2034	\$9,183	\$28,183	\$27,105	\$64,471	\$0
2035	\$0	\$28,183	\$342,747	\$370,930	\$0
2036	\$0	\$28,183	\$18,365	\$46,548	\$0
2037	\$0	\$28,183	\$6,817	\$35,000	\$0
2038	\$0	\$28,183	\$27,022	\$55,205	\$0
2039	\$0	\$28,183	\$0	\$0	\$28,183
2040	\$28,183	\$28,183	\$2,052,347	\$2,108,713	\$0
2041	\$0	\$28,183	\$0	\$9,910	\$18,273
2042	\$18,273	\$28,183	\$0	\$39,060	\$7,396
2043	\$7,396	\$28,183	\$0	\$13,000	\$22,580
2044	\$22,580	\$28,183	\$102,616	\$153,379	\$0
2045	\$0	\$28,183	\$1,035,007	\$1,063,190	\$0
2046	\$0	\$28,183	\$61,421	\$89,604	\$0
2047	\$0	\$28,183	\$28,047	\$56,230	\$0
2048	\$0	\$28,183	\$39,877	\$68,060	\$0
2049	\$0	\$28,183	\$0	\$15,000	\$13,183
2050	\$13,183	\$28,183	\$6,454,314	\$6,495,680	\$0
2051	\$0	\$28,183	\$0	\$0	\$28,183

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

ALTERNATIVE FUNDING MODEL #1: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$9,410	\$79,118
2023	\$79,118	\$47,250	\$0	\$3,150	\$123,218
2024	\$123,218	\$49,612	\$0	\$5,482	\$167,349
2025	\$167,349	\$52,093	\$0	\$92,175	\$127,267
2026	\$127,267	\$54,698	\$0	\$14,445	\$167,519
2027	\$167,519	\$57,433	\$0	\$4,600	\$220,352
2028	\$220,352	\$60,304	\$0	\$26,188	\$254,468
2029	\$254,468	\$63,319	\$0	\$2,920	\$314,868
2030	\$314,868	\$66,485	\$105,079	\$486,432	\$0
2031	\$0	\$69,810	\$0	\$10,000	\$59,810
2032	\$59,810	\$73,300	\$15,964	\$149,074	\$0
2033	\$0	\$76,965	\$0	\$19,000	\$57,965
2034	\$57,965	\$80,813	\$0	\$64,471	\$74,308
2035	\$74,308	\$84,854	\$211,768	\$370,930	\$0
2036	\$0	\$89,097	\$0	\$46,548	\$42,549
2037	\$42,549	\$93,552	\$0	\$35,000	\$101,101
2038	\$101,101	\$98,229	\$0	\$55,205	\$144,125
2039	\$144,125	\$103,141	\$0	\$0	\$247,266
2040	\$247,266	\$108,298	\$1,753,150	\$2,108,713	\$0
2041	\$0	\$113,713	\$0	\$9,910	\$103,803
2042	\$103,803	\$119,398	\$0	\$39,060	\$184,141
2043	\$184,141	\$125,368	\$0	\$13,000	\$296,509
2044	\$296,509	\$131,637	\$0	\$153,379	\$274,767
2045	\$274,767	\$138,218	\$650,205	\$1,063,190	\$0
2046	\$0	\$145,129	\$0	\$89,604	\$55,525
2047	\$55,525	\$152,386	\$0	\$56,230	\$151,681
2048	\$151,681	\$160,005	\$0	\$68,060	\$243,626
2049	\$243,626	\$168,005	\$0	\$15,000	\$396,632
2050	\$396,632	\$176,406	\$5,922,643	\$6,495,680	\$0
2051	\$0	\$185,226	\$0	\$0	\$185,226

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

ALTERNATIVE FUNDING MODEL #2: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$9,410	\$79,118
2023	\$79,118	\$48,150	\$0	\$3,150	\$124,118
2024	\$124,118	\$51,521	\$0	\$5,482	\$170,157
2025	\$170,157	\$55,127	\$0	\$92,175	\$133,108
2026	\$133,108	\$58,986	\$0	\$14,445	\$177,649
2027	\$177,649	\$63,115	\$0	\$4,600	\$236,164
2028	\$236,164	\$67,533	\$0	\$26,188	\$277,509
2029	\$277,509	\$72,260	\$0	\$2,920	\$346,849
2030	\$346,849	\$77,318	\$62,264	\$486,432	\$0
2031	\$0	\$82,731	\$0	\$10,000	\$72,731
2032	\$72,731	\$88,522	\$0	\$149,074	\$12,179
2033	\$12,179	\$94,718	\$0	\$19,000	\$87,897
2034	\$87,897	\$101,349	\$0	\$64,471	\$124,775
2035	\$124,775	\$108,443	\$137,712	\$370,930	\$0
2036	\$0	\$116,034	\$0	\$46,548	\$69,486
2037	\$69,486	\$124,157	\$0	\$35,000	\$158,643
2038	\$158,643	\$132,847	\$0	\$55,205	\$236,285
2039	\$236,285	\$142,147	\$0	\$0	\$378,432
2040	\$378,432	\$152,097	\$1,578,184	\$2,108,713	\$0
2041	\$0	\$162,744	\$0	\$9,910	\$152,834
2042	\$152,834	\$174,136	\$0	\$39,060	\$287,910
2043	\$287,910	\$186,325	\$0	\$13,000	\$461,235
2044	\$461,235	\$199,368	\$0	\$153,379	\$507,225
2045	\$507,225	\$213,324	\$342,641	\$1,063,190	\$0
2046	\$0	\$228,257	\$0	\$89,604	\$138,653
2047	\$138,653	\$244,235	\$0	\$56,230	\$326,658
2048	\$326,658	\$261,331	\$0	\$68,060	\$519,929
2049	\$519,929	\$279,624	\$0	\$15,000	\$784,553
2050	\$784,553	\$299,198	\$5,411,929	\$6,495,680	\$0
2051	\$0	\$320,142	\$0	\$0	\$320,142

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Progressive Funding Model: Cash Flow Table (30 Years)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$396,000	\$0	\$9,410	\$430,118
2023	\$430,118	\$396,000	\$0	\$3,150	\$822,968
2024	\$822,968	\$396,000	\$0	\$5,482	\$1,213,486
2025	\$1,213,486	\$396,000	\$0	\$92,175	\$1,517,311
2026	\$1,517,311	\$396,000	\$0	\$14,445	\$1,898,866
2027	\$1,898,866	\$396,000	\$0	\$4,600	\$2,290,266
2028	\$2,290,266	\$396,000	\$0	\$26,188	\$2,660,078
2029	\$2,660,078	\$396,000	\$0	\$2,920	\$3,053,158
2030	\$3,053,158	\$396,000	\$0	\$486,432	\$2,962,726
2031	\$2,962,726	\$396,000	\$0	\$10,000	\$3,348,726
2032	\$3,348,726	\$396,000	\$0	\$149,074	\$3,595,652
2033	\$3,595,652	\$396,000	\$0	\$19,000	\$3,972,652
2034	\$3,972,652	\$396,000	\$0	\$64,471	\$4,304,181
2035	\$4,304,181	\$396,000	\$0	\$370,930	\$4,329,251
2036	\$4,329,251	\$396,000	\$0	\$46,548	\$4,678,703
2037	\$4,678,703	\$396,000	\$0	\$35,000	\$5,039,703
2038	\$5,039,703	\$396,000	\$0	\$55,205	\$5,380,498
2039	\$5,380,498	\$396,000	\$0	\$0	\$5,776,498
2040	\$5,776,498	\$396,000	\$0	\$2,108,713	\$4,063,785
2041	\$4,063,785	\$396,000	\$0	\$9,910	\$4,449,875
2042	\$4,449,875	\$396,000	\$0	\$39,060	\$4,806,815
2043	\$4,806,815	\$396,000	\$0	\$13,000	\$5,189,815
2044	\$5,189,815	\$396,000	\$0	\$153,379	\$5,432,436
2045	\$5,432,436	\$396,000	\$0	\$1,063,190	\$4,765,246
2046	\$4,765,246	\$396,000	\$0	\$89,604	\$5,071,642
2047	\$5,071,642	\$396,000	\$0	\$56,230	\$5,411,412
2048	\$5,411,412	\$396,000	\$0	\$68,060	\$5,739,352
2049	\$5,739,352	\$396,000	\$0	\$15,000	\$6,120,352
2050	\$6,120,352	\$396,000	\$0	\$6,495,680	\$20,672
2051	\$20,672	\$396,000	\$0	\$0	\$416,672

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix F

RDH Qualifications

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02



Maintenance and Planning (MaP)

Our Maintenance and Planning (MaP) group works with your owner group to plan and develop strategies for the long- and short-term needs of your building—everything from roof maintenance to boiler replacement. As the acronym suggests, our services are designed so that we can provide you with a comprehensive roadMaP for the management of your assets.

RDH staff have broad practical experience assisting building owners with all aspects of planning for the long term stewardship of their building(s). Our reserve fund analysts, engineers, architects, and technologists have a wide variety of formal training—including building science, structural engineering, and mechanical engineering. We believe that by using a team approach, we can ensure an appropriate level of thoroughness and quality. We have prepared hundreds of Depreciation Reports and are recognized as industry leaders.

Depreciation Reports

A Depreciation Report is a long-range financial planning tool. It's used to identify funding requirements for costs associated with future repair, renewal, and replacement projects. The report establishes where you need to focus resources and is a good place to start developing your roadMaP.

The first step in preparing the report is to compile an inventory of all of your building's assets (roofs, boilers, carpets, etc.). Using the inventory as a foundation, we estimate the remaining life of each asset, forecast the replacement costs in future-year dollars, and display the financial analysis with graphs and cash flow tables.





About Us



Mark Will | B.A. Econ.
Principal, Vancouver Regional Manager

- B.A., Economics
- Has worked in project management since 1997
- Member of the Board of Directors, Condominium Home Owner's Association (CHOA)
- Member of Professional Association of Managing Agents (PAMA)



Jason Dunn | B.Arch.Sc., CCCA
Principal, Senior Project Manager

- B.Arch.Sc., Building Science Option
- Certified Construction Contract Administrator, CSC
- Has worked in building science consulting since 2004



Peter Fitch | C.Tech.
Mechanical Specialist

- UBC/UBCM Certified Professional program (audit only)
- Member of Applied Science Technologists & Technicians of British Columbia
- Has worked in the mechanical design field since 1978
- Technical review of asset inventories for MEFS and site assets



Harvey Goodman | P.Eng.
Building Science Specialist

- B.A.Sc., Civil Engineering
- P.Eng, Engineers and Geoscientists of BC
- Has worked in building science consulting since 1993



Robin Breuer | A.Sc.T., RRO
Associate, Senior Project Manager

- Dipl.T., Building Engineering Technology (Building Science Option)
- Registered Roof Observer, RCI, Inc.
- Has worked in building science consulting since 1998



Christy Love | P.Eng., Certified Passive House Consultant
Principal, Vancouver Island Regional Manager

- B.A.Sc., Civil Engineering (Environmental Option)
- P.Eng, Engineers and Geoscientists of BC
- Certified Passive House Consultant, International Passive House Association
- Has worked in Building Science Consulting since 2003



Stephen Lowther | A.Sc.T.

Associate, Project Manager

- MaP Service Area Leader
- Dipl.T., Architectural & Building Engineering Technology
- Member of Applied Science Technologists and Technicians of British Columbia
- Member of Roof Consultants Institute, Western Canada Chapter
- Has worked in building science consulting since 2006



Grant Laing | Architect AIBC

Senior Project Architect

- MEds, Architecture, University of Calgary, AB
- Member, Architectural Institute of British Columbia (AIBC)
- Has worked in architecture since 1994



Brandon Carreira | Dipl.T.

Project Manager

- MaP Service Area Leader
- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- Has worked in maintenance and planning consulting since 2011
- Prepared 200+ Depreciation Reports and has been involved with 250+ MaP projects



Nicola Alexander | B.Arch.Sc.

Building Science Technologist

- B.Tech., Architectural Science
- Has worked in maintenance and planning consulting since 2013 and has prepared 200+ Depreciation Reports in the Victoria office



Kyle Tulloch | Dipl.T., B.A.Sc.

Building Science Engineer (EIT)

- Dipl.T., Civil Engineering
- B.A.Sc., Civil Engineering
- Has worked in maintenance and planning consulting since 2016 and has prepared 100+ Depreciation Reports in the Victoria office



Daniel Calero | B.Comm, B.A.Sc.

Building Science Engineer (EIT)

- B.Comm., Real Estate and Housing
- B.A.Sc., Civil Engineering
- Possesses extensive experience in Building Science Research
- Has worked in maintenance and planning consulting since 2016



Savannah Gillette | B.Eng
Building Science Engineer (EIT)

- B. Eng. Civil Engineering
- Has worked in maintenance and planning consulting since 2019

Administrators and Client Support



Anna Qiu
Maintenance and Planning Project Assistant

- Certificate, Business Administration
- Has worked in administration within engineering/architecture firms since 2004
- BAMS user account setup and maintenance

Software Support and Programmer



Matthew Branch | P.Eng.
Software Developer

- B.Sc., Civil Engineering
- Registered professional engineer, APEGBC
- Has worked in engineering data analysis since 2000

Acknowledgements



Serge Desmarais | B.Arch. Architect AIBC, CP
Principal (In Memoriam), Senior Building Science Specialist

- RDH gratefully acknowledges the contributions of Serge Desmarais as the building science technical lead for the MaP group.
- Registered Architect AIBC, Certified Professional
 - 30+ years' experience in building design and construction capital renewal projects
 - RDH 2004 - 2017

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Appendix G

Disclosures and Disclaimers, Insurance Certificate

Disclosures and Disclaimers

Condition of the Assets

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

Cost Estimating for Assets

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

Maintenance of the Assets:

The maintenance checklists are not exhaustive and are intended as a framework for the ongoing refinement of the maintenance program.

- Work must only be carried out by appropriately qualified personnel who have the necessary and sufficient knowledge about the maintenance tasks and maintenance intervals.
- The manufacturers' latest printed instructions should take precedence in the event of any conflict with the maintenance checklists.
- The Owners' maintenance staff and/or service contractors are responsible to verify what is contained in the manufacturers' documentation regarded recommended maintenance procedures and intervals.
- The maintenance checklists and maintenance intervals should be reviewed annually and adjusted, as required, to reflect the service environment, feedback from contractors, etc.

Specialist and Non-Specialist Reviews

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

Forecasting the Useful Service Life of Assets

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

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

Funding Models

The funding models for Depreciation Reports are based on a 30-year horizon and use "future year dollars termed" methodology. This methodology projects the costs (in future year dollars) over the planning horizon and not beyond the terminus year of the planning horizon. The current year is the starting year of the planning horizon. The term,

therefore, matches the initial horizon and does not respect a shifting horizon. This means that in year 1 the funding scenarios will look forward for 30 years.

For example, in 2019 the model looks forward to 2048. In year two, it will be accurate for 29 years, as it is only looking forward to year 2048. When an update study is performed in three years, the revised funding scenarios will look forward 30 years from 2022 to 2051. Renewal and major maintenance projects that occur beyond the 30-year planning horizon are not considered in the scenarios; that is, those projects that occur beyond 30 years are unfunded in the funding scenarios.

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ref. No. 320008778693

CERTIFICATE OF INSURANCE

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

Re: Evidence of Insurance

To Whom It May Concern
Suite 400, 4333 Still Creek Drive
Burnaby, BC V5C 6S6

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

Insured

RDH Building Science Inc.
Suite 400, 4333 Still Creek Drive
Burnaby, BC V5C 6S6

Coverage

Commercial General Liability	Insurer	Zurich Insurance Company Ltd	
Policy #	8850746		
Effective	02-May-2021	Expiry	01-Jul-2022
Limits of Liability	Bodily Injury & Property Damage, Each Occurrence \$2,000,000 Products and Completed Operations, Aggregate \$2,000,000 Non-Owned Automobile Liability \$2,000,000 Legal Liability for Damage to Hired Automobiles \$100,000 Policy may be subject to a general aggregate and other aggregates where applicable		

Architects & Engineers Professional Liability	Insurer	Lloyd's Underwriters	
Policy #	PSDEF2100249		
Effective	02-May-2021	Expiry	01-Jul-2022
	Subject to aggregate where applicable		

Terms and / or Additional Coverage

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

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

THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE
THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICY



Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

Ref. No. 320008778693

CERTIFICATE OF INSURANCE

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

Dated : 04-May-2021

Aon Reed Stenhouse Inc

Supplied to StrataDocs 2022/09/02
Ordered by Maria Furtado 2024/01/29

Ordered By: Maria Furtado of One Percent Realty on 2024/01/29
Document Uploaded and Verified: 2022/09/02

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

THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE
THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICY

