



**To: The Owners, Strata Plan EPS284  
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**Site Visit: April 13, 2018  
Submitted: July 16, 2018 by  
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# 1 Introduction

RDH Building Science Inc. (RDH) was retained by the Owners, Strata Plan EPS284 (the Owners) to prepare a Depreciation Report (the Report) for the building known as Pacific Walk, which is located at 2415 Amherst Avenue, Sidney, 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, and paving).

This Report meets the requirements stipulated in the current Strata Property Act and Regulations. The Report includes a physical inventory of the common property assets; estimated costs for capital expenditures over a 30-year horizon; and four funding scenarios. 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 April 13, 2018, and the financial data is based on the 2018/2019 fiscal year. A draft report was distributed to the strata council and strata management on June 7, 2018. Feedback from the strata council was incorporated into the report, where applicable, and the final 2018 report was issued on July 16, 2018.

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.

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



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

## 2 Pacific Walk

Pacific Walk is an eight-year-old strata complex, with one building that is typically of wood framed construction with a cast-in-place concrete foundation. The building shelters an at grade parking area at the south elevation.

The principal systems in the building include the building enclosure (the separation of the interior space from the exterior), electrical (the electrical distribution, communications, and lighting), mechanical (heating, ventilation, and plumbing), elevator, 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.

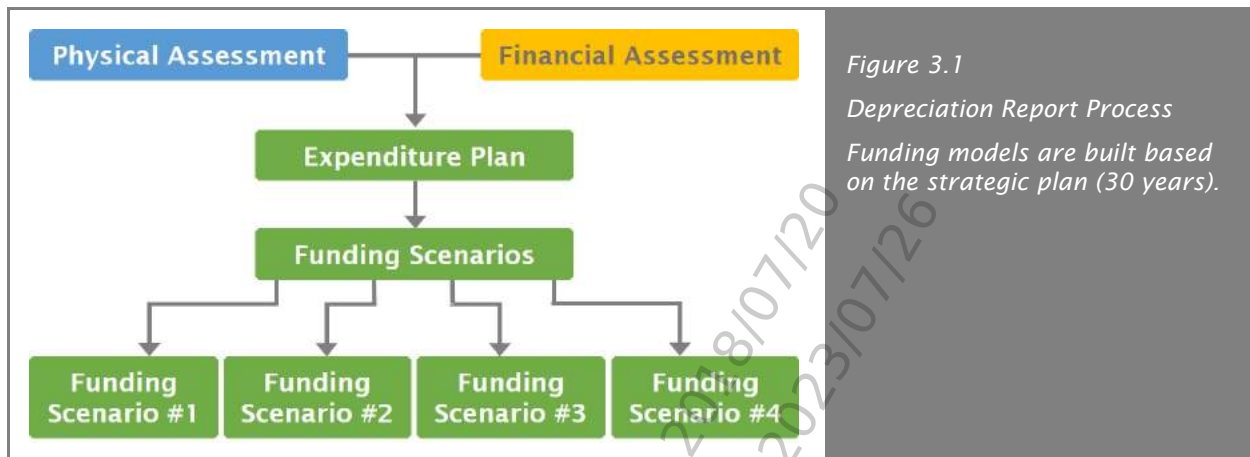
Key physical parameters of Pacific Walk are summarized in Table 2.1 below.

TABLE 2.1 KEY PHYSICAL PARAMETERS		
 <p><i>Figure 2.1 Representative elevation photograph of Pacific Walk</i></p>	Date of first occupancy (approximate)	2010
	Gross floor area (ft <sup>2</sup> )	17,900
	Stories above grade	3 plus roof deck
	Total number of strata lots	12
 <p><i>Figure 2.2 Aerial photograph at 2415 Amherst Avenue complete with approximate property lines (© CRD Web viewer)</i></p>		

# 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:



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

## 3.1 Physical Assessment

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

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

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

The evaluation is typically based on:

- A review of historical documentation 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 or reports, and maintenance manuals.

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](http://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 completed projects by reviewing the documents provided by the strata and interviewing Strata Corporation representatives. The history is summarized in Table 3.1 below. The history of renewals establishes the chronological age of any renewed Assets while the history of major maintenance may affect the effective age of the Assets.

TABLE 3.1 MAINTENANCE AND RENEWALS HISTORY	
Building Enclosure	
	→ 2015 - South-facing windows sills painted
	→ 2016 - Wood shingle siding and wood trim re-coated

On April 13, 2018, two 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 may be used to determine a reasonable estimated remaining service life of various assets. Table 3.2 includes examples of observations made during the site review.

TABLE 3.2 OBSERVATIONS BY SYSTEM	
SYSTEM	OBSERVATION
Building Enclosure	→ Some crazing and degranulation of the low slope roof membrane was observed
	→ Superficial corrosion of the exposed metal frame beneath the main entrance canopy was observed
Site work	→ Staining was observed on sections of wood fencing

### 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 3.3 below summarizes the key financial parameters reviewed as part of the financial assessment.

TABLE 3.3 KEY FINANCIAL PARAMETERS	
PARAMETER	INITIAL STUDY (2018)
Fiscal year end	June 30, 2019
Building reproduction cost	\$3,104,000
Operating budget (excluding CRF contribution)	\$43,300
Annual CRF contribution	\$11,300
Opening Balance of the CRF	\$53,510*

\*The balance in the CRF is current as of May 2018.

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.

The current value of many major maintenance and renewal activities is calculated by multiplying the quantity of an Asset by standard unit rates (for example, the cost per square foot or cost per linear foot). Quantities are measured from original construction documents and visual observations on site. The unit rates are based on historical information, construction trends, information from contractors, and other sources as appropriate. Unit rates will fluctuate over time. Basic unit rates are adjusted for the relative complexity of the property. A detailed list of activities and their associated costs is provided in the appendices of this report. The major maintenance and renewals costs included in Appendix D are for events forecasted within the 30-year planning horizon. Events beyond this horizon are not 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.

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## 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. 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 (WITHOUT INFLATION)	10 YEAR CAPITAL COSTS (WITH INFLATION)	30 YEAR CAPITAL COSTS (WITHOUT INFLATION)	30 YEAR CAPITAL COSTS (WITH INFLATION)
Enclosure	\$140,000	\$150,000	\$810,000	\$1,100,000
Electrical	\$5,000	\$5,500	\$27,000	\$37,000
Mechanical	\$21,000	\$24,000	\$130,000	\$180,000
Elevator	\$15,000	\$17,000	\$110,000	\$150,000
Fire Safety	\$3,300	\$3,700	\$28,000	\$37,000
Interior Finishes	\$26,000	\$27,000	\$85,000	\$110,000
Amenities	\$7,000	\$8,100	\$20,000	\$29,000
Sitework	\$11,000	\$12,000	\$51,000	\$71,000
<b>Building Total</b>	<b>\$228,300</b>	<b>\$247,300</b>	<b>\$1,261,000</b>	<b>\$1,714,000</b>

Approximately 15% 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.

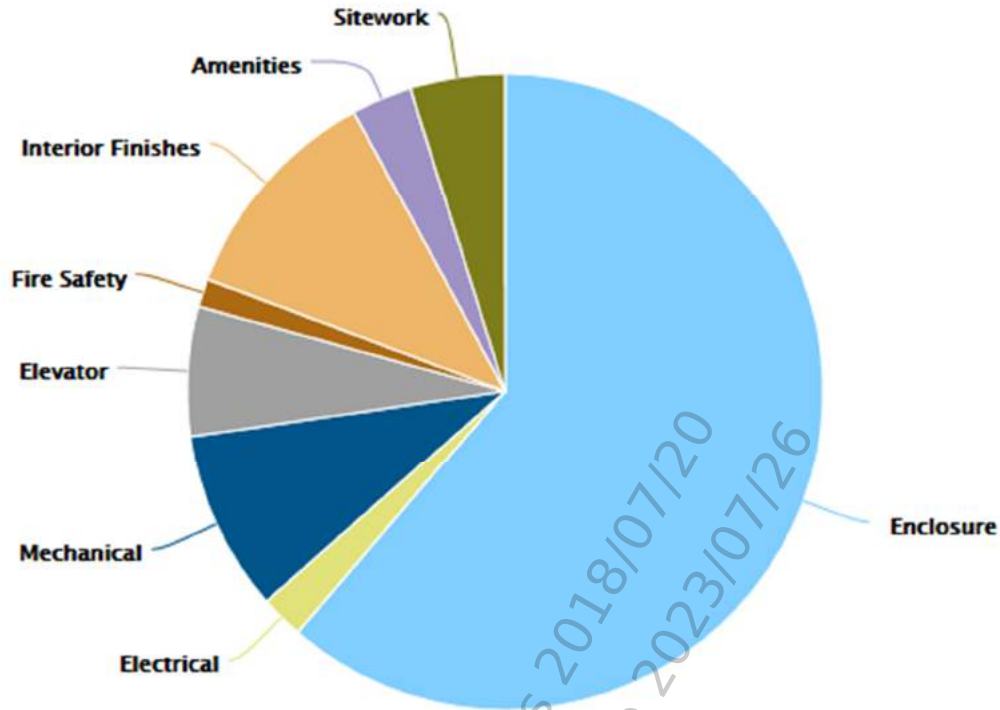


Figure 4.1 Distribution of estimated capital expenditures over 10 years by system.

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

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# 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.

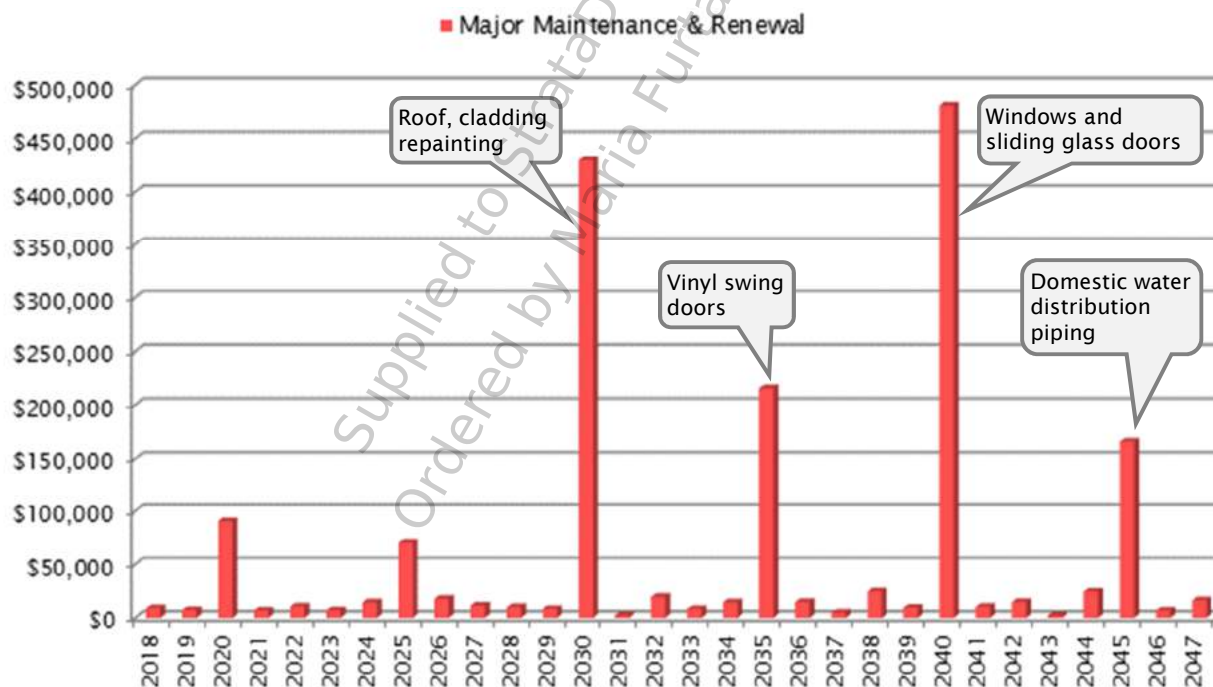


Figure 5.1 Strategic Forecast (30 Years), showing the approximate timing and value of capital expenditures.

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 through the online version of the Depreciation Report, available through BAMS (please contact the strata council for additional information).

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 costs associated to correct any warranty defects are not included, nor are the soft costs associated with project implementation, such as site access, design, contract administration, etc.

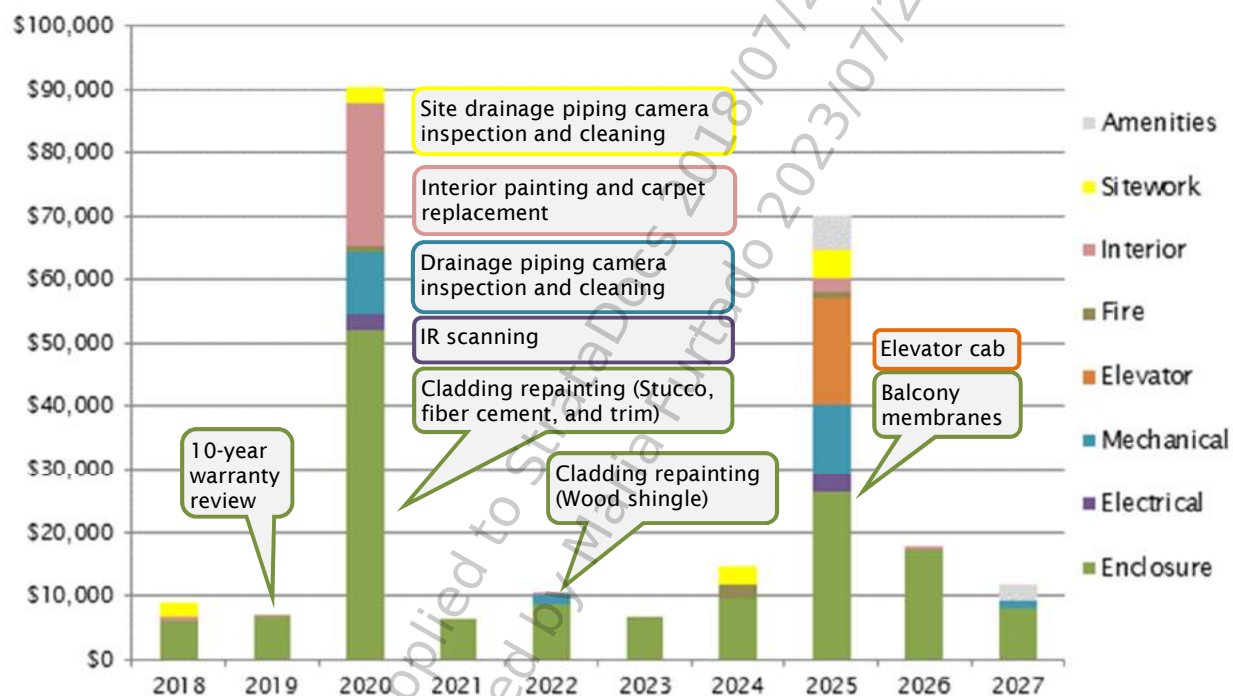


Figure 5.2 Tactical Forecast (10 years), showing the approximate timing and value of capital expenditures.

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, a complete list of major maintenance and renewals are included in the appendices and the online software.

## 2018 to 2020

### Building Enclosure

- Review all exposed metal finishes and touch up paint, as required (two-year cycle). Some affected assets include:
  - Encl 04 Aluminum Guardrails
  - Encl 05 Glazed Aluminium Guardrails
  - Encl 17 Metal Canopy
- Encl 20 General & Inspections - 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.
- Encl 01 Exposed SBS Roof Membrane and Deck - Commission a roof assessment and implement maintenance as recommended.
- Encl 06 Stucco Clad Wall - Drained - Re-paint stucco surface as required.
- Encl 07 Fiber Cement Wall - Drained - Repaint fiber cement cladding.
- Encl 09 Wood Trim - Prepare and re-coat (6-year cycle). Anticipate the need to locally repair and touch up paint wood trim, as required (2-year cycle).
- Anticipate the replacement of insulated glazing units (IGUs) with condensation or misting between panes of glass (two-year cycle). Some affected assets include:
  - Encl 11 Vinyl Framed Windows
  - Encl 12 Vinyl Framed Glazed Swing Doors
  - Encl 13 Vinyl Frames Sliding Glass Doors

### Electrical

- Elec 01 Electrical Distribution Conduct infrared scanning to verify that terminations are sound and operating temperatures of all conducting parts are within allowable limits. Correct any conditions contributing to overheating if it occurs (5-year cycle).

### Mechanical

- Jetflush or auger the following drainage assets and insert video cameras into the main lines to conduct pipe inspection (completed on a 5-year cycle):
  - Mech 11 - Drainage - Storm - Perimeter & Foundation
  - Mech 10 - Drainage - Storm - Exterior System
  - Mech 08 - Drainage - Storm - Internal
  - Mech 07 - Drainage - Sanitary

### Interior Finishes

- Finish 01 Painted Concrete Flooring - Repaint concrete floor surfaces.
- Finish 02 Sheet Carpet - Renew carpet.
- Finish 04 Paint - Repaint wall surface including preparation of substrate.

## Sitework

- Site 07 Wood Fencing – Prepare and re-coat/repaint wood fencing (six-year cycle).
- Review underground drainage piping by video camera for condition and performance. Powerflush to clear and remove any buildup of debris. Affected assets (completed on a 5-year cycle):
  - Site 11 - Underground Drainage Services – Storm
  - Site 12 - Underground Sewer Services – Sewer

## **2021 to 2023**

Perform a Depreciation Report Update

### Building Enclosure

- Prepare and recoat the following assets, as required (6-year cycle):
  - Encl 02 Wood Soffit
  - Encl 08 Wood Shingle Wall – Drained
  - Encl 18 Sectional Overhead Door

## **2024 to 2027**

### Building Enclosure

- Encl 16 Exposed Vinyl Balcony Membrane – Replace vinyl balcony membrane and associated components.

### Mechanical

- Mech 10 Coil – Electric – Duct Heater – Replacement of electric duct heater.

### Elevator

- Elev 02 Elevator Cabs and Hoistway – Replace elevator interior finishes, and the operating and signal fixtures, including cab phones.

### Fire Safety

- Fire 03 Dry Sprinkler Compressor – Replace fire sprinkler compressor.

### Amenities

- Amen 05 Furniture and Accessories – Cyclical replacement/updating of furniture and accessories, as required.

### Sitework

- Anticipate localized repairs to portions of the following assets:
  - Site 04 Concrete and Stone Fence Wall
  - Site 05 Concrete and Stone Retaining Wall
- Site 06 Outdoor Furniture and Accessories – replacement of outdoor furniture, as required.

## 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 the 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 balcony vinyl membranes could be renewed on one elevation in the first year and then on the other elevations in subsequent years.
- **Comprehensive Projects**. These projects are implemented as one coordinated undertaking. Comprehensive projects may allow the Strata Corporation to leverage the best economies of scale, shorten the overall duration, and lower the overall costs.  
  
Example: all wood trim is repainted 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: the exterior wood trim is repainted at the same time as the cladding.

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

## 6 Funding Scenarios

The physical and financial assessments were used to create a tentative schedule and budget for forecasted major maintenance and renewal projects. Within this section, *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 as benchmarks to develop 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 an appropriate CRF contribution.

### 6.1 Minimum Funding Requirements

The Strata Property Act Regulations dictate 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.

TABLE 6.1 MINIMUM FUNDING REQUIREMENT CALCULATION	
PARAMETER	VALUE
2018/2019 operating fund (excluding CRF contribution)	\$ 43,300
→ 25% of the operating fund	\$ 10,825
→ 10% of the operating fund	\$ 4,330
2017/2018 CRF closing balance	\$ 53,510
2018/2019 CRF Contribution	\$ 11,300
Will the CRF closing balance exceed 25% of the operating budget at the end of the fiscal year?	Yes
Does the CRF contribution exceed 10% of the operating budget?	Yes

### 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 compares the following five:

- **Statutory.** The CRF allocation required to meet the statutory requirements in BC, as described in section 6.1. This scenario represents the lower bound for the CRF allocation amount.
- **Current (2018/2019).** The CRF allocation that was approved by the Owners at the last Annual General Meeting. The current allocation is also known as the status quo.
- **Alternate #1.** Alternate #1 is just one of many possible scenarios for a new funding level in the next fiscal year and is selected to provide a logical benchmark between the statutory and progressive allocations.



- **Alternate #2.** Alternate #2 is just one of many possible scenarios for a new funding level in the next fiscal year and is selected to provide a lower benchmark between the statutory and progressive allocations.
- **Progressive.** This is the annual allocation that would have been set aside since the first year of operations to ensure that the reserve balance would have been sufficient to avoid any special assessments over a 30-year period. The progressive reserve allocation is an idealistic target that typically represents an upper bound for the CRF allocation amount.

TABLE 6.2 COMPARISON OF DIFFERENT FUNDING SCENARIOS					
	STATUTORY	CURRENT (2018/2019)	ALTERNATE #1	ALTERNATE #2	PROGRESSIVE
Annual CRF allocation	\$0 to \$3,940	\$11,100	\$22,200	\$16,650	\$62,000
Percent of progressive reserve	0 to 6 %	18 %	36 %	27 %	100 %
CRF contribution per average strata lot					
Per month	\$0 to \$27.36	\$77.08	\$154.17	\$115.63	\$430.56
Per year	\$0 to \$328.33	\$925.00	\$1,850.00	\$1,387.50	\$5,166.67
Approximate number of special levies (over 30 years)	24	13	5	7	0
Approximate value of special levies (over 30 years)	\$1.6 M	\$1.4 M	\$1.0 M	\$1.2 M	\$0.0 M
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 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. The scenario is based on a variable 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.

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
2018	\$45,067	\$0	\$0	\$0	\$9,080	\$35,987
2019	\$35,987	\$0	\$0	\$0	\$7,251	\$28,736
2020	\$28,736	\$0	\$49,724	\$0	\$78,460	\$0
2021	\$0	\$3,940	\$2,692	\$0	\$6,632	\$0
2022	\$0	\$3,940	\$4,090	\$0	\$8,030	\$0
2023	\$0	\$3,940	\$20,003	\$0	\$23,943	\$0
2024	\$0	\$3,940	\$10,630	\$0	\$14,570	\$0
2025	\$0	\$3,940	\$66,814	\$0	\$70,754	\$0
2026	\$0	\$3,940	\$870	\$0	\$4,810	\$0
2027	\$0	\$3,940	\$5,366	\$0	\$9,306	\$0

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

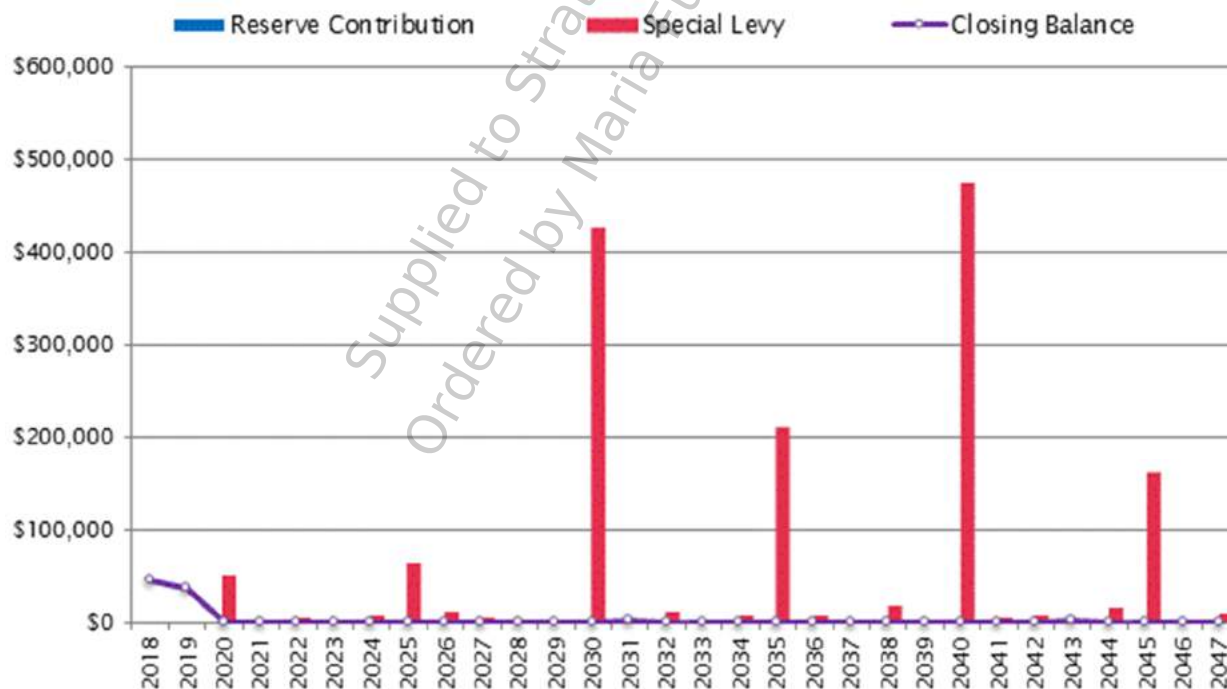


Figure 6.1 CRF balance, contribution and special levies based on the statutory minimum funding.

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

## 6.4 Current (2017/2018) Funding Scenario

The current funding scenario is based on the CRF contribution approved by the Owners at the 2017 annual general meeting. The scenario is based on a fixed annual CRF contribution (with no increases).

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$11,300	\$0	\$0	\$9,080	\$55,730
2019	\$55,730	\$11,300	\$0	\$0	\$7,251	\$59,779
2020	\$59,779	\$11,300	\$19,381	\$0	\$90,460	\$0
2021	\$0	\$11,300	\$0	\$0	\$6,632	\$4,668
2022	\$4,668	\$11,300	\$0	\$0	\$10,730	\$5,238
2023	\$5,238	\$11,300	\$0	\$0	\$6,943	\$9,595
2024	\$9,595	\$11,300	\$0	\$0	\$14,570	\$6,325
2025	\$6,325	\$11,300	\$52,559	\$0	\$70,184	\$0
2026	\$0	\$11,300	\$6,510	\$0	\$17,810	\$0
2027	\$0	\$11,300	\$406	\$0	\$11,706	\$0

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

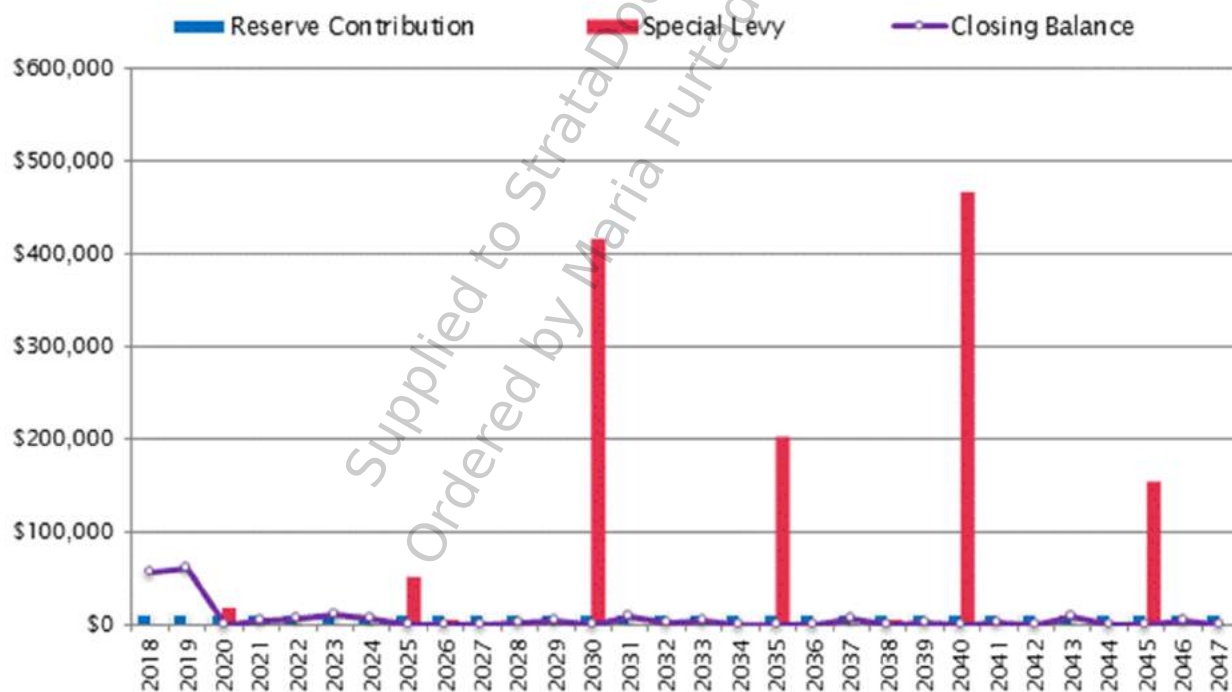


Figure 6.2 CRF balance, contribution and special levies based on current funding.

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 Alternate Funding Scenario #1

The alternate funding scenario #1 is based on a fixed annual CRF contribution. The contribution is approximately twice the current funding level.

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$22,200	\$0	\$0	\$9,080	\$66,630
2019	\$66,630	\$22,200	\$0	\$0	\$7,251	\$81,579
2020	\$81,579	\$22,200	\$0	\$0	\$90,460	\$13,319
2021	\$13,319	\$22,200	\$0	\$0	\$6,632	\$28,887
2022	\$28,887	\$22,200	\$0	\$0	\$10,730	\$40,357
2023	\$40,357	\$22,200	\$0	\$0	\$6,943	\$55,614
2024	\$55,614	\$22,200	\$0	\$0	\$14,570	\$63,244
2025	\$63,244	\$22,200	\$0	\$0	\$70,184	\$15,260
2026	\$15,260	\$22,200	\$0	\$0	\$17,810	\$19,650
2027	\$19,650	\$22,200	\$0	\$0	\$11,706	\$30,144

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

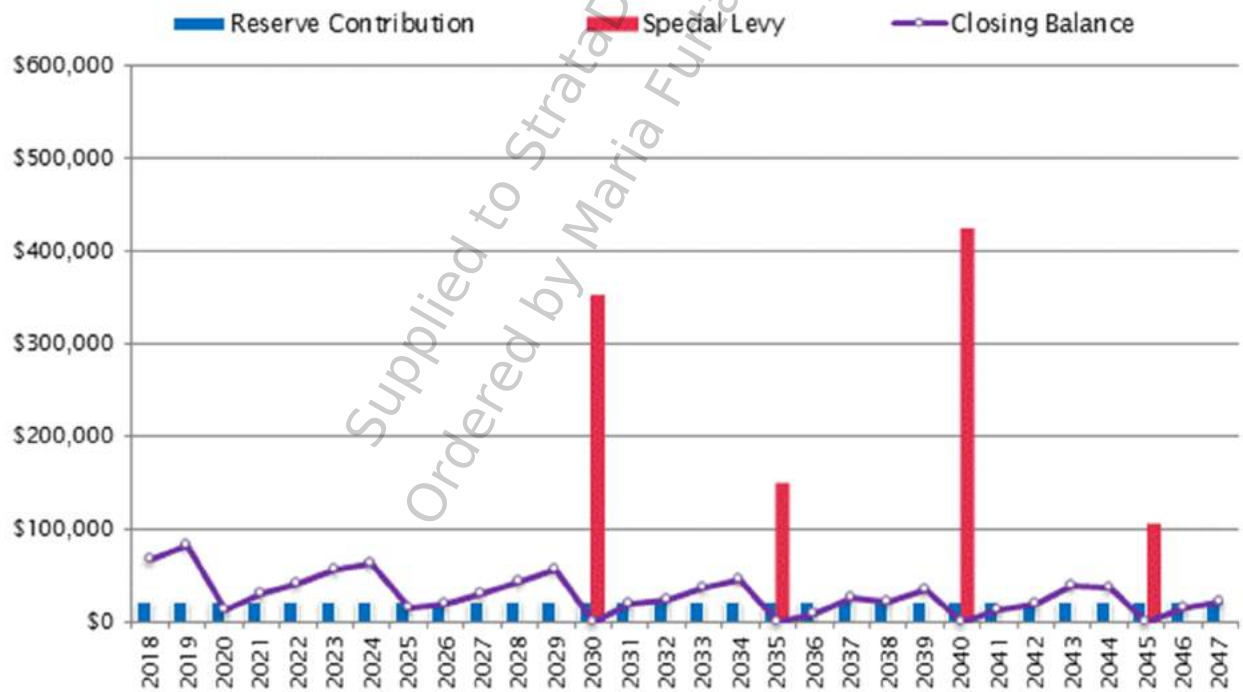


Figure 6.3 CRF balance, contribution and special levies based on the alternate funding scenario #1.

## 6.6 Alternate Funding Scenario #2

The alternate funding scenario #2 is based on a fixed annual CRF contribution. The contribution amount is between the current funding level and alternate #1

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$16,650	\$0	\$0	\$9,080	\$61,080
2019	\$61,080	\$16,650	\$0	\$0	\$7,251	\$70,479
2020	\$70,479	\$16,650	\$3,331	\$0	\$90,460	\$0
2021	\$0	\$16,650	\$0	\$0	\$6,632	\$10,018
2022	\$10,018	\$16,650	\$0	\$0	\$10,730	\$15,938
2023	\$15,938	\$16,650	\$0	\$0	\$6,943	\$25,645
2024	\$25,645	\$16,650	\$0	\$0	\$14,570	\$27,725
2025	\$27,725	\$16,650	\$25,809	\$0	\$70,184	\$0
2026	\$0	\$16,650	\$1,160	\$0	\$17,810	\$0
2027	\$0	\$16,650	\$0	\$0	\$11,706	\$4,944

The alternate funding scenario #2 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.

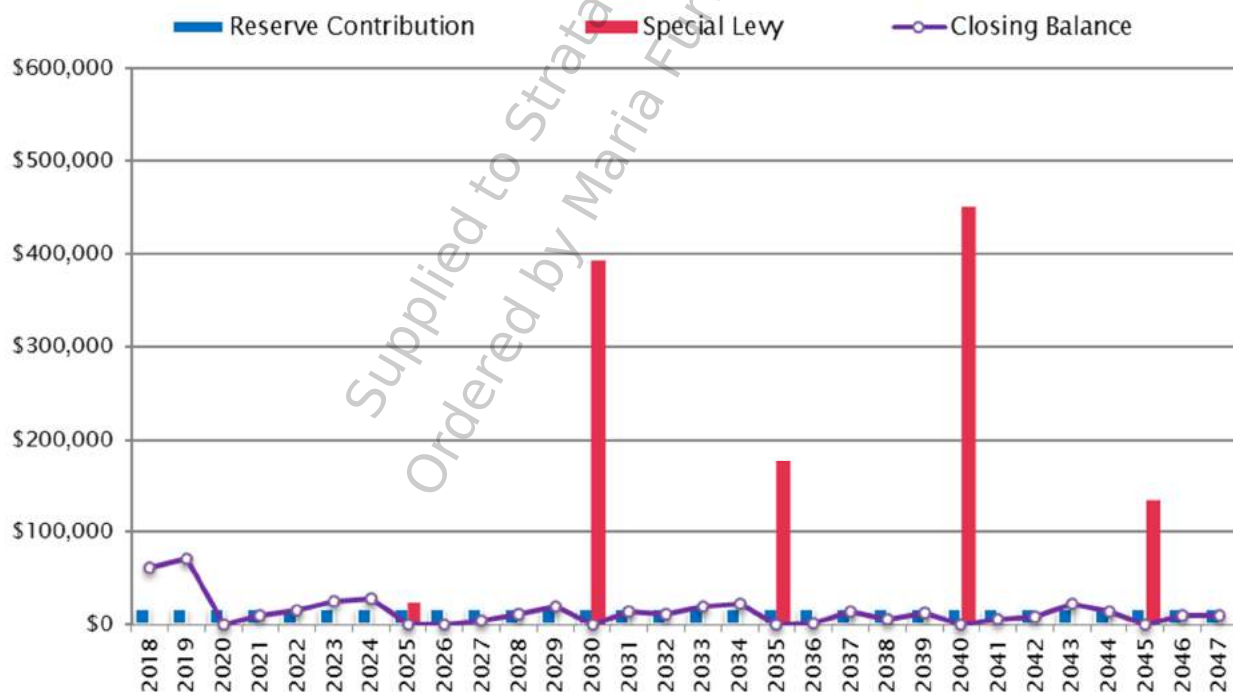


Figure 6.4 CRF balance, contribution and special levies based on the alternate funding scenario #2.

## 6.7 Progressive Funding Scenario

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

TABLE 6.7 PROGRESSIVE FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$62,000	\$0	\$0	\$9,080	\$106,430
2019	\$106,430	\$62,000	\$0	\$0	\$7,251	\$161,179
2020	\$161,179	\$62,000	\$0	\$0	\$90,460	\$132,719
2021	\$132,719	\$62,000	\$0	\$0	\$6,632	\$188,087
2022	\$188,087	\$62,000	\$0	\$0	\$10,730	\$239,357
2023	\$239,357	\$62,000	\$0	\$0	\$6,943	\$294,414
2024	\$294,414	\$62,000	\$0	\$0	\$14,570	\$341,844
2025	\$341,844	\$62,000	\$0	\$0	\$70,184	\$333,660
2026	\$333,660	\$62,000	\$0	\$0	\$17,810	\$377,850
2027	\$377,850	\$62,000	\$0	\$0	\$11,706	\$428,144

The progressive funding scenario would eliminate all special levies within the 30-year planning horizon. The graph below shows the annual contribution to the CRF and the closing balance of the CRF forecast for the next 30 years.

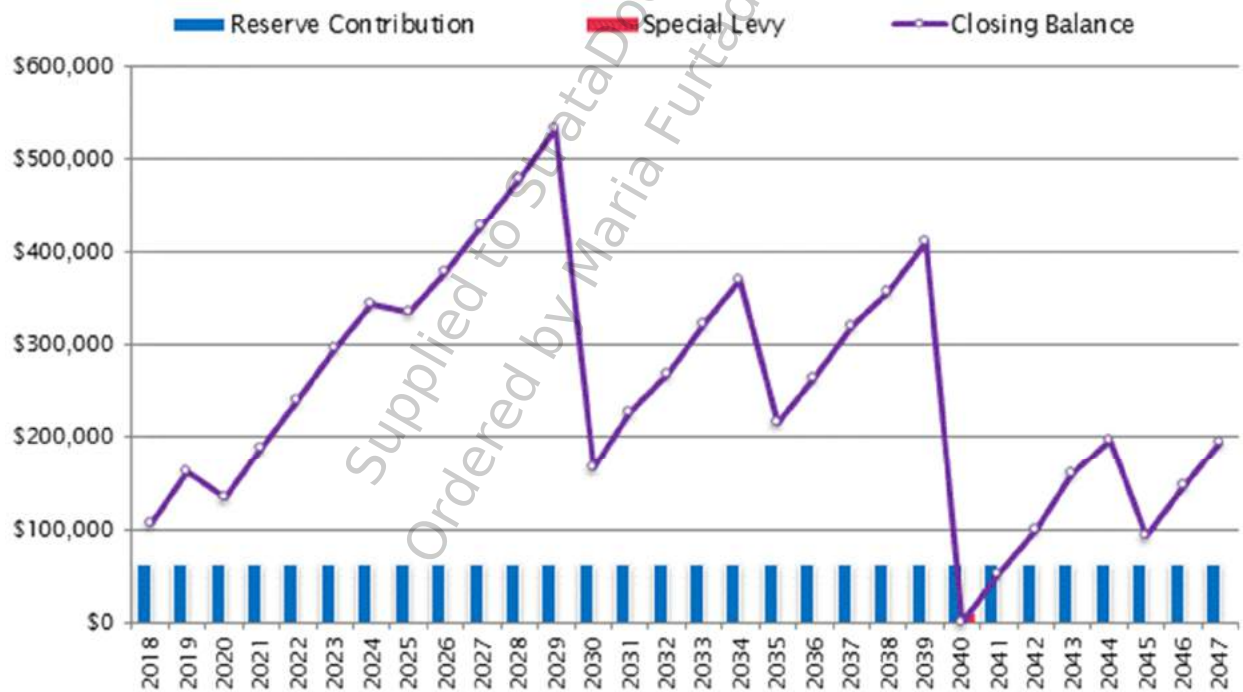


Figure 6.5 CRF balance and contributions based on a progressive funding scenario.

## 7 Next Steps

The Depreciation Report identifies the predictable major maintenance and renewal expenditures that Pacific Walk 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.

Pacific Walk is an eight-year old building, and aside from the potential renewal of the balcony membranes, most expenditures that occur over the next ten years relate to the major maintenance of the assets, such as drainage cleaning, painting, and localized repair of various claddings. This is a typical renewal pattern for younger Strata Corporations such as Pacific Walk. The Strata should continue to be diligent in performing maintenance tasks so assets may achieve their full-service life.

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.
- **Project Planning:** Review the information in Section 5.2, and begin planning for significant projects, including commissioning condition assessments, requesting information, and preparing construction budgets, well in advance of the forecasted date of renewal. The planning process will assist the strata corporation in refining the actual timing, scope of work, and project budget.
- **Major Maintenance Planning:** Review Appendix D and the data in the online BAMS software for a detailed checklist of forecasted major maintenance activities and renewals on an annual basis.
- **Record keeping:** Continue to record significant renewals, repairs, and maintenance activities. These records will be used to improve the forecast at the time of the next Depreciation Report Update.
- **Further Investigations.** Conduct additional condition assessments/investigations, as required, to refine the data and confirm assumptions.
- **Updates.** Plan for an update to the Report in three years' time. On a yearly basis, the Stata Corporation should review and update their CRF funding strategy based on the estimated forecasts presented in the Report.

Yours truly,



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# Appendix A

## Glossary of Terms



## Glossary

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

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

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

**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.

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

**Contribution Threshold** - A dollar value which dictates the size of the Contingency Reserve Fund (CRF) contribution based on whether the accumulated CRF balance is greater than or less than the specified dollar value. For example, the Strata Property Act indicates that if the closing balance of the CRF at the end of the fiscal year is less than 25% of the operating budget for the next fiscal year, then the CRF contribution for the next fiscal year should be a minimum of 10% of the operating budget. In this case, the threshold is 25% of the operating budget.

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

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

**Funding Model** – A mathematical model used to establish an appropriate funding level for sustaining the assets in a building. Running a number of scenarios out of the funding model using different parameters (such as inflation rates and interest rates) can serve as a sensitivity analysis to determine the financial impact of different funding levels.

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

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

- Functional obsolescence
- Legal obsolescence
- Style obsolescence

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

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

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

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

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

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

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

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

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

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

**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.

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

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

**Reserve Contribution** – See Annual contribution.

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

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

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

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

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

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

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

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

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

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# Appendix B

## Asset Inventory

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# Pacific Walk Asset Inventory

## Structural

### Struct 01 - CIP Concrete Foundation



#### Location

Building foundation.

#### Description

Cast-in-place (CIP) concrete strip and spread footings comprising the building foundation and slab on grade supported directly on existing grade.

#### Information

Service Life:	75
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2085

### Struct 02 - Wood Frame Structure



#### Location

Building superstructure.

#### Description

Wood framed walls, floors, and roof structures.

#### Information

Service Life:	75
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2085

## Enclosure

### Roofs & Decks

#### Encl 01 - Exposed SBS Membrane Roof and Deck



#### Location

Main sloped and low-sloped roofs.

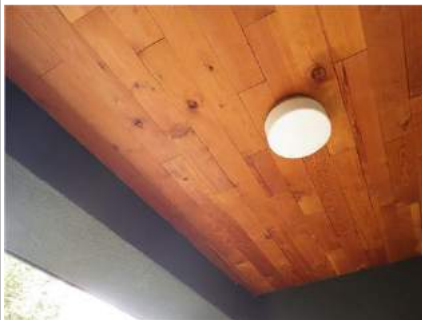
#### Description

Bituminous and modified bituminous (SBS)(styrene-butadiene-styrene) membrane at sloped and low-sloped roofs. Asset includes roof deck area with pavers.

#### Information

Service Life:	20
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2030

#### Encl 02 - Wood Soffit



#### Location

Underside of roof eaves and balconies.

#### Description

Stained wood soffit over a wood framing substrate.

#### Information

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

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## Pacific Walk Asset Inventory

### Encl 03 - Stucco Clad Soffit



#### Location

Above parking areas.

#### Description

Stucco cladding over supporting structure.

#### Information

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

### Fall Protection

#### Encl 04 - Aluminum Guardrail



#### Location

Roof deck perimeter and portions of some balconies.

#### Description

Aluminum posts and pickets functioning as a protective barrier at the open sides of balconies, and decks to prevent accidental falls from one level to another.

#### Information

Service Life:	30
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2040

#### Encl 05 - Glazed Aluminum Guardrail



#### Location

Balcony perimeters.

#### Description

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.

#### Information

Service Life:	30
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2040

### Walls

#### Encl 06 - Stucco Clad Wall - Drained



#### Location

Primary exterior wall cladding.

#### Description

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

#### Information

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

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## Pacific Walk Asset Inventory

### Encl 07 - Fiber Cement Wall - Drained



#### Location

Secondary exterior wall cladding.

#### Description

Fiber cement cladding installed on wood strapping to create a drained cavity over the exterior sheathing membrane.

#### Information

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

### Encl 08 - Wood Shingle Wall - Drained



#### Location

Tertiary exterior wall cladding.

#### Description

Wood shingles installed on furring and strapping to create a drained cavity over the exterior sheathing membrane. The wood shingle walls were re-coated in 2016.

#### Information

Service Life: 35  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2045

### Encl 09 - Wood Trim



#### Location

Roof fascias, bands at each level, and around windows and doors.

#### Description

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

#### Information

Service Life: 30  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2040

### Encl 10 - Cultured Stone Wall - Drained



#### Location

At the front entrance.

#### Description

Cultured stone applied with mortar onto stucco base coat.

#### Information

Service Life: 30  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2040

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# Pacific Walk

## Asset Inventory

### Glazing Systems

#### Encl 11 - 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
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2040

### Doors

#### Encl 12 - Vinyl Frame Glazed Swing Door



**Location**

At select balconies and patios.

**Description**

Vinyl frame swing door with insulating glazing units.

**Information**

Service Life:	25
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2035

#### Encl 13 - Vinyl Framed Sliding Glass Door



**Location**

At select balconies and patios.

**Description**

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

**Information**

Service Life:	30
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2040

#### Encl 14 - Aluminum Frame Lobby Door



**Location**

Lobby entrance door.

**Description**

Outswing aluminum-framed doors with fixed IGU's and low-profile thresholds and hardware. Asset includes adjacent storefront glazing.

**Information**

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

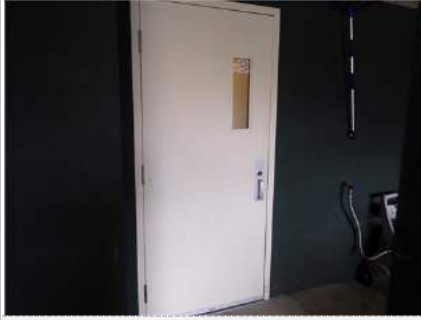
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## Pacific Walk Asset Inventory

### Encl 15 - Steel Swing Door



#### Location

Bicycle room and emergency egress doors.

#### Description

Hollow steel slab swing door with wired glazing.

#### Information

Service Life: 25  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2035

### Balconies

### Encl 16 - Exposed Vinyl Balcony Membrane



#### Location

Balconies.

#### Description

Sheet vinyl membrane applied over wood balcony sheathing. 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  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2025

### Canopies

### Encl 17 - Metal Canopy



#### Location

Above the front entrance.

#### Description

Canopy constructed with metal framing and clad with sheet metal.

#### Information

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

### Parking Garage

### Encl 18 - Sectional Overhead Door



#### Location

Garages for strata lots 1, 2, and 12.

#### Description

Sectional overhead single-car garage door.

#### Information

Service Life: 25  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2035

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# Pacific Walk

## Asset Inventory

### General & Inspections

#### Encl 19 - Aluminum Gutter & Rainwater Leader



##### Location

Balcony perimeters.

##### Description

Aluminum gutters and PVC rainwater leaders.

##### Information

Service Life:	20
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2030

#### Encl 20 - General & Inspections



##### Location

Throughout the site.

##### 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
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2085

### Electrical

#### Distribution

#### Elec 01 - Electrical Distribution



##### Location

Electrical room.

##### Description

Square D, 600 A, 208 V distribution to downstream switchboards, panelboards, breakers, switches, disconnects and wiring to mechanical, lighting and power loads throughout the building and to individual suites through BC Hydro owned metering devices.

##### Information

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

#### Light Fixtures

#### Elec 02 - Exterior Light Fixtures



##### Location

At balconies, patios, building entrances, soft landscaping, and in the parking area.

##### Description

A variety of fixture types, including wall, driveway, and soffit lighting for exterior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, timers and photocells.

##### Information

Service Life:	20
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2030

# Pacific Walk

## Asset Inventory

### Elec 03 - Interior Light Fixtures



**Location**

All common areas throughout the building.

**Description**

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

**Information**

Service Life: 20  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2030

### Security

#### Elec 04 - Enterphone System



**Location**

Front entrance.

**Description**

Mircom TX3-1000-8U surface mounted enterphone panel with associated key pad and display panel.

**Information**

Service Life: 25  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2035

### Mechanical

#### Plumbing & Drainage

##### Mech 01 - Drainage - Perimeter and Foundation



**Location**

Perimeter of building.

**Description**

PVC perforated piping forming part of a sub-surface foundation drainage system around perimeter of the building and underground structures.

**Information**

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

##### Mech 02 - Drainage - Storm - Exterior System



**Location**

Perimeter of building.

**Description**

PVC underground tight piping forming part of a drainage system around perimeter of the building, intended for collection of downspout drains and hard surface area drainage. Not including downspouts and gutters.

**Information**

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

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# Pacific Walk

## Asset Inventory

### Mech 03 - Drainage - Storm - Internal



**Location**

Throughout the building.

**Description**

Internal piping systems for rainwater runoff. Roof drains may be included with the roof assets.

**Information**

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

### Mech 04 - Piping - Domestic Water Distribution



**Location**

Connected to fixtures throughout the building.

**Description**

PEX and copper for vertical/horizontal mains system and distribution piping within the suites. Separately metered suites.

**Information**

Service Life: 35  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2045

### Mech 05 - 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  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2030

### Mech 06 - 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  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2030

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## Pacific Walk Asset Inventory

### Mech 07 - Drainage - Sanitary



#### Location

Connected to waste fixtures throughout the building.

#### Description

Cast iron and copper DWV piping, p-traps, and fittings.

#### Information

Service Life:	50
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2060

## Heating

### Mech 08 - Baseboard - Electric



#### Location

Stairwells and service rooms.

#### Description

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

#### Information

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

## Ventilation

### Mech 09 - Air Handler - Make Up Air Unit



#### Location

Rooftop.

#### Description

Greenheck MSX Model fresh air supply fan and filter assembly to supply make-up air to the interior of the building.

#### Information

Service Life:	20
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2030

### Mech 10 - Coil - Electric - Duct Heater



#### Location

Rooftop, downstream of make up air unit.

#### Description

Electric duct heater, duct-mounted with control box.

#### Information

Service Life:	17
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2027

## Pacific Walk Asset Inventory

### Mech 11 - Exhaust Fan - Small Service



#### Location

In the bicycle and elevator machine room.

#### Description

Fractional exhaust fans.

#### Information

Service Life:	12
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2022

## Elevator

### Elev 01 - Hydraulic Elevator



#### Location

Elevator machine room.

#### Description

ThyssenKrupp Elevator direct acting hydraulic elevator with a buried cylinder, controller, and submersed pump unit.

#### Information

Service Life:	25
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2035

### Elev 02 - Elevator Cabs & Hoistway



#### Location

Elevator shaft.

#### Description

Opening doors, car and hall buttons, operating panel, infrared door protection, door operators, carpet flooring, paneling, and metal handrails.

#### Information

Service Life:	15
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2025

## Fire Safety

### Controls

### Fire 01 - Fire Alarm Panel - Addressable



#### Location

Electrical room and front entrance.

#### Description

Mircom FX-2000 Series microprocessor and supervised unit with annunciator and display.

#### Information

Service Life:	20
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2030

# Pacific Walk Asset Inventory

## Detection

### Fire 02 - Fire Detection & Alarm



#### Location

Throughout the building.

#### Description

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

#### Information

Service Life:	10
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2020

## Suppression

### Fire 03 - Dry Sprinkler Compressor



#### Location

Mechanical room.

#### Description

Swan compressor to maintain the pressure of air in the dry fire sprinkler lines.

#### Information

Service Life:	14
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2024

### Fire 04 - Portable Fire Extinguisher



#### Location

Throughout the building.

#### Description

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

#### Information

Service Life:	24
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2034

### Fire 05 - Sprinkler & Standpipe - Wet



#### Location

Throughout the building.

#### Description

Pendant sprinkler heads, flow switches and indicating devices, gauges, and steel distribution lines.

#### Information

Service Life:	100
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2110

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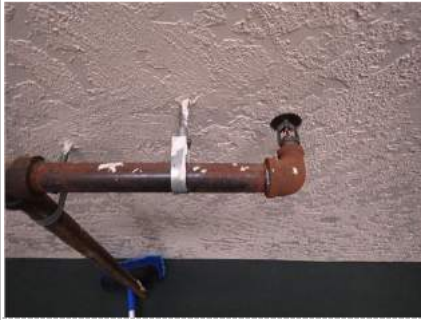
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## Pacific Walk Asset Inventory

### Fire 06 - Sprinkler System - Dry



#### Location

Parking areas and unheated service rooms.

#### Description

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

#### Information

Service Life:	100
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2110

### Fire 07 - Sprinkler Valve Assembly - Dry



#### Location

Mechanical room.

#### Description

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

#### Information

Service Life:	40
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2050

## Egress

### Fire 08 - Emergency Egress Equipment



#### Location

Throughout the building.

#### Description

LED exit signs and emergency lighting.

#### Information

Service Life:	20
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2030

## Interior Finishes

### Finish 01 - Painted Concrete Flooring



#### Location

Service rooms.

#### Description

Paint on exposed concrete floor surfaces.

#### Information

Service Life:	8
Installed Year:	2010
Chronological Age:	8
Effective Age:	8
Next Renewal Year:	2018

## Pacific Walk Asset Inventory

### Finish 02 - Sheet Carpet



**Location**

Common hallways and stairwells.

**Description**

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

**Information**

Service Life: 10  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2020

### Finish 03 - Floor Tile



**Location**

Front entrance lobby.

**Description**

Tile on mortar bed and substrate with grout and sealant at interfaces.

**Information**

Service Life: 25  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2035

### Finish 04 - Paint



**Location**

Common hallways and stairwells.

**Description**

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

**Information**

Service Life: 10  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2020

### Finish 05 - Wood Paneling



**Location**

Common hallways.

**Description**

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

**Information**

Service Life: 25  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2035

## Pacific Walk Asset Inventory

### Finish 06 - Baseboard, Molding and Casing



#### Location

Common areas throughout the building.

#### Description

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

#### Information

Service Life: 40  
Installed Year: 2010  
Chronological Age: 8  
Effective Age: 8  
Next Renewal Year: 2050

### Finish 07 - Interior Swing Door - General



#### Location

Unit entry, service room, and stairwells.

#### Description

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

#### Information

Service Life: 30  
Installed Year: 2010  
Chronological Age: 8  
Effective Age: 8  
Next Renewal Year: 2040

## Amenities

### Amen 01 - Outdoor Barbecue



#### Location

Roof deck.

#### Description

Propane BBQ grill.

#### Information

Service Life: 10  
Installed Year: 2017  
Chronological Age: 1  
Effective Age: 1  
Next Renewal Year: 2027

### Amen 02 - Bicycle Rack



#### Location

Bicycle room.

#### Description

Wall mounted bicycle racks.

#### Information

Service Life: 30  
Installed Year: 2016  
Chronological Age: 2  
Effective Age: 2  
Next Renewal Year: 2046

## Pacific Walk Asset Inventory

### Amen 03 - Central Mailboxes



#### Location

Front entrance lobby.

#### Description

Flush mounted, front loading, metal mailboxes.

#### Information

Service Life: 30  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2040

### Amen 04 - Public Signage



#### Location

Throughout common areas.

#### Description

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

#### Information

Service Life: 25  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2035

### Amen 05 - Furniture and accessories



#### Location

Front entrance lobby.

#### Description

Furniture and accessories include chairs, planting, table, and art work.

#### Information

Service Life: 15  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2025

## Sitework

### Hard Landscaping

#### Site 01 - Concrete Paving Driveway



#### Location

Driveway and parking areas.

#### Description

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

#### Information

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

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## Pacific Walk Asset Inventory

### Site 02 - Interlocking Unit Paving Driveway/Walkway



#### Location

Front entrance walkway.

#### Description

Precast concrete unit pavers with combination of chip seal joint filler and jointing sand, bedding sand, and onto compacted gravel base.

#### Information

Service Life: 40  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2050

### Site 03 - Maintenance Shed



#### Location

Southwest corner of property.

#### Description

Pre-fabricated storage shed with door.

#### Information

Service Life: 15  
 Installed Year: 2014  
 Chronological Age: 4  
 Effective Age: 4  
 Next Renewal Year: 2029

### Site 04 - Concrete and Stone Fence Wall



#### Location

Front landscaping area.

#### Description

Concrete and stone with mortared joints and precast concrete cap and metal fencing.

#### Information

Service Life: 45  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2055

### Site 05 - Concrete and Stone Retaining Wall



#### Location

East property line.

#### Description

Concrete and stone retaining wall and concrete cap.

#### Information

Service Life: 45  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2055

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# Pacific Walk

## Asset Inventory

### Site 06 - Outdoor Furniture and Accessories



**Location**

Throughout the site.

**Description**

Miscellaneous outdoor furniture such as benches and tables.

**Information**

Service Life: 15  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2025

### Site 07 - Wood Fencing



**Location**

Site perimeter.

**Description**

Wood fence with posts, pickets, and trellis. Includes garbage and recycling enclosures.

**Information**

Service Life: 20  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2030

### Soft Landscaping

#### Site 08 - Soft Landscaping



**Location**

Throughout the site.

**Description**

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

**Information**

Service Life: 15  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2025

#### Site 09 - Irrigation System



**Location**

Throughout the common landscaped areas of the site.

**Description**

Controller with time clock, network of pipes, valves, and irrigation heads distributed around the soft landscaping. Controller is located in the electrical room.

**Information**

Service Life: 15  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2025

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# Pacific Walk Asset Inventory

## Site Services

### Site 10 - Electrical Site Services



**Location**

From property line to the electrical room.

**Description**

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

**Information**

Service Life: 50  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2060

### Site 11 - Underground Drainage Services - Storm



**Location**

Concealed asset; connection to municipal main and throughout parking areas.

**Description**

Storm sewer from building and catch basins to property line.

**Information**

Service Life: 80  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2090

### Site 12 - Underground Sewer Services - Sewer



**Location**

Concealed asset; from building to municipal main.

**Description**

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

**Information**

Service Life: 80  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2090

### Site 13 - Underground Water Services with PVC/Copper and Ductile Piping



**Location**

Concealed asset; from building to municipal main.

**Description**

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

**Information**

Service Life: 50  
 Installed Year: 2010  
 Chronological Age: 8  
 Effective Age: 8  
 Next Renewal Year: 2060

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# Appendix C

## Asset Service Life Summary



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# Pacific Walk

## Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Struct 01	CIP Concrete Foundation	8	67
Struct 02	Wood Frame Structure	8	67
Encl 01	Exposed SBS Membrane Roof and Deck	8	12
Encl 02	Wood Soffit	8	32
Encl 03	Stucco Clad Soffit	8	32
Encl 04	Aluminum Guardrail	8	22
Encl 05	Glazed Aluminum Guardrail	8	22
Encl 06	Stucco Clad Wall - Drained	8	32
Encl 07	Fiber Cement Wall - Drained	8	32
Encl 08	Wood Shingle Wall - Drained	8	27
Encl 09	Wood Trim	8	22
Encl 10	Cultured Stone Wall - Drained	8	22
Encl 11	Vinyl Framed Window	8	22
Encl 12	Vinyl Frame Glazed Swing Door	8	17
Encl 13	Vinyl Framed Sliding Glass Door	8	22
Encl 14	Aluminum Frame Lobby Door	8	32
Encl 15	Steel Swing Door	8	17
Encl 16	Exposed Vinyl Balcony Membrane	8	7
Encl 17	Metal Canopy	8	32
Encl 18	Sectional Overhead Door	8	17
Encl 19	Aluminum Gutter & Rainwater Leader	8	12
Encl 20	General & Inspections	8	67
Elec 01	Electrical Distribution	8	32
Elec 02	Exterior Light Fixtures	8	12
Elec 03	Interior Light Fixtures	8	12
Elec 04	Enterphone System	8	17
Mech 01	Drainage - Perimeter and Foundation	8	32
Mech 02	Drainage - Storm - Exterior System	8	32
Mech 03	Drainage - Storm - Internal	8	32
Mech 04	Piping - Domestic Water Distribution	8	27
Mech 05	Valves - Cross Connection & Backflow Prevention	8	12
Mech 06	Valves - Plumbing Flow Control and Directional	8	12
Mech 07	Drainage - Sanitary	8	42
Mech 08	Baseboard - Electric	8	32
Mech 09	Air Handler - Make Up Air Unit	8	12
Mech 10	Coil - Electric - Duct Heater	8	9
Mech 11	Exhaust Fan - Small Service	8	4
Elev 01	Hydraulic Elevator	8	17
Elev 02	Elevator Cabs & Hoistway	8	7
Fire 01	Fire Alarm Panel - Addressable	8	12
Fire 02	Fire Detection & Alarm	8	2

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## Pacific Walk

### Asset Service Life Summary

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Fire 03	Dry Sprinkler Compressor	8	6
Fire 04	Portable Fire Extinguisher	8	16
Fire 05	Sprinkler & Standpipe - Wet	8	92
Fire 06	Sprinkler System - Dry	8	92
Fire 07	Sprinkler Valve Assembly - Dry	8	32
Fire 08	Emergency Egress Equipment	8	12
Finish 01	Painted Concrete Flooring	8	0
Finish 02	Sheet Carpet	8	2
Finish 03	Floor Tile	8	17
Finish 04	Paint	8	2
Finish 05	Wood Paneling	8	17
Finish 06	Baseboard, Molding and Casing	8	32
Finish 07	Interior Swing Door - General	8	22
Amen 01	Outdoor Barbecue	1	9
Amen 02	Bicycle Rack	2	28
Amen 03	Central Mailboxes	8	22
Amen 04	Public Signage	8	17
Amen 05	Furniture and accessories	8	7
Site 01	Concrete Paving Driveway	8	32
Site 02	Interlocking Unit Paving Driveway/Walkway	8	32
Site 03	Maintenance Shed	4	11
Site 04	Concrete and Stone Fence Wall	8	37
Site 05	Concrete and Stone Retaining Wall	8	37
Site 06	Outdoor Furniture and Accessories	8	7
Site 07	Wood Fencing	8	12
Site 08	Soft Landscaping	8	7
Site 09	Irrigation System	8	7
Site 10	Electrical Site Services	8	42
Site 11	Underground Drainage Services - Storm	8	72
Site 12	Underground Sewer Services - Sewer	8	72
Site 13	Underground Water Services with PVC/Copper and Ductile Piping	8	42

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# Appendix D

## Depreciation Report Costing

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<b>Pacific Walk</b>						
<b>Depreciation Report Costing</b>						
<b>Enclosure</b>						
	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
<b>Roofs &amp; Decks</b>						
<b>Encl 01 - Exposed SBS Membrane Roof and Deck</b>						
J01	Commission a roof assessment and implement maintenance as recommended.	2020	5 Yrs (4)	\$2,500	\$10,000	\$13,700
R01	Replace SBS membrane roof assembly and associated component such as drains and flashing.	2030	20 Yrs (1)	\$184,800	\$184,800	\$230,000
<b>Encl 02 - Wood Soffit</b>						
J01	Re-coat wood soffit, as required.	2023	6 Yrs (5)	\$4,800	\$24,000	\$34,100
<b>Encl 03 - Stucco Clad Soffit</b>						
R01	Locally clean and renew acrylic stucco finish coat as required.	2020	10 Yrs (3)	\$360	\$1,080	\$1,390
<b>Fall Protection</b>						
<b>Encl 04 - Aluminum Guardrail</b>						
J01	Review all metal finishes. Touch up paint as required.	2018	2 Yrs (15)	\$300	\$4,500	\$6,020
R01	Remove and re-install sections of guardrail in conjunction with roof-deck waterproofing membrane renewal, including inspect and re-certify guardrail.	2030	20 Yrs (1)	\$576	\$576	\$730
R02	Replace exterior guardrails.	2040	30 Yrs (1)	\$7,500	\$7,500	\$12,000
<b>Encl 05 - Glazed Aluminum Guardrail</b>						
J01	Review all metal finishes. Touch up paint as required.	2018	2 Yrs (14)	\$620	\$8,680	\$11,500
R01	Replace exterior guardrails.	2040	30 Yrs (1)	\$20,150	\$20,150	\$31,000
<b>Walls</b>						
<b>Encl 06 - Stucco Clad Wall - Drained</b>						
J01	Re-paint stucco surface as required.	2020	10 Yrs (3)	\$19,200	\$57,600	\$74,000
<b>Encl 07 - Fiber Cement Wall - Drained</b>						
J01	Repaint fiber cement cladding.	2020	10 Yrs (3)	\$12,950	\$38,850	\$49,000
<b>Encl 08 - Wood Shingle Wall - Drained</b>						
J01	Re-coat wood shingle walls. Last event 2016; product used: Sunfast exterior wood varnish, 4306, clear satin, exterior UVA fortified alkyd oil base.	2022	6 Yrs (4)	\$4,550	\$18,200	\$23,600
R01	Replace wood shingles 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.	2045	35 Yrs (1)	\$33,800	\$33,800	\$58,000
<b>Encl 09 - Wood Trim</b>						
J01	Touch up painting of wood trim as required.	2019	2 Yrs (15)	\$560	\$8,400	\$11,460

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## Pacific Walk

### Depreciation Report Costing

#### Enclosure

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
J02	Locally repair wood trim, as required.	2019	2 Yrs (15)	\$672	\$10,080	\$13,740
R01	Repaint wood trim. Product last used: "HP2000 Stronger Performance Waterborne Acrylic Latex 58-030 White".	2020	6 Yrs (5)	\$11,200	\$56,000	\$76,000
R02	Replace wood trim, as required.	2040	30 Yrs (1)	\$28,000	\$28,000	\$43,000

#### Encl 10 - Cultured Stone Wall - Drained

R01	Replace sections of cultured stone veneer as required, along with associated components.	2040	30 Yrs (1)	\$350	\$350	\$540
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#### Glazing Systems

##### Encl 11 - Vinyl Framed Window

J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2020	2 Yrs (10)	\$1,350	\$13,500	\$16,900
R01	Replace vinyl windows and associated components.	2040	30 Yrs (1)	\$82,500	\$82,500	\$130,000

#### Doors

##### Encl 12 - Vinyl Frame Glazed Swing Door

J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2020	2 Yrs (10)	\$522	\$5,220	\$6,840
R01	Replace vinyl frame swing doors.	2035	25 Yrs (1)	\$37,700	\$37,700	\$53,000

##### Encl 13 - Vinyl Framed Sliding Glass Door

J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2020	2 Yrs (10)	\$540	\$5,400	\$6,740
R01	Replace sliding glass doors and associated components.	2040	30 Yrs (1)	\$33,000	\$33,000	\$51,000

##### Encl 14 - Aluminum Frame Lobby Door

R01	Replace/upgrade door hardware including strike plate, astragal, etc.	2030	20 Yrs (1)	\$1,100	\$1,100	\$1,400
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##### Encl 15 - Steel Swing Door

R01	Repaint steel door finish.	2019	8 Yrs (3)	\$500	\$1,500	\$1,950
R02	Replace steel swing doors.	2035	25 Yrs (1)	\$3,000	\$3,000	\$4,200

#### Balconies

##### Encl 16 - Exposed Vinyl Balcony Membrane

R01	Replace vinyl balcony membrane and associated components.	2025	15 Yrs (2)	\$19,200	\$38,400	\$52,000
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#### Canopies

##### Encl 17 - Metal Canopy

J01	Review exposed metal finishes. Touch up paint as required.	2018	2 Yrs (15)	\$200	\$3,000	\$4,010
R01	Repaint exposed metal frame and shedding surface of canopy assemblies.	2030	20 Yrs (1)	\$270	\$270	\$340

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## Pacific Walk

### Depreciation Report Costing

#### Enclosure

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
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#### Parking Garage

##### Encl 18 - Sectional Overhead Door

J01	Locally touch up paint at overhead doors, as required.	2019	2 Yrs (14)	\$30	\$420	\$571
J02	Repaint sectional overhead doors.	2023	6 Yrs (4)	\$225	\$900	\$1,280
R01	Replacement of sectional overhead door and associated hardware.	2035	25 Yrs (1)	\$6,000	\$6,000	\$8,400

#### General & Inspections

##### Encl 19 - Aluminum Gutter & Rainwater Leader

J01	Replace damaged gutters and rainwater leader as required.	2020	10 Yrs (2)	\$240	\$480	\$620
R01	Replace gutter, rainwater leaders and associated components such as flashing.	2030	20 Yrs (1)	\$4,800	\$4,800	\$6,100

##### Encl 20 - General & Inspections

J01	Update depreciation report.	2021	3 Yrs (10)	\$5,000	\$50,000	\$66,100
J02	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.	2019	10 Yrs (1)	\$5,000	\$5,000	\$5,100
J03	Perform full condition assessment of all enclosure systems.	2035	20 Yrs (1)	\$5,000	\$5,000	\$7,000

**Enclosure - 30 Year Capital Costs**

**\$809,756**

**\$1,113,331**

## Electrical

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
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#### Distribution

##### Elec 01 - Electrical Distribution

J01	Conduct infrared scanning to verify that terminations are sound and operating temperatures of all conducting parts are within allowable limits. Correct any conditions contributing to overheating if it occurs.	2020	5 Yrs (6)	\$2,500	\$15,000	\$20,400
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#### Light Fixtures

##### Elec 02 - Exterior Light Fixtures

R01	Replace exterior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2030	20 Yrs (1)	\$3,100	\$3,100	\$3,900
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## Pacific Walk

### Depreciation Report Costing

#### Electrical

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
<b>Elec 03 - Interior Light Fixtures</b>						
R01	Replace interior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2030	20 Yrs (1)	\$3,000	\$3,000	\$3,800
<b>Security</b>						
<b>Elec 04 - Enterphone System</b>						
R01	Replace enterphone panels, excluding field wiring.	2035	25 Yrs (1)	\$6,000	\$6,000	\$8,400
<b>Electrical - 30 Year Capital Costs</b>					<b>\$27,100</b>	<b>\$36,500</b>

#### Mechanical

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
<b>Plumbing &amp; Drainage</b>						
<b>Mech 01 - Drainage - Perimeter and Foundation</b>						
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.	2020	5 Yrs (6)	\$860	\$5,160	\$6,980
R01	Jetflush or auger drains to remove buildup and blockages.	2020	5 Yrs (6)	\$860	\$5,160	\$6,980
<b>Mech 02 - Drainage - Storm - Exterior System</b>						
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. Cost carried in foundation drainage asset.	2020	5 Yrs (6)	\$0	\$0	\$0
R01	Jetflush or auger to remove buildup and blockages. Cost carried in foundation drainage asset.	2020	5 Yrs (6)	\$0	\$0	\$0
<b>Mech 03 - Drainage - Storm - Internal</b>						
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. Jet flush or auger to suit.	2020	5 Yrs (6)	\$750	\$4,500	\$6,190
<b>Mech 04 - Piping - Domestic Water Distribution</b>						
J01	Comprehensive third party testing and inspection of the copper domestic water distribution system.	2035	20 Yrs (1)	\$10,000	\$10,000	\$14,000

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## Pacific Walk

### Depreciation Report Costing

#### Mechanical

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
R01	Replace components of domestic plumbing distribution system, including domestic valves. Extent and timing of renewal will be dependent on the third-party testing of the domestic water distribution piping recommended in tactical plan.	2045	35 Yrs (1)	\$36,000	\$36,000	\$61,000

#### Mech 05 - Valves - Cross Connection & Backflow Prevention

R01	Cyclical replacement of cross connection & back flow prevention valves, as required.	2030	20 Yrs (1)	\$6,000	\$6,000	\$7,600
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#### Mech 06 - Valves - Plumbing Flow Control and Directional

R01	Cyclical replacement of valves, as required.	2030	20 Yrs (1)	\$6,000	\$6,000	\$7,600
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#### Mech 07 - Drainage - Sanitary

J01	Insert video cameras into main lines to conduct pipe inspection.	2020	5 Yrs (6)	\$3,000	\$18,000	\$24,200
J02	Jetflush lateral drain lines.	2020	5 Yrs (6)	\$4,000	\$24,000	\$32,500

#### Ventilation

#### Mech 09 - Air Handler - Make Up Air Unit

R01	Rebuild air make-up units.	2030	20 Yrs (1)	\$5,000	\$5,000	\$6,300
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#### Mech 10 - Coil - Electric - Duct Heater

R01	Cyclical replacement of electric duct heaters.	2027	17 Yrs (2)	\$1,000	\$2,000	\$2,900
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#### Mech 11 - Exhaust Fan - Small Service

R01	Cyclical replacement of failed or damaged general purpose exhaust fans, as required.	2022	12 Yrs (3)	\$1,500	\$4,500	\$6,300
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**Mechanical - 30 Year Capital Costs**      **\$126,320**      **\$182,550**

#### Elevator

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
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#### Elev 01 - Hydraulic Elevator

R02	Replace elevator controls, tank unit, and valve	2035	25 Yrs (1)	\$55,000	\$55,000	\$77,000
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#### Elev 02 - Elevator Cabs & Hoistway

R02	Replace door operators and door detectors.	2030	20 Yrs (1)	\$25,000	\$25,000	\$32,000
R03	Replace elevator interior finishes, and the operating and signal fixtures, including cab phones.	2025	15 Yrs (2)	\$15,000	\$30,000	\$40,000

**Elevator - 30 Year Capital Costs**      **\$110,000**      **\$149,000**

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## Pacific Walk

### Depreciation Report Costing

#### Fire Safety

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
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#### Controls

##### Fire 01 - Fire Alarm Panel - Addressable

J01	Replace battery packs for fire alarm control panels.	2020	5 Yrs (6)	\$400	\$2,400	\$3,250
R01	Replace battery packs.	2020	5 Yrs (6)	\$250	\$1,500	\$2,040
R02	Replace fire alarm annunciator panels and control panel, excluding field wiring and field devices.	2030	30 Yrs (1)	\$10,000	\$10,000	\$13,000

#### Detection

##### Fire 02 - Fire Detection & Alarm

R01	Cyclical replacement of speakers, heat detectors, smoke detectors and related modules, excluding field wiring. Ongoing replacements, as required, are assumed to be covered by annual maintenance budget.	2020	10 Yrs (3)	\$0	\$0	\$0
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#### Suppression

##### Fire 03 - Dry Sprinkler Compressor

R01	Replace fire sprinkler compressor.	2024	14 Yrs (2)	\$2,000	\$4,000	\$5,300
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##### Fire 04 - Portable Fire Extinguisher

R01	Cyclical replacement of fire extinguishers. Ongoing replacements assumed to be covered by annual maintenance budget.	2034	12 Yrs (2)	\$0	\$0	\$0
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##### Fire 05 - Sprinkler & Standpipe - Wet

R01	Phased replacement of sprinkler zone control valves, as required.	2030	20 Yrs (1)	\$2,500	\$2,500	\$3,200
R02	Renew compromised portions of piping, gaskets, connections, valves, devices and trim to maintain required function.	2030	5 Yrs (4)	\$1,790	\$7,160	\$10,700

##### Fire 06 - Sprinkler System - Dry

R02	Replace damaged sprinkler heads, hangers and leaking gaskets, cages, sway-braces, drains etc as required.	2020	5 Yrs (6)	\$0	\$0	\$0
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#### Egress

##### Fire 08 - Emergency Egress Equipment

R01	Cyclical replacement of batteries and lamps in DC battery packs. Cost typically included in operating budget.	2020	5 Yrs (6)	\$0	\$0	\$0
R02	Cyclical replacement of LED exit signs. Cost typically included in operating budget.	2030	15 Yrs (2)	\$0	\$0	\$0

**Fire Safety - 30 Year Capital Costs**

**\$27,560**

**\$37,490**

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## Pacific Walk

### Depreciation Report Costing

#### Interior Finishes

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
<b>Finish 01 - Painted Concrete Flooring</b>						
R02	Repaint concrete floor surfaces.	2018	8 Yrs (4)	\$560	\$2,240	\$2,890
<b>Finish 02 - Sheet Carpet</b>						
R01	Renew carpet.	2020	10 Yrs (3)	\$10,500	\$31,500	\$40,000
<b>Finish 03 - Floor Tile</b>						
J01	Clean tile grout with medium bristle brush.	2019	3 Yrs (10)	\$340	\$3,400	\$4,650
R01	Replace grout and sealant, as required.	2020	10 Yrs (3)	\$680	\$2,040	\$2,770
R02	Replace floor tiles.	2035	25 Yrs (1)	\$1,530	\$1,530	\$2,100
<b>Finish 04 - Paint</b>						
R01	Repaint interior wall in high traffic area, as required.	2025	5 Yrs (3)	\$1,775	\$5,325	\$7,500
R02	Repaint wall surface including preparation of substrate.	2020	10 Yrs (3)	\$10,650	\$31,950	\$41,000
<b>Finish 05 - Wood Paneling</b>						
R01	Replace wood paneling.	2035	25 Yrs (1)	\$4,560	\$4,560	\$6,400
<b>Finish 07 - Interior Swing Door - General</b>						
R01	Replace interior swing doors as required.	2040	30 Yrs (1)	\$2,625	\$2,625	\$4,100
<b>Interior Finishes - 30 Year Capital Costs</b>					<b>\$85,170</b>	<b>\$111,410</b>

#### Amenities

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
<b>Amen 01 - Outdoor Barbecue</b>						
R01	Replace barbecue equipment.	2027	10 Yrs (3)	\$2,000	\$6,000	\$8,900
<b>Amen 02 - Bicycle Rack</b>						
R01	Replace bicycle racks, as required.	2046	30 Yrs (1)	\$1,200	\$1,200	\$2,100
<b>Amen 03 - Central Mailboxes</b>						
R01	Replace central mail boxes as required.	2040	30 Yrs (1)	\$1,500	\$1,500	\$2,300
<b>Amen 04 - Public Signage</b>						
R01	Replace damaged and outdated signage, as required.	2035	25 Yrs (1)	\$1,500	\$1,500	\$2,100
<b>Amen 05 - Furniture and accessories</b>						
R01	Cyclical replacement/updating of furniture and accessories, as required. [General allowance].	2025	15 Yrs (2)	\$5,000	\$10,000	\$13,400
<b>Amenities - 30 Year Capital Costs</b>					<b>\$20,200</b>	<b>\$28,800</b>

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## Pacific Walk

### Depreciation Report Costing

#### Sitework

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
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#### Hard Landscaping

##### Site 01 - Concrete Paving Driveway

R01	Replace sections of concrete paving, as required.	2040	10 Yrs (1)	\$12,300	\$12,300	\$19,000
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##### Site 02 - Interlocking Unit Paving Driveway/Walkway

R02	Rebuild sections of interlocking paving, including sub-grade, as required.	2040	10 Yrs (1)	\$1,680	\$1,680	\$2,600
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##### Site 03 - Maintenance Shed

R01	Replace maintenance shed.	2029	15 Yrs (2)	\$500	\$1,000	\$1,460
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##### Site 04 - Concrete and Stone Fence Wall

R01	Reconstruct sections of stone walls as required.	2025	10 Yrs (3)	\$770	\$2,310	\$3,280
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##### Site 05 - Concrete and Stone Retaining Wall

R01	Reconstruct sections of interlocking concrete block retaining walls.	2025	10 Yrs (3)	\$420	\$1,260	\$1,790
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##### Site 06 - Outdoor Furniture and Accessories

R01	Repaint outdoor furnishing, as required.	2020	5 Yrs (4)	\$250	\$1,000	\$1,360
R02	Replace outdoor furniture, as required.	2025	15 Yrs (2)	\$2,500	\$5,000	\$6,800

##### Site 07 - Wood Fencing

R01	Prepare and recoat/repaint wood fencing.	2018	6 Yrs (4)	\$2,400	\$9,600	\$12,400
R03	Replace wood perimeter fencing.	2030	20 Yrs (1)	\$10,000	\$10,000	\$13,000

#### Soft Landscaping

##### Site 08 - Soft Landscaping

R01	Cyclical replacement of components of irrigation sprinkler system, as required. Annual maintenance of the irrigation system is performed on an annual and semi annual schedule and paid for as part of the operating budget. Significant system replacements/redesign would likely involve a design development process therefore renewal costs are not included at this stage.	2025	15 Yrs (2)	\$0	\$0	\$0
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##### Site 09 - Irrigation System

R01	Cyclical replacement of components of irrigation sprinkler system, as required. Annual maintenance of the irrigation system is performed on an annual and semi annual schedule and paid for as part of the operating budget. Significant system replacements/redesign would likely involve a design development process therefore renewal costs are not included at this stage.	2025	15 Yrs (2)	\$0	\$0	\$0
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## Pacific Walk

### Depreciation Report Costing

#### Sitework

	Description	Next Event	Frequency (events in 30 years)	cost per event (no inflation)	30 Year Cost (no inflation)	30 Year Cost (inflation)
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#### Site Services

##### Site 11 - Underground Drainage Services - Storm

J01	Review underground drainage piping by video camera for condition and performance.	2020	10 Yrs (3)	\$680	\$2,040	\$2,670
J02	Powerflush underground drainage piping to clear and remove any buildup of debris.	2020	10 Yrs (3)	\$680	\$2,040	\$2,670

##### Site 12 - Underground Sewer Services - Sewer

J01	CCTV length of services for inspection of condition and function.	2020	10 Yrs (3)	\$500	\$1,500	\$1,920
J02	Powerflush underground sanitary drains to remove buildup and debris.	2020	10 Yrs (3)	\$500	\$1,500	\$1,920

**Sitework - 30 Year Capital Costs**

**\$51,230**

**\$70,870**

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# Appendix E

## Funding Scenario Cash Flow Tables

STATUTORY FUNDING SCENARIO: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$0	\$0	\$0	\$9,080	\$44,430
2019	\$44,430	\$0	\$0	\$0	\$7,251	\$37,179
2020	\$37,179	\$0	\$53,281	\$0	\$90,460	\$0
2021	\$0	\$4,330	\$2,302	\$0	\$6,632	\$0
2022	\$0	\$4,330	\$6,400	\$0	\$10,730	\$0
2023	\$0	\$4,330	\$2,613	\$0	\$6,943	\$0
2024	\$0	\$4,330	\$10,240	\$0	\$14,570	\$0
2025	\$0	\$4,330	\$65,854	\$0	\$70,184	\$0
2026	\$0	\$4,330	\$13,480	\$0	\$17,810	\$0
2027	\$0	\$4,330	\$7,376	\$0	\$11,706	\$0
2028	\$0	\$4,330	\$5,850	\$0	\$10,180	\$0
2029	\$0	\$4,330	\$4,147	\$0	\$8,477	\$0
2030	\$0	\$4,330	\$425,400	\$0	\$429,730	\$0
2031	\$0	\$4,330	\$0	\$0	\$2,069	\$2,261
2032	\$2,261	\$4,330	\$13,089	\$0	\$19,680	\$0
2033	\$0	\$4,330	\$4,060	\$0	\$8,390	\$0
2034	\$0	\$4,330	\$10,100	\$0	\$14,430	\$0
2035	\$0	\$4,330	\$211,440	\$0	\$215,770	\$0
2036	\$0	\$4,330	\$10,450	\$0	\$14,780	\$0
2037	\$0	\$4,330	\$414	\$0	\$4,744	\$0
2038	\$0	\$4,330	\$20,650	\$0	\$24,980	\$0
2039	\$0	\$4,330	\$5,165	\$0	\$9,495	\$0
2040	\$0	\$4,330	\$476,460	\$0	\$480,790	\$0
2041	\$0	\$4,330	\$6,187	\$0	\$10,517	\$0
2042	\$0	\$4,330	\$10,270	\$0	\$14,600	\$0
2043	\$0	\$4,330	\$0	\$0	\$2,069	\$2,261
2044	\$2,261	\$4,330	\$18,189	\$0	\$24,780	\$0
2045	\$0	\$4,330	\$161,831	\$0	\$166,161	\$0
2046	\$0	\$4,330	\$2,340	\$0	\$6,670	\$0
2047	\$0	\$4,330	\$11,943	\$0	\$16,273	\$0

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CURRENT (2018/2019) FUNDING SCENARIO: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$11,300	\$0	\$0	\$9,080	\$55,730
2019	\$55,730	\$11,300	\$0	\$0	\$7,251	\$59,779
2020	\$59,779	\$11,300	\$19,381	\$0	\$90,460	\$0
2021	\$0	\$11,300	\$0	\$0	\$6,632	\$4,668
2022	\$4,668	\$11,300	\$0	\$0	\$10,730	\$5,238
2023	\$5,238	\$11,300	\$0	\$0	\$6,943	\$9,595
2024	\$9,595	\$11,300	\$0	\$0	\$14,570	\$6,325
2025	\$6,325	\$11,300	\$52,559	\$0	\$70,184	\$0
2026	\$0	\$11,300	\$6,510	\$0	\$17,810	\$0
2027	\$0	\$11,300	\$406	\$0	\$11,706	\$0
2028	\$0	\$11,300	\$0	\$0	\$10,180	\$1,120
2029	\$1,120	\$11,300	\$0	\$0	\$8,477	\$3,943
2030	\$3,943	\$11,300	\$414,487	\$0	\$429,730	\$0
2031	\$0	\$11,300	\$0	\$0	\$2,069	\$9,231
2032	\$9,231	\$11,300	\$0	\$0	\$19,680	\$851
2033	\$851	\$11,300	\$0	\$0	\$8,390	\$3,761
2034	\$3,761	\$11,300	\$0	\$0	\$14,430	\$631
2035	\$631	\$11,300	\$203,839	\$0	\$215,770	\$0
2036	\$0	\$11,300	\$3,480	\$0	\$14,780	\$0
2037	\$0	\$11,300	\$0	\$0	\$4,744	\$6,556
2038	\$6,556	\$11,300	\$7,124	\$0	\$24,980	\$0
2039	\$0	\$11,300	\$0	\$0	\$9,495	\$1,805
2040	\$1,805	\$11,300	\$467,685	\$0	\$480,790	\$0
2041	\$0	\$11,300	\$0	\$0	\$10,517	\$783
2042	\$783	\$11,300	\$2,517	\$0	\$14,600	\$0
2043	\$0	\$11,300	\$0	\$0	\$2,069	\$9,231
2044	\$9,231	\$11,300	\$4,249	\$0	\$24,780	\$0
2045	\$0	\$11,300	\$154,861	\$0	\$166,161	\$0
2046	\$0	\$11,300	\$0	\$0	\$6,670	\$4,630
2047	\$4,630	\$11,300	\$343	\$0	\$16,273	\$0

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ALTERNATE FUNDING SCENARIO #1: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$22,200	\$0	\$0	\$9,080	\$66,630
2019	\$66,630	\$22,200	\$0	\$0	\$7,251	\$81,579
2020	\$81,579	\$22,200	\$0	\$0	\$90,460	\$13,319
2021	\$13,319	\$22,200	\$0	\$0	\$6,632	\$28,887
2022	\$28,887	\$22,200	\$0	\$0	\$10,730	\$40,357
2023	\$40,357	\$22,200	\$0	\$0	\$6,943	\$55,614
2024	\$55,614	\$22,200	\$0	\$0	\$14,570	\$63,244
2025	\$63,244	\$22,200	\$0	\$0	\$70,184	\$15,260
2026	\$15,260	\$22,200	\$0	\$0	\$17,810	\$19,650
2027	\$19,650	\$22,200	\$0	\$0	\$11,706	\$30,144
2028	\$30,144	\$22,200	\$0	\$0	\$10,180	\$42,164
2029	\$42,164	\$22,200	\$0	\$0	\$8,477	\$55,887
2030	\$55,887	\$22,200	\$351,643	\$0	\$429,730	\$0
2031	\$0	\$22,200	\$0	\$0	\$2,069	\$20,131
2032	\$20,131	\$22,200	\$0	\$0	\$19,680	\$22,651
2033	\$22,651	\$22,200	\$0	\$0	\$8,390	\$36,461
2034	\$36,461	\$22,200	\$0	\$0	\$14,430	\$44,231
2035	\$44,231	\$22,200	\$149,339	\$0	\$215,770	\$0
2036	\$0	\$22,200	\$0	\$0	\$14,780	\$7,420
2037	\$7,420	\$22,200	\$0	\$0	\$4,744	\$24,876
2038	\$24,876	\$22,200	\$0	\$0	\$24,980	\$22,096
2039	\$22,096	\$22,200	\$0	\$0	\$9,495	\$34,801
2040	\$34,801	\$22,200	\$423,789	\$0	\$480,790	\$0
2041	\$0	\$22,200	\$0	\$0	\$10,517	\$11,683
2042	\$11,683	\$22,200	\$0	\$0	\$14,600	\$19,283
2043	\$19,283	\$22,200	\$0	\$0	\$2,069	\$39,414
2044	\$39,414	\$22,200	\$0	\$0	\$24,780	\$36,834
2045	\$36,834	\$22,200	\$107,127	\$0	\$166,161	\$0
2046	\$0	\$22,200	\$0	\$0	\$6,670	\$15,530
2047	\$15,530	\$22,200	\$0	\$0	\$16,273	\$21,457

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ALTERNATE FUNDING SCENARIO #2: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$16,650	\$0	\$0	\$9,080	\$61,080
2019	\$61,080	\$16,650	\$0	\$0	\$7,251	\$70,479
2020	\$70,479	\$16,650	\$3,331	\$0	\$90,460	\$0
2021	\$0	\$16,650	\$0	\$0	\$6,632	\$10,018
2022	\$10,018	\$16,650	\$0	\$0	\$10,730	\$15,938
2023	\$15,938	\$16,650	\$0	\$0	\$6,943	\$25,645
2024	\$25,645	\$16,650	\$0	\$0	\$14,570	\$27,725
2025	\$27,725	\$16,650	\$25,809	\$0	\$70,184	\$0
2026	\$0	\$16,650	\$1,160	\$0	\$17,810	\$0
2027	\$0	\$16,650	\$0	\$0	\$11,706	\$4,944
2028	\$4,944	\$16,650	\$0	\$0	\$10,180	\$11,414
2029	\$11,414	\$16,650	\$0	\$0	\$8,477	\$19,587
2030	\$19,587	\$16,650	\$393,493	\$0	\$429,730	\$0
2031	\$0	\$16,650	\$0	\$0	\$2,069	\$14,581
2032	\$14,581	\$16,650	\$0	\$0	\$19,680	\$11,551
2033	\$11,551	\$16,650	\$0	\$0	\$8,390	\$19,811
2034	\$19,811	\$16,650	\$0	\$0	\$14,430	\$22,031
2035	\$22,031	\$16,650	\$177,089	\$0	\$215,770	\$0
2036	\$0	\$16,650	\$0	\$0	\$14,780	\$1,870
2037	\$1,870	\$16,650	\$0	\$0	\$4,744	\$13,776
2038	\$13,776	\$16,650	\$0	\$0	\$24,980	\$5,446
2039	\$5,446	\$16,650	\$0	\$0	\$9,495	\$12,601
2040	\$12,601	\$16,650	\$451,539	\$0	\$480,790	\$0
2041	\$0	\$16,650	\$0	\$0	\$10,517	\$6,133
2042	\$6,133	\$16,650	\$0	\$0	\$14,600	\$8,183
2043	\$8,183	\$16,650	\$0	\$0	\$2,069	\$22,764
2044	\$22,764	\$16,650	\$0	\$0	\$24,780	\$14,634
2045	\$14,634	\$16,650	\$134,877	\$0	\$166,161	\$0
2046	\$0	\$16,650	\$0	\$0	\$6,670	\$9,980
2047	\$9,980	\$16,650	\$0	\$0	\$16,273	\$10,357

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PROGRESSIVE FUNDING SCENARIO: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2018	\$53,510	\$62,000	\$0	\$0	\$9,080	\$106,430
2019	\$106,430	\$62,000	\$0	\$0	\$7,251	\$161,179
2020	\$161,179	\$62,000	\$0	\$0	\$90,460	\$132,719
2021	\$132,719	\$62,000	\$0	\$0	\$6,632	\$188,087
2022	\$188,087	\$62,000	\$0	\$0	\$10,730	\$239,357
2023	\$239,357	\$62,000	\$0	\$0	\$6,943	\$294,414
2024	\$294,414	\$62,000	\$0	\$0	\$14,570	\$341,844
2025	\$341,844	\$62,000	\$0	\$0	\$70,184	\$333,660
2026	\$333,660	\$62,000	\$0	\$0	\$17,810	\$377,850
2027	\$377,850	\$62,000	\$0	\$0	\$11,706	\$428,144
2028	\$428,144	\$62,000	\$0	\$0	\$10,180	\$479,964
2029	\$479,964	\$62,000	\$0	\$0	\$8,477	\$533,487
2030	\$533,487	\$62,000	\$0	\$0	\$429,730	\$165,757
2031	\$165,757	\$62,000	\$0	\$0	\$2,069	\$225,688
2032	\$225,688	\$62,000	\$0	\$0	\$19,680	\$268,008
2033	\$268,008	\$62,000	\$0	\$0	\$8,390	\$321,618
2034	\$321,618	\$62,000	\$0	\$0	\$14,430	\$369,188
2035	\$369,188	\$62,000	\$0	\$0	\$215,770	\$215,418
2036	\$215,418	\$62,000	\$0	\$0	\$14,780	\$262,638
2037	\$262,638	\$62,000	\$0	\$0	\$4,744	\$319,894
2038	\$319,894	\$62,000	\$0	\$0	\$24,980	\$356,914
2039	\$356,914	\$62,000	\$0	\$0	\$9,495	\$409,419
2040	\$409,419	\$62,000	\$9,371	\$0	\$480,790	\$0
2041	\$0	\$62,000	\$0	\$0	\$10,517	\$51,483
2042	\$51,483	\$62,000	\$0	\$0	\$14,600	\$98,883
2043	\$98,883	\$62,000	\$0	\$0	\$2,069	\$158,814
2044	\$158,814	\$62,000	\$0	\$0	\$24,780	\$196,034
2045	\$196,034	\$62,000	\$0	\$0	\$166,161	\$91,873
2046	\$91,873	\$62,000	\$0	\$0	\$6,670	\$147,203
2047	\$147,203	\$62,000	\$0	\$0	\$16,273	\$192,930

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# Appendix F

## RDH Qualifications

## 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.

## Building Asset Management Software (BAMS)

All of this information is accessible through our propriety online BAM Software—we do the groundwork and provide the critical information so that you can leverage the Software to track and report on maintenance, repair, and renewal activities. Alternatively, we can follow up and manage the activities on your behalf.

The Software tool also empowers you to create your own funding scenarios so you can evaluate different funding levels and find a solution that works specifically for your building. Where a Depreciation Report identifies what items you need to spend money on and when you need to spend it, this tool helps you optimize the way you spend your money. Ultimately, we can help you track what work is completed versus what is outstanding so that you are better able to produce reports and make informed decisions.



## About Us



### Mark Will | B.A. Econ.

#### Managing 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
- Registered Professional Engineer, APEGBC
- 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



### Stephen Lowther | A.Sc.T.

#### 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

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



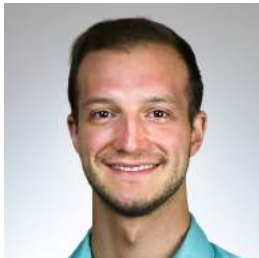
**Brandon Carreira** | Dipl.T.  
Project Manager

- MaP Service Area Leader
- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- Has worked in maintenance and planning consulting since 2011
- Prepared 150+ Depreciation Reports and has been involved with 200+ MaP projects



**Alex Seto** | Dipl.T.  
Building Science Technologist

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- Has worked in maintenance and planning consulting since 2012



**Talen Springer** | EIT  
Building Science Engineer (EIT)

- B.A.Sc., Civil Engineering
- Has worked in maintenance and planning consulting since 2016



**Nicola Alexander** | B.Arch.Sc.  
Building Science Technologist

- B.Tech., Architectural Science
- Has worked in maintenance and planning consulting since 2013 and has prepared 75+ 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



**Megan Butland | Dipl.T.**

**Building Science Technologist**

- Dipl.T., Civil Engineering
- Certificate, Drafting
- Provides quantity estimating for Depreciation Reports
- Has worked in maintenance and planning consulting and the preparation of Depreciation Reports since 2013

**Administrators and Client Support**



**Vanessa Jumawan**

**Maintenance and Planning Coordinator**

- Has worked in administration within engineering/architecture since 2013
- Preparation of Depreciation Report estimates and proposals



**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

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# 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 regarding recommended maintenance procedures and intervals.
- The maintenance checklists and maintenance intervals should be reviewed annually and adjusted, as required, to reflect the service environment, feedback from contractors, etc.

## Specialist and Non-Specialist Reviews

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

## Forecasting the Useful Service Life of Assets

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

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

## Funding Models

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

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

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

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Ref. No. 320007864286

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 #** 8611292

**Effective** 02-May-2018 **Expiry** 02-May-2019

**Limits of Liability** Bodily Injury & Property Damage, Each Occurrence \$1,000,000  
Products and Completed Operations, Aggregate \$1,000,000  
Non-Owned Automobile Liability \$1,000,000  
Policy may be subject to a general aggregate and other aggregates where applicable

**Architects & Engineers Professional Liability**

**Insurer** Lloyd's Underwriters

**Policy #** PSDEF1800249

**Effective** 02-May-2018 **Expiry** 02-May-2019

**Limits of Liability** Subject to aggregate where applicable

**Terms and / or Additional Coverage**

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

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



Ref. No. 320007864286

CERTIFICATE OF INSURANCE

**Commercial General Liability**

Products and Completed Operations  
Broad Form Property Damage  
Cross Liability  
Contractual Liability  
Owners and Contractors Protective  
Contractual Liability included

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 : 07-May-2018  
Issued By : McLean,Chris J.  
Tel : 1-604-688-4442

Aon Reed Stenhouse Inc.



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