

BUILDING CONDITION ASSESSMENT FOR  
COUNTY OF ESSEX

**SUN PARLOR LONG TERM CARE  
HOME**

**175 TALBOT STREET EAST, LEAMINGTON**

PROJECT NO: GDR223-0702-00

SITE VISIT DATE: December 5-7, 2023

REPORT DATE: May 29, 2024



## EXECUTIVE SUMMARY

Cion Corp. (Cion) was retained by County of Essex (the 'Client') to conduct a Building Condition Assessment (BCA) at the Sun Parlor Long Term Care Home located at 175 Talbot Street East, Leamington, herein referred to as the 'site' or 'subject property'.

Sun Parlor Long Term Care Home, consists of the original wing of the building, built in the 1960's, the main building, built in 1992, and the chapel/auditorium, which were part of the original 1960's construction.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality's asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

In addition to the BCA report, a feasibility study was conducted to determine if the building meets the standards outlined in the Long-Term Care Home Design Manual 2015. The feasibility study is provided as a separate document.

Photographs of typical components and conditions observed during the site inspection have been included in Appendix B.

Overall, the majority of the building elements can be considered to be in good condition. The report outlines each building component, its current condition, as well as its estimated year of replacement.

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## 1.0 | INTRODUCTION

Cion Corp. (Cion) was retained by County of Essex (the 'Client') to conduct a Building Condition Assessment (BCA) at the property located at 175 Talbot Street East, Leamington, herein referred to as the 'site' or 'subject property'.

Sun Parlor Long Term Care Home, consists of the original wing of the building, built in the 1960's, the main building, built in 1992, and the chapel/auditorium, which were part of the original 1960's construction.

The building's gross floor area is approximately 13,000 square metres and is comprised of eight Residential Housing Areas (RHA)s. These areas are smaller self-contained units within the home that give residents more comfortable and familiar living spaces. Resident space such as bedrooms, bath and shower rooms, dining areas, lounge areas are in each RHA. In addition, each RHA contains documentation, therapy, storage, and utility spaces to support the long-term care home staff in providing interdisciplinary care to residents. Beyond the RHAs there are additional spaces that provide 'home-like' aspects and overall support for the staff and residents.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality in their asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

The Building Condition Assessment was to provide:

- An assessment of the need for repair and rehabilitation of building systems and components;

- A strategic assessment of the current and long-range physical condition and remaining useful life of each component; and,
- Provide a forecast of capital replacement and repair recommendations and probable cost estimates.

The following assessment criteria have formed the basis for this Building Condition Assessment Report and the recommendations provided, herein: a visual walk-through assessment to ascertain the visible condition of readily accessible elements of the property, building, and related structures (unless specified otherwise); documentation and information provided by the Client or volunteered by a site representative at the time of our review; our knowledge of the construction industry, probable costs and generally accepted industry and engineering practices; and, our previous experience with similar buildings of this age, type and complexity.

## 1.1 METHODOLOGY

The scope of work for this Building Condition Assessment included the following:

- A review of available drawings, specifications, maintenance records and historical repair/replacement records;
- Visual audits of the building components to provide detailed information on the current age, condition and remaining service life of the building, equipment and components.
- Building inspections of the following areas for the purposes of obtaining an overall sense of the current condition of the major components as a whole:
  - Structural (foundations, exposed columns, beams, etc.).
  - Interior finishes (floors, walls and ceiling finishes, bath enclosures, etc.).
  - Building Envelope (exterior walls, windows, doors, roofing, etc.).
  - Life safety systems (fire alarms, detection, suppression systems, etc.).
  - Mechanical systems (plumbing, heating/cooling systems, exhaust systems, etc.).
  - Electrical systems (distribution, lighting, security systems, etc.).
  - Sitework (landscaping, parking, driveways, walkways, etc.).

Components have been categorized according to the Uniformat II classification system in general conformance with ASTM E-1557 – Standard Classification for Building Elements and Related Sitework. The level to which building components have been categorized is in accordance with the RFP requirements set by the Municipality.

The Building Condition Assessment was prepared utilizing the following recognized standards/systems:

- Ontario Building Code, Building Code Act – O. Reg. 332/12

- Occupational Health and Safety Act, amended 2011
- ANSI/ASHRAE/IES 90.1-2013
- ASTM E2018-15 – Standard Guide for Property Condition audits: Baseline Property Condition Audit Process.

In keeping with current industry standards, the BCA is solely based on a general visual walk through and a review of provided documentation and records. The study does not include such things as video inspections of underground services, design review, instrument testing, and thermography of the building envelope, fire life-safety systems testing, or any further invasive testing /exploration. A detailed review for compliance with National, Provincial and Municipal codes is not part of the scope of this assessment. Environmental issues are not part of this study.



## 1.2 DESCRIPTION OF TERMS

The following is a list of some of the subjective terms used in this report to describe the observed condition of the various elements:

**Condition Rating:** Very Good Condition – The asset is typically new or recently rehabilitated. Few elements show general signs of deterioration that require attention.

Good Condition – The asset is generally in good condition. Some elements show general signs of deterioration that require attention. A few elements exhibit significant deficiencies.

Fair Condition – The asset shows general signs of deterioration that require attention. Some elements exhibit significant deficiencies.

Poor Condition – The asset is mostly below standard with many elements approaching the end of their service life. A large portion of the system exhibits significant deficiencies.

Very Poor – The asset is in an unacceptable condition with widespread signs of advanced deterioration. Many components in the system exhibit signs of imminent failure.

**Assessed Age, In-Service Date:** The Assessed Age is the date of the component installation or in some cases the last known repair. Where an in-date is not available the date is estimated based on the condition of the component at the time of the site review.

**Estimated Service Life:** The estimated service life is an estimate as to the duration of time between when a component is new and when it will require replacement or a major repair investment. Estimated life expectancies are based on manufacturers' recommendations and on our past experiences with the performance of similar buildings and construction. Actual service lives may be found to be longer than estimated, however it is recommended that funds be available for repair or replacement at the earliest time that failures are likely to occur.

**Intervention Year:** The Intervention Year is the estimated year that the next action is recommended for a component. Recommended interventions typically consist of either replacement, repairs, remediations, studies/further investigation or removals. The Intervention Year is estimated based on the current condition and known repair history of a component and it is assumed that adequate regular maintenance is being performed.

**Current Replacement Value:** The current replacement value is an estimated probable cost for the full replacement of a component. These cost projections are based on our experience with similar building systems and judgment of typical industry conditions, assuming a reasonable amount of routine service and preventative maintenance is conducted. The inclusion of current replacement costs is generally limited to items with a replacement or major repair value generally greater than \$3,000. Below that amount the item would be considered remedied within the operating and maintenance budget. Code compliance or public safety issues are not limited by their potential repair cost and will be included where appropriate.

Immediate Repair Cost:                    The immediate repair cost is an estimated amount for a critical short-term repair for the purpose of addressing a major deficiency, health & safety hazard or other deficiencies.

## 2.0 | GENERAL DESCRIPTION



Sun Parlor Long Term Care Home, consists of the original wing of the building, built in the 1960's, the main building, built in 1992, and the chapel/auditorium, which were part of the original 1960's construction.

The building is generally described as a concrete and steel framed structure with flat and sloped roofs. The exterior walls consist of concrete block covered with stone and brick veneer, metal siding and exposed aggregate stucco panels.

The building interior has conventional concrete block walls both exposed and finished with gypsum. Ceilings mainly consist of acoustic ceiling tiles and painted gypsum. Floor are finished with vinyl sheet flooring, ceramic tiles, carpet and exposed concrete.

Domestic hot water is provided by electric domestic water tank heaters. Heating and cooling is supplied by various gas fired air handling units located throughout the roof area.

## 3.0 | A. SUBSTRUCTURE

### **A1010 Standard Foundations - Concrete Foundations: Throughout**

The cast-in-place concrete foundation walls were generally only visible at grade along the building perimeter. Where visible, the foundation walls are in good condition with no signs of major displacement noted in the areas reviewed.

Major repairs or replacement is not anticipated within the study period.

### **A1010 Standard Foundations - Concrete Foundations: Garage Building**

The cast-in-place concrete foundation walls were generally only visible at grade along the building perimeter. Where visible, the foundation walls are in good condition with no signs of major displacement noted in the areas reviewed.

Major repairs or replacement is not anticipated within the study period.

### **A1010 Standard Foundations - Concrete Slab-on-grade: Throughout**

The cast-in-place concrete slabs-on-grade throughout the building are generally only visible in the service rooms and found to be in good condition with no signs of major displacement noted in the areas reviewed. Excessive below-grade moisture was reported at the time of inspection. However, no significant impact was observed.

An allowance is included for major repairs at the end of its expected service life. It is also recommended to monitor for further movement and settlement.

**A1010 Standard Foundations - Concrete Slab-on-grade: Garage Building**

The cast-in-place concrete slabs-on-grade throughout the building are found to be in good condition with no signs of major displacement noted in the areas reviewed.

The cast-in-place concrete slabs-on-grade throughout the building are found to be in good condition with no signs of major displacement noted in the areas reviewed.

## 4.0 | B. SHELL

### **B1010 Floor Construction - Concrete Floor Slabs and Columns: Throughout**

The intermediate floors are constructed of a combination of cast-in-place and precast concrete slabs supported on steel and concrete beams and columns. The floor structures are generally only visible in service areas where the ceilings are exposed. No signs of major displacement were noted in the areas reviewed.

An allowance is included for major repairs at the end of its expected service life.

### **B2020 Exterior Windows - Exterior Sealants: Throughout**

Exterior sealants around doors and windows were generally noted to be in fair to poor condition. The windows have also been face-sealed in response to previous water leakage issues. The sealants along masonry details and some window perimeters are in poor condition with cracked/split sections noted throughout. Sealants should be replaced to prevent water and air leakage into the building.

An allowance is included for replacement of the Exterior Sealants at the end of their expected service life.

### **B2010 Exterior Walls - Brick Veneer: Throughout**

The building is partially clad in a brick veneer. The veneer is in generally in good to fair condition. There are areas of spalling and efflorescence throughout the building.



An allowance is included for localized repair and replacement of the brick veneer. It is recommended to time work with other exterior work to take advantage of economy of scale.

#### **B2010 Exterior Walls - Brick Veneer: East Elevation**

A leak was reported over one of the east offices on the ground floor. Upon review, it may be related to the masonry exterior wall above. Investigation is scheduled in the short term.

Allow to investigate and repair the leak.

#### **B2010 Exterior Walls - Stone Veneer: Throughout**

The building is partially clad in a stone veneer. The veneer is in generally in fair condition. Spalled and deteriorated joints were noted at the base of the bay windows. It is likely due to poor water shedding detailing.

An allowance is included for localized repair and replacement of the stone veneer. It is recommended to time work with other exterior work to take advantage of economy of scale.

#### **B2010 Exterior Walls - Brick Veneer: Garage Building**

The building is clad in a brick veneer. The veneer is in good condition with no issues reported.

An allowance is included for localized repair and replacement of the brick veneer. It is recommended to time work with other exterior work to take advantage of economy of scale.

### **B2010 Exterior Walls - Brick Veneer: Chapel**

The building is clad in a brick veneer. The veneer is in good condition with no issues reported.

An allowance is included for localized repair and replacement of the brick veneer. It is recommended to time work with other exterior work to take advantage of economy of scale.

### **B2010 Exterior Walls - Metal Siding: Throughout**

The building is partially clad in metal siding. The siding appeared to be in good condition, with some fading and discolouration noted.

An allowance is included for replacement of the metal siding at the end of their expected service life.

### **B2010 Exterior Walls – Decorative Screening: Chapel**

The chapel is surrounded by decorative precast concrete screens in metal framing. The screens are in good condition however, the metal framing is corroded along the base.

It is recommended the screens be repainted and excessively corroded sections be repaired in the short term.

### **B2010 Exterior Walls - Exposed Aggregate Stucco: Throughout**

The building is partially clad in an exposed aggregate stucco under or around the windows. The stucco appeared to be in fair condition with some areas having minor staining and delaminated sections.

An allowance is included for replacement of the exposed aggregate stucco at the end of their expected service life.

### **B2020 Exterior Windows - Exterior Windows: Throughout**

The exterior windows consist of aluminum-framed units with insulated glazing. The windows for the building are in fair condition with some failed insulated glazing units and bleeding glazing tape noted. There were reports of air leakage from the windows. Staining is occurring below the bay windows, due to poor water shedding from the windows. The windows have window film applied to them and they are beginning to fade and discolour. It was noted that all operable windows had been screwed shut to prevent residents from opening the windows. Otherwise, there were reports of active issues from the windows.

An allowance is included for replacement of the Exterior Windows at the end of their expected service life.

### **B2020 Exterior Windows - Exterior Windows: Chapel**

The exterior windows consist of aluminum-framed units with insulated glazing. These windows at the chapel are new and in good condition.

Major repairs or replacement is not anticipated within the study period.

### **B2020 Exterior Windows - Exterior Curtain Wall: Throughout**

In some locations around the building, there are curtain wall window assemblies on the lower half of the building.

The curtain wall consists of aluminum-framed units with insulated glazing. The curtain wall is in fair condition.

An allowance is included for replacement of the exterior curtain wall at the end of their expected service life.

### **B2030 Exterior Doors - Overhead Garage Doors: Throughout**

There are insulated metal rolling overhead doors with steel frames. The doors appeared to be in good condition with no issues reported.

An allowance is included for replacement of the Overhead Garage Doors at the end of their expected service life.

### **B2030 Exterior Doors - Overhead Garage Doors: Garage Building**

There are steel sectional insulated overhead doors in the garage. The doors appeared to be in good condition, with no issues reported.

An allowance is included for replacement of the Overhead Garage Doors at the end of their expected service life.

### **B2030 Exterior Doors - Exterior Metal Doors: Throughout**

Hollow metal framed doors are located around the building. The doors appeared to be in good condition.

An allowance is included for replacement of the Exterior Metal Doors at the end of their expected service life.

### **B2030 Exterior Doors - Exterior Metal Doors: Garage Building**

Hollow metal framed doors are located in the garage building. The doors appeared to be in good condition.

An allowance is included for replacement of the Exterior Metal Doors at the end of their expected service life.

### **B2030 Exterior Doors - Exterior Metal Doors: 2nd floor**

The lower roof access door is in poor condition with physical damage and corrosion observed. The door also has difficulties closing.

Allow to replace the door in the short term.

### **B2030 Exterior Doors - Glazed Entrance Doors: Throughout**

The automatic main entrance sliding doors include insulated glazing in aluminum framing. The doors were operating normally with no issues reported.

An allowance is included for replacement of the Glazed Entrance Doors at the end of their expected service life.

### **B3010 Roof Coverings - Flat Roofs – Inverted: Main Roofs**

The main and lower roofs are clad in inverted roofing systems with prefinished metal perimeter flashings and area drains. Maintenance walkways are provided throughout the roofs. The roof membrane was not visible for review; however, no major issues were reported. It is our understanding the roofs were installed circa 2003.

Due to the age of the roofs, it is expected that the roofs will require replacement in the short term.

### **B3010 Roof Coverings - Flat Roofs – BUR: South Roofs**

The south wing roofs are clad in built-up roofing systems (BUR) with prefinished metal perimeter flashings and area drains. Maintenance walkways are provided throughout the roofs. Ponding water and ice were noted throughout, indicating inadequate slope in some areas. Some asphalt bleed outs were noted with some minor repairs noted at

roof penetrations. There were no signs of active water leakage in the areas review. No major issues were reported.

It is our understanding the roofs were installed circa 2003.

Due to the age of the roofs, it is expected that the roofs will require replacement in the short term.

### **B3010 Roof Coverings - Flat Roof – BUR: Garage**

The garage roof is clad in a built-up roofing system (BUR) with prefinished metal perimeter flashings and area drains. are provided throughout the roofs. Significant vegetation was noted on the roof, with area drain appearing to be blocked. There were no signs of active water leakage in the areas review. No major issues were reported. It is our understanding the roof was installed circa 2003.

Due to the age of the roof, it is expected that the roof will require replacement in the short term.

It is assumed that periodic cleaning of the roof assembly is handled as part of regular maintenance.

### **B3010 Roof Coverings - Roof Ladder: Main Roof**

The 4th floor roof is access via a metal ladder from the 3rd floor roof. The ladder is generally in good condition with some corrosion noted.

Replace the ladder in the long term.

### **B3010 Roof Coverings – Guardrails: Throughout**

Permanent guardrail sections were provided along localized sections of the roofs, generally around mechanical and access locations. The guardrails are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **B3010 Roof Coverings - Sloped Roof - Metal Standing Seam: Throughout**

The sloped metal roofs throughout include a painted finished and hidden fastener. The roofs are in good condition with some fading noted. No major issues were reported.

Re-coating of the roofs may be considered to improve the appearance and protect the metal finish in the long term.

### **B3010 Roof Coverings - Roof Anchors: Throughout**

Permanent roof anchors have been installed throughout the main roofs. The anchors appear to be in good condition.

It is assumed that periodical inspections are conducted as part of regular maintenance.

A placeholder allowance has been included for major repairs required.

## 5.0 | C. INTERIORS

### **C1010 Partitions - Partition Walls: Throughout**

The interior partition walls throughout the building consist of drywall. The interior partitions are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C1010 Partitions - Interior Windows: Ground Floor Office**

There are interior windows in the ground floor office/secretary room (118 HR). The windows are placed high on the wall and appear to be in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C1030 Specialties - Wood Railings: Throughout**

There are wood railings throughout the corridors of the building that aid the residents. The wood railings are in fair condition with several areas deteriorating due to consistent sanitization. The wood railings should be upgraded in order to last longer and be more durable against sanitization chemicals. Onsite staff requested that the handrails are replaced with a more durable and easier to clean material, like PVC.

An allowance is included for replacement of the Wood Railings at the end of their expected service life.



### **C1020 Interior Doors - Single Swing Doors: Throughout**

The doors to the suites, washrooms, supply/storage, and offices consist of single swing wood doors. The interior exit stair doors consist of single swing wood doors with panic bars. The doors are in fair condition with several areas with surface scratches noted. It is our understanding that doors and hardware have been replaced as needed.

A general allowance for as-needed replacement of the doors and hardware has been included.

### **C1020 Interior Doors - Double Swing Doors: Throughout**

The doors to different corridors, laundry room, garbage room, kitchen, dining rooms and general activity spaces consist of double swing wood doors. The doors are in fair condition with several areas with surface scratches noted.

An allowance is included for replacement of the Double Swing Doors at the end of their expected service life.

### **C1020 Interior Doors – Door Operators & Push Buttons (Barrier Free): Throughout**

The barrier free doors consist of power operators and push buttons throughout. The operators and push buttons appeared to be working as intended and are in good condition.

An allowance is included for replacement of the Door Operators & Push Buttons (Barrier Free) at the end of their expected service life.

### **C1030 Specialties - Millwork – Cabinetry: Dining Rooms, Reading Room & Salon**

The laminated wood cabinetry in the dining rooms, reading room and salon are in good condition.

An allowance is included for replacement of the Millwork - Cabinetry at the end of their expected service life.

### **C2010 Stair Construction - Exit Stairs: Throughout**

The exit stair construction consists of metal pan with concrete fill. The stairs are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C2020 Stair Finishes - Exit Stairs Finishes: Throughout**

The exit stair finishes consist of sheet flooring rubber with a wax finish, painted concrete block walls and exposed concrete ceilings. There are metal railings throughout the staircase. The stair finishes are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C3010 Wall Finishes - Painted Gypsum Wall Board: Throughout**

The typical suite bedrooms, admin spaces, offices, some vestibules, dining rooms, washrooms/tub rooms, activity rooms, equipment, salon, sitting and lounge spaces consist of painted gypsum wall board. The finishes are in good condition with several localized areas with surface level damage/scratches more so in the dining rooms where the space is more frequently occupied. It is our understanding that the ground floor office room (124) had leak issues and a section of drywall has been removed.

A general allowance for as-needed repainting of the various rooms has been included.

### **C3010 Wall Finishes - Wood Panel: Lobby & Reading Room**

The main entrance lobby and adjacent reading room/library walls consist of wood panels that are stained/varnished and sealed. The panels are generally in good condition.

An allowance is included for replacement of the Wood Panel at the end of their expected service life.

### **C3010 Wall Finishes - Painted Concrete Block: Throughout Ground Floor Spaces & All Exit Stairs**

The exit stairs, morgue (holding room), some vestibules, staff corridors, garbage room, electrical room, storage rooms, laundry room, locker room, elevator machine room and general such spaces consist of painted concrete block walls. The walls are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C3010 Wall Finishes - Ceramic Tile: Throughout**

The servery/dishwashing, treatment, bed pan, and shower rooms throughout the building consist of ceramic tile walls. The tiles in the building are generally in good condition.

An allowance is included for replacement of the Ceramic Tile at the end of their expected service life.

### **C3010 Wall Finishes – Wallpaper: Main Entrance Corridor**

The corridor of the main entrance where there is wood paneling, there is also a beige wallpaper material that runs from one end of the double doors on the West wing to the other end of the East wing. The wallpaper is in good condition.

An allowance is included for replacement of the Wallpaper at the end of their expected service life.

### **C3010 Wall Finishes - Resilient Vinyl Sheet (Wall): Throughout**

The corridors of the building and bedrooms consist of a vinyl sheet portion from the floor to the wood railings.

They appear to be in fair condition with several sections that are peeling in the edges and corners.

An allowance is included for replacement of the Resilient Vinyl Sheet (Wall) at the end of their expected service life.

### **C3020 Floor Finishes - Resilient Vinyl Sheet (Floor): Throughout**

The corridors, ground floor exit stairs lobby, elevator, storage, closets, and such spaces consist of a vinyl sheet flooring. They appear to be in fair condition with several sections that are stained or peeling in the edges and corners.

An allowance is included for replacement of the Resilient Vinyl Sheet (Floor) at the end of their expected service life.

### **C3020 Floor Finishes - Resilient Vinyl Tile: Reading Room / Library**

The reading room/library consist of resilient vinyl tile flooring. The flooring is in good condition.

An allowance is included for replacement of the Resilient Vinyl Tile at the end of their expected service life.

### **C3020 Floor Finishes - Quarry Tile: Vestibules**

The vestibules consist of quarry tile flooring. The flooring is in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C3020 Floor Finishes – Carpet: Throughout Admin**

The offices, reception, and general such areas consist of carpet flooring. The carpet is in good condition.

An allowance is included for replacement of the Carpet at the end of their expected service life.

### **C3020 Floor Finishes - Ceramic Tile: Ground Floor Entrance/Lobby, Cafe & Office Corridors**

The ground floor main entrance/lobby leading to the office corridors and elevator lobby consist of ceramic tile flooring. The café area adjacent to the lobby also has tile flooring and it is our understanding that they were recently replaced. The tile floors are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C3020 Floor Finishes – Concrete: Throughout**

The 2nd to 4th floor exit stairs, elevator machine rooms, garbage room, electrical room, chemical storage, and other such types of rooms consist of concrete flooring. It is typically finished with paint except for the exit stair locations. The concrete flooring is in good condition. Re-paint where necessary.

An allowance for repainting the concrete surfaces has been included.

### **C3030 Ceiling Finishes - Painted Gypsum Wall Board: Throughout**

The typical suite bedrooms, reading room, lobby, a few offices, café, med prep, family room, storage, tub/shower rooms and other such types have painted gypsum ceilings. The ceilings are overall in good condition.

A general allowance for as-needed repainting of the various rooms has been included.

### **C3030 Ceiling Finishes - Acoustic Tile: Throughout**

Many of the corridors, office/admin spaces, some vestibules, storage rooms, dishwashing/kitchen/prep, dining rooms and other similar rooms consist of acoustic tile ceilings. The tiles in some of the dining spaces have designs. The ceilings are generally in good condition.

An allowance is included for replacement of the Acoustic Tile at the end of their expected service life.

### **C3030 Ceiling Finishes – Concrete: Throughout**

The exit stairs, elevator machine room, garbage room, elec. room, receiving, and mech. room have exposed concrete ceilings. The ceilings are in good condition.

Major repairs or replacement is not anticipated within the study period.

### **C1030 Specialties – Washrooms: Common Areas**

The common washrooms throughout include vinyl sheet flooring, painted gypsum walls and ceilings, ceramic sinks and toilets. The finishes and fixtures are in good condition.

An allowance is included for replacement of the washroom finishes and fixtures at the end of their expected service life.

### **C1030 Specialties – Washrooms: Suites**

The suite washrooms include vinyl sheet flooring, painted gypsum walls and ceilings, partial tiled walls, ceramic sink and toilet. The finishes and fixtures are in good condition.

An allowance is included for replacement of the washroom finishes and fixtures at the end of their expected service life.

### **C1030 Specialties – Shower Rooms: Throughout**

The shower rooms throughout include vinyl sheet flooring, ceramic tile walls, gypsum ceilings and ceramic sinks. The tiles in shower room (S341) was in poor condition specifically in the lower corner of the room. The finishes and fixtures are in good condition.

An allowance is included for replacement of the shower room finishes and fixtures at the end of their expected service life. Room S341 needs to be repaired in the immediate future and all other shower rooms will be replaced as needed.

### **C1030 Specialties – Tub Rooms: Throughout**

The tub rooms throughout include vinyl sheet flooring, ceramic tile walls, gypsum ceilings, and ceramic sinks. The finishes and fixtures are in good condition.

An allowance is included for replacement of the tub room finishes and fixtures at the end of their expected service life.

### **C1030 Specialties – Serveries: Throughout**

The serveries throughout include sheet flooring, ceramic tile walls, and acoustic ceiling tiles. The finishes are in good condition.

An allowance is included for replacement of the servery finishes and fixtures at the end of their expected service life.

### **C1030 Specialties – Kitchen: Throughout**

The kitchen and prep space throughout include sheet flooring, ceramic tile walls, and acoustic ceiling tiles. The finishes are in good condition.

An allowance is included for replacement of the kitchen finishes and fixtures at the end of their expected service life.



## 6.0 | D. SERVICES

### **D4010 Fire Protection Sprinkler Systems - Sprinkler System: Throughout**

The wet sprinkler system includes a 150mm incoming line and check valve located in the sprinkler room, main valves, piping, and sprinkler heads. The visible components of the sprinkler system are in good condition with no issues reported.

It is assumed that as-needed repairs of the suppression system is covered under regular operations and maintenance.

### **D4010 Fire Protection Sprinkler Systems - Fire Pump: Sprinkler Room**

The wet sprinkler system includes a 7.5HP main fire pump located in the sprinkler room. The pump and controls appear to be original and as such, nearing the end of its service life.

Allow to replace the pump at the end of its expected service life.

### **D4030 Fire Protection Specialties – Extinguishers: Throughout**

Extinguishers are located throughout the facility include mechanical rooms and common areas. They are inspected regularly and appear to be in good condition.

It is assumed that these are replaced as needed as part of regular maintenance.

### **D3010 Energy Supply - Fire Hose Cabinets: Throughout**

The corridors are equipped with fire hose cabinets on each floor. The hosts and valves appear to be in good condition.

Allow to replace the hoses periodically.

### **D4030 Fire Protection Specialties - Fire Alarm and Signaling Devices: Throughout**

Fire alarm horns, strobes and pull stations were found to generally be in good condition. These devices were replaced in 2019.

Allow to replace the fire alarm devices every 30 years.

### **D4031 Fire Alarm System - Fire Alarm System: Throughout**

The fire alarm system includes a main 'Notifier' control panel located in the main electrical room and annunciator panels located at the main and east entrances and reception office. The system was replaced circa 2019.

Allow to replace the fire alarm panels every 20 years.

### **D4030 Fire Protection Specialties - Heat Detectors: Throughout**

Smoke/heat detectors were found in generally good condition throughout the building.

Allow to replace the fixtures every 10 years.

### **D5040 Special Electrical Systems - Exit Signs: Throughout**

Exit signs throughout the facility are older and appear original to the 1992 renovations. Fixtures appear functional where reviewed.

Allow to replace the fixtures every 25 years.

### **D1010 Elevators - Passenger Elevator: Throughout**

"The vertical transportation equipment consists of 3 hydraulic Passenger elevators.

The vertical transportation equipment installed at this location is generally considered to be of average quality in terms of longevity, reliability and performance. The elevators have been located in an adequate manner to provide a reasonable level of service for a building of this type and size.

All 3 cars were originally installed in 1992 by Otis and were modernized in 2018 and therefore we do not anticipate any significant upgrades except as noted.

Refer to the Elevator Due Diligence Report prepared by Solucore dated November 29, 2023."

Allow to modernize the elevator controls, cylinder, and hydraulics and replace cab finishes in the long term.

### **D1010 Elevators - Passenger Elevator: Throughout**

The pit has standing water. The pit steel and other pit equipment is damaged due to the presence of water in the pit and rusting.

To prevent this problem from getting worse, the pit equipment should be sanded and painted so that permanent damage does not occur.

#### **D1010 Elevators - Passenger Elevator: Throughout**

The existing door operator(s) have a closed loop system. However, newer closed loop door operators are entering the market that are more efficient and durable while still adjusting the door closing force to compensate for wind pressure and other obstacles. Since door related calls represent 80% of the callbacks, it is not uncommon to upgrade the door operators prior to a modernization.

Therefore, an upgrade is recommended. We anticipate this upgrade in next 15 years.

#### **D1010 Elevators - Passenger Elevator: Throughout**

The existing passenger cab enclosure and fixtures are in good condition, but over time they will start to show signs of wear and tear.

Upgrading the cab and fixtures may be required in order to maintain a consistent standard and clean looking elevator cab. Furthermore, upgrading the fixtures will increase the user's confidence with the elevator because new fixtures are associated with new elevators.

#### **D3010 Energy Supply - Domestic Hot Water Heater: Laundry Old Compressor Room**

A 'LAARS' DHW boiler provides domestic hot water to the laundry equipment located in the old compressor room. The gas-fired unit is rated at 719,000 BTU/hr and is in good condition. No issues were reported with the unit. The unit was manufactured in 1999.

Allow to replace the unit in the short term.

### **D3010 Energy Supply - Domestic Hot Water Heater #1: Mechanical Penthouse**

An 'AO Smith' DHW boiler provides domestic hot water for the building located in the mechanical penthouse. The gas-fired unit is rated at 1,810 MBTU/hr and is in fair condition. It is our understanding that the unit received a new heat exchanger recently. The unit was manufactured in 2003.

Allow to replace the unit at the end of its expected service life.

### **D3010 Energy Supply - Domestic Hot Water Heater #2: Mechanical Penthouse**

An 'AO Smith' DHW boiler provides domestic hot water for the building located in the mechanical penthouse. The gas-fired unit is rated at 1,810 MBTU/hr and is in fair condition. It is our understanding that the unit received a new heat exchanger recently. The unit was manufactured in 2003.

Allow to replace the unit at the end of its expected service life.

### **D3010 Energy Supply - Domestic Hot Water Storage Tank: Laundry Old Compressor Room**

Domestic hot water for the laundry equipment is stored in a glass-lined DHW storage tank in the old compressor room. The tank is rated at 180 Us gal and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3010 Energy Supply - Domestic Hot Water Storage Tank: Mechanical Penthouse**

Domestic hot water for the building is stored in a steel concrete lined DHW storage tank in the mechanical room.

The tank appears to be in good condition.

It is assumed that re-lining of the tank is handled as part of regular maintenance. Allow to replace the tank at the end of its expected service life.

### **D3010 Energy Supply - Domestic Hot Water Storage Tanks - Back-up: Mechanical Penthouse**

Two glass-lined storage tanks in the mechanical penthouse are used as back-ups for the main DHW storage tank.

These units are rated at 98 Us gal each and were manufactured circa 2013.

Allow to replace the units at the end of their expected service life.

### **D2020 Domestic Water Distribution - Domestic Water Distribution System: Throughout**

The main 100mm incoming water line is located in the sprinkler room and includes a 'Neptune' water meter with a backflow prevention valve. The distribution system includes copper piping, valves, and misc. recirculation pumps.

Occasional leaks have been reported from the copper piping.

It is assumed that localized repairs such as pinhole leaks and valve replacement will be handled as part of regular maintenance. A larger repair allowance for major repairs or capital work has been included for the long term.

### **D2030 Sanitary Waste - Storm Water and Drainage Systems: Throughout**

The drainage piping is generally hidden or buried. The system also includes sump pumps for the elevator pits. No major issues were reported with the system. However, it was reported there were significant levels of moisture/water below the slab-on-grade. This has not yet caused significant leaks to date other than in the elevator pits.

It is assumed that localized repairs such as pinhole leaks and valve replacement will be handled as part of regular maintenance. A larger repair allowance for major replacement has been included for the long term.

### **D2020 Domestic Water Distribution - Water Softener: Sprinkler Room**

The domestic cold-water system is equipped with a water softener system located in the sprinkler room. The system appears to be functional with no issues reported.

Allow to replace the system at the end of its expected service life.

### **D3020 Heat Generating Systems - Heating Boiler - BH1: Mechanical Penthouse**

Heating water for the radiant heater loops is provided by two gas-fired 'Lochinvar' heating boilers located in the mechanical penthouse. Each boiler is rated at 2,500 MBTU/hr and were manufactured circa 2015. No issues were reported with the boilers.

Allow to replace the unit at the end of its expected service life.

### **D3020 Heat Generating Systems - Heating Boiler - BH2: Mechanical Penthouse**

Heating water for the radiant heater loops is provided by two gas-fired 'Lochinvar' heating boilers located in the mechanical penthouse. Each boiler is rated at 2,500 MBTU/hr and were manufactured circa 2015. No issues were reported with the boilers.

Allow to replace the unit at the end of its expected service life.

### **D3020 Heat Generating Systems - Heating Boilers: Mechanical Penthouse**

Placeholder allowance for major repairs that may be required in the long term.

### **D3010 Energy Supply - Fridge and Freezer Condensers: Site - Courtyard**

The walk-in fridge and freezer compressors are wall-mounted in the courtyard area on the east wing. The units appear to be new and in good condition. The units include R404 refrigerant.

Allow to replace the units at the end of their expected service life.

### **D3041 Exhaust & Ventilation Systems - Exhaust Fans: Roofs**

Exhaust ventilation for the suites and service rooms are provided by rooftop exhaust fans. The rooftop exhaust fans are in good condition.

Allow to replace the units at the end of their expected service life.



### **D3041 Exhaust & Ventilation Systems - Kitchen Exhaust Fan: 4th Floor Roof**

The main exhaust fan for the kitchen range hood is located over the 4th floor roof. The fan was reportedly running normally with no issues reported and the duct is cleaned regularly.

Allow to replace the unit at the end of its expected service life.

### **D3010 Energy Supply - Split DX Air Conditioning Units: Throughout**

Split cooling units located throughout the building provide cooling for individual rooms (i.e. garbage, laundry, elevator machine rooms, etc.) and the garage building. The exterior condensers range from 1 to 2 tons of cooling and are in good condition.

Allow to replace the units at the end of their expected service life.

### **D3010 Energy Supply - Make-up Air Unit – Laundry: Laundry Room**

Heated make-up air for the laundry room is provided by a gas-fired 'Reznor' make-up air unit. The ratings of the units could not be determined but is assumed to be original. The unit was reported to be functioning normally.

It is expected that given the age of the unit, replacement will be required in the short term.

### **D3040 Distribution Systems - Air Handling Unit - AC-1-3: 3rd Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-3 is located on the 3rd floor roof and is rated at 4000 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the

supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-2-1: 3rd Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-2-1 is located on the 3rd floor roof and is rated at 14000 CFM, 600 MBTU/hr heating input, and approximately 31 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-1-1: 3rd Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-1 is located on the 3rd floor roof and is rated at 4000 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-1-2: 3rd Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-2 is located on the 3rd floor roof and is rated at 4600 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-1-4: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-4 is located on the 4th floor roof and is rated at 4600 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-3-1: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-1 is located on the 4th floor roof and is rated at 5000 CFM, 192 MBTU/hr heating

input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-2-2: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-2-2 is located on the 4th floor roof and is rated at 14000 CFM, 600 MBTU/hr heating input, and approximately 31 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-4-1: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-4-1 is located on the 4th floor roof and is rated at 5400 CFM, 519 MBTU/hr heating input, and approximately 20 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-1-5: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-5 is located on the 4th floor roof and is rated at 4300 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-3-3: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-3 is located on the 4th floor roof and is rated at 5000 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-1-6: 4th Floor Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-6 is located on the 4th floor roof and is rated at 4000 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the

supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-3-2: Lower Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-2 is located on the lower roof and is rated at 5000 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-5-1: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-5-1 is located on the south wing roof and is rated at 115 MBTU/hr heating input, and approximately 6 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-6-1: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-6-1 is located on the south wing roof and is rated at 60 MBTU/hr heating input, and approximately 2 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-7-1: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-7-1 is located on the south wing roof and is rated at 180 MBTU/hr heating input, and approximately 8 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-7-2: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-7-2 is located on the south wing roof and is rated at 180 MBTU/hr heating input, and approximately 8 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-9-1: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-9-1 is located on the south wing roof and is rated at 2800 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-8-1: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-8-1 is located on the south wing roof and is rated at 1700 CFM, 200 MBTU/hr heating input, and approximately 9 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Unit - AC-3-4: South Wing Roof**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-2 is located on the south wing roof and is rated at 500 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the



supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.

Allow to replace the unit at the end of its expected service life.

### **D3040 Distribution Systems - Air Handling Units – Overhaul: Throughout**

Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas.

Placeholder allowance for major repairs that may be required in the long term.

### **D3050 Terminal & Packaged Units - Unit Heaters – Hydronic: Throughout**

Service rooms and building entrances are heated via suspended and wall-mounted unit heaters, respectively. The gas-fired and hydronic units are in good condition.

Allow to replace at the end of their expected service life.

### **D3050 Terminal & Packaged Units - Unit Heaters - Gas-fired: Throughout**

Service rooms and building entrances are heated via suspended and wall-mounted unit heaters, respectively. The gas-fired and hydronic units are in good condition.

Allow to replace at the end of their expected service life.

### **D3010 Energy Supply – Humidifiers: Throughout**

Humidifiers are installed throughout the building. All of these units were off at the time of inspection. It is our understanding that these units are not required for humidity controlled and no longer used.

As the humidifiers are no longer used, no allowance for replacement has been included.

### **D3040 Distribution Systems - Variable Air Valve Boxes: Throughout**

VAVs (variable air valve boxes) are located in the ceiling spaces and distribute heated and cooled air to various spaces throughout the building. The VAVs were not visible for review and it is our understanding that these units may still be original to the 1992 construction. No major issues were reported with the units.

It is expected that given the age of the units, replacement will be required in the short term.

### **D3010 Energy Supply - Gas Piping Distribution: Throughout**

Gas distribution piping to AHU burners, heating boiler burners, and other equipment appears in good condition.

No major expenditures are expected within the report term.

### **D3010 Energy Supply - HVAC Distribution System: Throughout**

The HVAC distribution system includes steel and copper piping, valves, expansion tanks, chemical treatment, and circulation pumps. The main heating loop circulation pumps for the main building are located in the mechanical penthouse. The circulation pumps are rated at 10 HP. Baseboard radiant heaters are located throughout the building perimeter. No issues were reported with the systems or heaters.

A general allowance for as-needed repairs to the distribution system has been included. This includes for major repairs such as localized piping and radiator replacement, equipment repairs, replacement of various pumps and controls.

#### **D5010 Electrical Service & Distribution - Electrical Distribution Equipment: Throughout**

Power is provided from a pad mounted transformers to a 'Square D' main switchgear unit rated at 2000A 120/208V. Electrical distribution equipment throughout the building includes electrical distribution panels, transformers, disconnect switches, and copper wiring. The equipment is in good condition. It should be noted that a cover panel for one of the breakers on panel DP4M was open at the time of inspection. This would be considered a hazard should the panel be live.

The actual service life of modern electrical equipment is ranges between 40 to 50 years. It is estimated that general replacement will not be required within the foreseeable future. It is however, recommended that an allowance be maintained for repairs or replacements that may be required as a result of local or specific problems that may develop. It is expected that securing/closing of any opening panels will be done immediately and under normal maintenance.

#### **D5010 Electrical Service & Distribution - Main Transformers: Site - East**

Power is fed to two pad-mounted transformers located east of the building. The units are rated at 29.8 KV 600V and were manufactured in 1991. It is our understanding that these units are owned by the Home. The units appear in good condition.

The actual service life of modern electrical equipment is ranges between 40 to 50 years. It is estimated that general replacement will not be required within the foreseeable future. It is however, recommended that an allowance be maintained for eventual replacement in the long term.

#### **D5020 Lighting & Branch Wiring - Interior Lighting – LED: Throughout**

The LED fixtures in the kitchen area and stairwells are in good condition. It is assumed that these fixtures were installed recently.

Allow to replace the fixtures in the long term.

#### **D5020 Lighting & Branch Wiring - Interior Lighting - T8 & CFLs: Throughout**

T8 and CFL fluorescent light fixtures throughout the corridors, suites, and service areas are generally in good condition.

Recommend upgrading existing T8 light fixtures to LED in the short term to reduce energy consumption.

#### **D5020 Lighting & Branch Wiring - Exterior Lighting: Throughout**

Exterior lighting includes wall packs and soffit fixtures with LED lamps. These fixtures are in good condition.

Allow to replace the fixtures in the long term.

### **D5020 Lighting & Branch Wiring - Exterior Lighting – Site: Throughout**

Site lighting includes lamp standards with metal poles and LED lamps. The lamps are new and poles are in good condition.

Allow to replace the fixtures in the long term.

### **D5020 Lighting & Branch Wiring -Emergency Lighting: Throughout**

The main electrical room and stairwells include emergency light fixtures. These fixtures are in good condition.

Allow to replace the fixtures in the long term.

### **D5030 Communications & Security Systems - Nurse Call System: Throughout**

The nurse call system includes notification lights, panels, and intercom. No issues with the system were reported.

The system was reportedly upgraded in 2017.

Allow to upgrade the system every 20 years.

### **D3060 Controls & Instrumentation - Building Automation System – Digital: Throughout**

The HVAC system is controlled via a hybrid building automation system. The suite thermostats and baseboard hydronic radiators are controlled via pneumatic sensors while the new equipment such as the rooftop units, and boilers include digital sensors. The main control board has been upgraded recently with digital controls.

Allow for troubleshooting and maintenance of entire building automation system in the long term.

### **D3060 Controls & Instrumentation - Building Automation System – Pneumatic: Throughout**

The older pneumatic system includes an air dryer and compressor. The system was reportedly operating with no issues at the time of inspection.

Due to the age of the system, a budget allowance for replacement of the remaining pneumatic sensors have been included in the short term.

### **D5030 Communications & Security Systems- CCTV: Throughout**

The building is equipped with a CCTV system consisting of 9 cameras. The system is in good condition with no issues reported.

The CCTV system may be replaced every 10 years.

### **D5030 Communications & Security Systems - Keypad Locks: Throughout**

The keypad locks on select stairwell doors located throughout the building were found to generally be in good condition.

Allow to upgrade the access control system in the long term.

### **D5030 Communications & Security Systems - FOB Access System: Throughout**

Controlled access into the building and various administration areas are provided by a fob access system. The system was operating normally at the time of inspection.

Allow to upgrade the access control system in the long term.

### **D5030 Communications & Security Systems - PA System: Throughout**

The building is equipped with a public announcement system. Speakers are located throughout and appear to be in good condition. No issues were reported with the system.

Allow to upgrade/replace the PA system in the long term.

### **D5040 Special Electrical Systems - Emergency Generator: Site - East**

The 'Kohler' diesel-powered emergency generator is located east of the building and is in good condition. Access to the data plate for the generator was not available at the time of inspection. However, it is our understanding that the generator was installed circa 2007 and rated at 1,000 KW. The transfer switch is located in the main electrical room.

Allow to replace the generator and transfer switch at the end of their expected service life.

## 7.0 | FIXTURES & EQUIPMENT

### **E1010 Commercial Equipment - Kitchen & Servery Equipment: Kitchen & Servery**

The kitchen and servery includes stove/grille ranges and exhaust hoods, industrial fridges, ovens, warmers, warmer, dish washers, stainless steel sinks and countertops, and walk-in freezers.

An allowance is included for replacement of the Kitchen & Servery Equipment at the end of their expected service life.

### **E1010 Commercial Equipment - Laundry Equipment: Laundry Room**

There are 8 Commercial washers and dryers from UniMac, 1 standard dryer by Maytag. They appear to be in good condition.

An allowance is included for replacement of the Laundry Equipment at the end of their expected service life.

### **E1010 Commercial Equipment - Fully Body Tubs and Lifts: Shower/Tub Rooms**

Each shower room includes a tub with a lift machine. It is our understanding that several tubs have been recently replaced. They are in good condition.

An allowance is included for replacement of the Fully Body Tubs and Lifts at the end of their expected service life.



## 8.0 | BUILDING SITEWORK

### **G2010 Roadways - Asphalt Pavement: East Lot**

The east lots (staff, visitor, admin) are paved in asphalt. The paving is generally in good condition. With minor surface deterioration observed such as localized cracking and settlement.

Replace the asphalt paving in the long term.

### **G2010 Roadways - Asphalt Pavement: Drive Aisles**

The east drive aisles are paved in asphalt. The paving is generally in good condition.

Replace the asphalt paving in the long term.

### **G2010 Roadways - Asphalt Pavement: Southwest**

The main roundabout, west drive aisle, and west parking lot are paved in asphalt. The paving is generally in good condition. With minor surface deterioration observed such as localized cracking and settlement.

Replace the asphalt paving in the long term.

### **G2030 Pedestrian Paving - Concrete Walkways**

The concrete walkways throughout are generally in good condition. Some heaving was noted along the south walkway which could be considered a trip hazard.

Full replacement is not anticipated in the report term. A general allowance has been included for localized repairs in the long term.

### **G2030 Pedestrian Paving - Concrete Curbs**

The concrete curbs throughout are generally in good condition. Some cracking was noted in localized areas.

Full replacement is not anticipated in the report term. A general allowance has been included for localized repairs in the long term.

### **G2040 Site Development - Chain Link Fencing**

The east perimeter of the site includes chain link fencing. The fencing is in fair condition with physical damage noted throughout.

Allow to replace the fencing in the long term.

### **G2040 Site Development - Metal Fencing: Site Courtyard**

The decorative metal fencing around the courtyard is in good condition with no major issues noted.

Allow to periodically repaint the fencing.

### **G2040 Site Development - Aluminum Fencing: Site - South**

The decorative aluminum fencing around the south courtyard is in good condition with no major issues noted.

### **G2040 Site Development - Entrance Signage: Site - South**

The main entrance sign includes masonry piers with precast concrete caps and a metal sign. The sign is in good condition.

Allow to replace the sign and repair the masonry piers as needed in the long term.

### **G2040 Site Development - Metal Railings: Site - South**

Metal handrails are installed along the ramp from the south wing. The railings include metal and wood handrails.

Minor damage and corrosion were observed.

Allow to replace the handrails in the long term.

### **G2040 Site Development - Metal Railings: Site - Loading Dock**

Metal handrails are installed along the loading dock ramp. Minor corrosion was noted along the post baseplates.

It is assumed that regular repainting will be handled as part of regular maintenance.

### **G2040 Site Development - Concrete Retaining Walls: Site - Loading Dock**

The loading dock includes cast-in-place concrete retaining walls on both sides. The walls are generally in fair condition with some concrete spalling observed.

Recommended to repair the walls in the short term.

### **G2040 Site Development - Unit Retaining Walls: Site - Courtyard**

The north perimeter of the courtyard includes precast concrete unit retaining walls below the fencing. The retaining walls are in good condition.

It is assumed that regular repairs will be handled as part of regular maintenance.

### **G2040 Site Development - Staff Shelter: Site - East**

The staff shelter is wood-framed with asphalt shingles. The structure is in fair condition with some wood deterioration noted while the shingles are in good condition along the west elevation and poor condition along the east elevation. It appears that the shingles were partially replaced.

Full replacement of the structure is recommended in the long term.

### **G2040 Site Development - Decorative Gazebo: Site - South**

A wood-framed gazebo is installed southwest of the south wing. The gazebo is new and in good condition.

Allow to replace the gazebo in the long term.

### **G2040 Site Development - Decorative Gazebo: Site - Courtyard**

A wood-framed gazebo is installed in the courtyard. The structure appears to be in good condition with some wear observed.

Allow to replace the gazebo in the long term.

### **G2040 Site Development - Canopies**

Steel framed canopies with fabric coverings are installed adjacent to the main entrance and in the courtyard. The materials appear to be in good condition and we understand that these were recently installed.

Replace the coverings in the long term.

### **G2040 Site Development - Flagpole: Site - Roundabout**

A metal flagpole is installed in the main roundabout and is in good condition.

Replace the pole at the end of its expected service life.

## 9.0 | SUMMARY OF PROBABLE CAPITAL COSTS

Our opinion of probable costs for major repairs/replacements were estimated based on either a unit rate or lump sum basis and are intended only as an indication of the order of magnitude. The estimated probable costs for repair or replacement are also based on our judgment of typical expected service life and the estimated remaining service life of a component, assuming a reasonable amount of routine service and preventative maintenance is conducted. Establishing replacement, rehabilitation, or upgrade probable costs for various elements are based on several factors such as:

- Quantity of repair
- Accessibility and protection requirements
- Economies of scale
- Consultation with qualified contractors
- Availability of local qualified trade personnel
- Impact on local services, public access, and other disruptions.

A contingency amount should be added to all probable costs to allow for the following items:

- Variation in estimated unit prices due to competitive tender bidding;
- Additional work required to repair any hidden damage concealed by finishes; and,
- Consulting costs to prepare specifications or drawings for remedial work, tendering, contract administration and field review, permit fees as may be appropriate.

The probable estimated costs to remediate property deficiencies or normal replacement items as outlined in the Report do not necessarily reflect competitive market rates for any particular type of work identified. It is understood and assumed that this building will continue to be part of a professionally managed portfolio of

properties. As such, well qualified maintenance staff would be available to perform many smaller repair / replacement tasks on an ongoing basis and to aid and oversee larger tasks where outside contractors are required.

Probable cost estimates provided are based on the expectation that experienced property management staff will obtain competitive pricing using a combination of both internal staff resources and outside contractors accounting for project specifics and economies of scale.

The probable costs provided are budget figures only, based on the current market conditions, are in present (2023) dollars and do not include for inflation. The actual costs of construction may vary considerably depending on the time of year when tendering is conducted, the actual detailed scope of work and the economic climate of the construction industry. As an example, the preparation of a probable cost estimate requires making a number of assumptions, such as:

- The means and methods of construction the contractor will employ;
- The cost and extent of labour;
- Equipment and materials the contractor will employ;
- Contractor's techniques in determining prices;
- Market conditions at the time; and
- Other factors over which Cion has no control.

The repair and replacement recommendations in this report may require a more detailed investigation prior to implementation, however, the short-term costs associated with the anticipated repair of the identified physical deficiencies and replacement of components, which may have exceeded their normal expected service life, based on our recommendations, are summarized in the table below.

## 10.0 | FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset. By definition, the FCI is defined as the ratio of required renewal cost to current building replacement value. Building condition is often defined in terms of the FCI as follows: (Good) 0 to 5 percent FCI, (Fair) 5 to 10 percent FCI (Poor) 10 to 30 percent FCI, (Critical) greater than 30 percent FCI. The purpose of the FCI is to provide a means for objective comparison of facility or building condition as well as allowing senior decision makers to understand building renewal funding needs and comparisons.

$$\text{FCI} = \frac{\text{Repair and Replacement of Deficiencies}}{\text{Current Replacement Value}}$$

Short Term Repair Cost (3 Year):	\$1,403,000
Approx. Building Replacement Cost:	\$43,400,000
<b>FCI:</b>	<b>3.2%</b>



We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

Sincerely,

Prepared by:

A handwritten signature in black ink, appearing to read "L. Fialkov".

Lindsay Fialkov  
Project Manager

Reviewed by:

A handwritten signature in blue ink, appearing to read "Chun Lim".

Chun Lim, B.Arch.Sc.  
Project Manager

C.c: Kelly Worden, Cion Corp.

## 11.0 | REPORT LIMITATIONS

1. The site inspections are strictly visual in nature except where stated otherwise. No destructive testing or laboratory analysis is undertaken. Assumptions pertaining to a component's current condition and remaining service life are based upon the visual observations of those systems, structures and components exposed to view and apparent as of the day of the inspection. Deficiencies that exist but not recorded are not apparent given the limited level of the building condition assessment offered and commissioned. The building condition assessment does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the property. This report is limited in scope to only those components which are specifically referenced. It is likely that conditions not uncovered by the building condition assessment exist which may affect the costs, timing or effectiveness of the recommendations detailed in the building condition assessment.

The review associated with the building condition assessment is limited to technical and construction items. Cion Corp. has not/will not conduct(ed) investigations into the nature and reasoning for the deficiencies found at the site and property whether visually inspected or of an inherent, hidden nature. As such, no legal survey, soil tests, assessment for environmental contaminants, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations are made, nor are they within the Scope of the building condition assessment.

The inspections and reporting associated with the building condition assessment will not address environmental issues including, but not limited to, the existence, competence or performance of fuel storage tanks or the existence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne illness or disease.

2. Verification as to the accuracy or completeness of the drawings and information provided are not undertaken. Quantities were determined using the drawings except where otherwise noted or determined from the site inspections or from information provided by the Client. Cion Corp. relies upon the information (in terms of accuracy and completeness) provided by the client and/or its agents.
3. In the preparation of the building condition assessment, it is assumed that a normal level of maintenance outside of what is called for in the Building condition assessment will be undertaken.
4. This report is intended solely for the Client named. The material in it reflects Cion Corp. best judgement in light of the information available at the time of the building condition assessment.

It shall not be distributed without the knowledge and permission of Cion Corp. It shall not be relied upon for any other purpose than as agreed with the Client without the written consent of Cion Corp. It shall not be used or relied upon by any other person unless that person is specifically named in the proposal of offer of services submitted prior to the engagement. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other persons. If the client or its agent directly or indirectly causes the report to be distributed to any other person, the client shall indemnify, defend, and hold Cion Corp. harmless against the claim of any third party.

It shall not be used to express or imply warranty as to the fitness (both physically and financially) of the property. No portion of this report may be used as a separate entity.

5. Cost estimates presented in the building condition assessment are based on estimated quantities and the Consultant's best judgement and experience with similar projects. The cost estimates are preliminary and meant as order of magnitude budget estimates only, and are subject to confirmation

by competitive tendering and also subject to change and are dependent upon factors over which Cion Corp. has no control, including but not limited to: market conditions; contractor availability; methods and bidding practices; and the cost of labour, materials and equipment.

6. Any time frame given for undertaking future repair or replacement work represents a best guess opinion based upon the component's apparent condition and level of maintenance. Failure of the item or optimum repair/replacement times may occur sooner or later than shown in the building condition assessment.
7. Cion Corp. shall not be responsible for any consequential loss, injury or damages suffered by the Client including but not limited to loss of use and earnings.

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

8. The total amount of all claims the Client or its agents may have against Cion Corp. under this engagement and all future engagements pertaining to updates to the building condition assessment, including but not limited to claims of negligence, negligent misrepresentation and breach of contract, shall be strictly limited to direct loss or damage arising from such breach of contract or such tort or such negligence and further, shall be strictly limited to the policy limits of the company's errors and omissions insurance policy.

9. The company assumes no liability whether in contract or in tort and including the negligence of the company for:
1. The actual, alleged or threatened inhalations of, ingestion of, contact with, exposure to, existence of, growth or presence of; or
  2. Any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or
  3. The actual or alleged failure to detect, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of any fungi or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of fungi.  
  
"Fungi" means any form of fungus, including but not limited to, yeast, mould, mildew, rust, smut or mushroom.
10. By engaging Cion to undertake the services as outlined in this report, the Municipality agrees to the above conditions.

In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety, including the RFP and its amendments.

**APPENDIX A |**

**BUILDING CONDITION ASSESSMENT SUMMARY TABLE**

Uniformat Classification				Visual Assessment		Capital Planning								
Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
A.Substructure	A10.Foundations	A1010 Standard Foundations	Concrete Foundations	The cast-in-place concrete foundation walls were generally only visible at grade along the building perimeter. Where visible, the foundation walls are in good condition with no signs of major displacement noted in the areas reviewed.	Good	Repair	65	31	34	2058	28400	Sq.Ft.	1704000	52000
A.Substructure	A10.Foundations	A1010 Standard Foundations	Concrete Foundations	The cast-in-place concrete foundation walls were generally only visible at grade along the building perimeter. Where visible, the foundation walls are in good condition with no signs of major displacement noted in the areas reviewed.	Good	Repair	65	31	34	2058	2100	Sq.Ft.	126000	7000
A.Substructure	A10.Foundations	A1010 Standard Foundations	Concrete Slab-on-grade	The cast-in-place concrete slabs-on-grade throughout the building are generally only visible in the service rooms and found to be in good condition with no signs of major displacement noted in the areas reviewed. Excessive below-grade moisture was reported at the time of inspection. However, no significant impact was observed.	Good	Repair	40	25	15	2039	28400	Sq.Ft.	852000	43000
A.Substructure	A10.Foundations	A1010 Standard Foundations	Concrete Slab-on-grade	The cast-in-place concrete slabs-on-grade throughout the building are found to be in good condition with no signs of major displacement noted in the areas reviewed.	Good	Repair	40	31	9	2033	2100	Sq.Ft.	63000	4000
B.Shell	B10.Superstructure	B1010 Floor Construction	Concrete Floor Slabs and Columns	The intermediate floors are constructed of a combination of cast-in-place and precast concrete slabs supported on steel and concrete beams and columns. The floor structures are generally only visible in service areas where the ceilings are exposed. No signs of major displacement were noted in the areas reviewed.	Good	Repair	65	31	18	2042	82670	Sq.Ft.	9094000	455000
B.Shell	B20.Exterior_Closure	B2020 Exterior Windows	Exterior Sealants	Exterior sealants around doors and windows were generally noted to be in fair to poor condition. The windows have also been face-sealed in response to previous water leakage issues. The sealants along masonry details and some window perimeters are in poor condition with cracked/split sections noted throughout. Sealants should be replaced to prevent water and air leakage into the building.	Poor	Replace	20	20	0	2024	10500	Lin.Ft.	263000	263000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Brick Veneer	The building is partially clad in a brick veneer. The veneer is in generally in good to fair condition. There are areas of spalling and efflorescence throughout the building.	Good	Repair	20	15	5	2029	3500	Sq.Ft.	315000	48000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Brick Veneer	A leak was reported over one of the east offices on the ground floor. Upon review, it may be related to the masonry exterior wall above. Investigation is scheduled in the short term.	Poor	Repair	99	99	0	2024	1	Quantity	60000	60000

Uniformat Classification				Visual Assessment			Capital Planning						
Level 1				Component Description & Observations			Intervention Type			Intervention Year		Immediate Repair	
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Stone Veneer	The building is partially clad in a stone veneer. The veneer is in generally in fair condition. Spalled and deteriorated joints were noted at the base of the bay windows. It is likely due to poor water shedding detailing.	Fair	Repair	20	15	5	2029	800 Sq.Ft.	96000	20000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Brick Veneer	The building is clad in a brick veneer. The veneer is in good condition with no issues reported.	Good	Repair	20	15	5	2029	1200 Sq.Ft.	108000	17000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Brick Veneer	The building is clad in a brick veneer. The veneer is in good condition with no issues reported.	Good	Repair	20	15	5	2029	1100 Sq.Ft.	99000	10000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Metal Siding	The building is partially clad in metal siding. The siding appeared to be in good condition, with some fading and discoloration noted.	Good	Replace	50	35	15	2039	1500 Sq.Ft.	90000	90000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Decorative Screening	The chapel is surrounded by decorative precast concrete screens in metal framing. The screens are in good condition however, the metal framing is corroded along the base.	Fair	Repair	40	38	2	2026	4 Quantity	48000	10000
B.Shell	B20.Exterior_Closure	B2010 Exterior Walls	Exposed Aggregate Stucco	The building is partially clad in an exposed aggregate stucco under or around the windows. The stucco appeared to be in good condition with some areas having minor staining an delaminated sections.	Good	Replace	30	21	9	2033	1800 Sq.Ft.	72000	72000
B.Shell	B20.Exterior_Closure	B2020 Exterior Windows	Exterior Windows	The exterior windows consist of aluminum-framed units with insulated glazing. The windows for the building are in fair condition with some failed insulated glazing units and bleeding glazing tape noted. There were reports of air leakage from the windows. Staining is occurring below the bay windows, due to poor water shedding from the windows. The windows have window film applied to them and they are beginning to fade and discolour. It was noted that all operable windows had been screwed shut to prevent residents from opening the windows. Otherwise, there were reports of active issues from the windows.	Good	Replace	40	31	9	2033	26000 Sq.Ft.	3120000	3120000
B.Shell	B20.Exterior_Closure	B2020 Exterior Windows	Exterior Windows	The exterior windows consist of aluminum-framed units with insulated glazing. These windows at the chapel are new and in good condition.	Good	Replace	40	1	39	2063	3500 Sq.Ft.	420000	420000
B.Shell	B20.Exterior_Closure	B2020 Exterior Windows	Exterior Curtain Wall	In some locations around the building, there are curtain wall window assemblies on the lower half of the building. The curtain wall consist of aluminum-framed units with insulated glazing. The curtain wall is in good condition.	Good	Replace	40	31	9	2033	8000 Sq.Ft.	1440000	1440000
B.Shell	B20.Exterior_Closure	B2030 Exterior Doors	Overhead Garage Doors	There are insulated metal rolling overhead doors with steel frames. The doors appeared to be in good condition with no issues reported.	Good	Replace	30	22	8	2032	2 Quantity	24000	24000



Uniformat Classification				Visual Assessment			Capital Planning							
Level 1				Component Description & Observations			Intervention Type			Intervention Year		Immediate Repair		
B.Shell	B20.Exterior_Closure	B2030 Exterior Doors	Overhead Garage Doors	There are steel sectional insulated overhead doors in the garage. The doors appeared to be in good condition, with no issues reported.	Good	Replace	25	15	10	2034	6	Quantity	30000	30000
B.Shell	B20.Exterior_Closure	B2030 Exterior Doors	Exterior Metal Doors	Hollow metal framed doors are located around the building. The doors appeared to be in good condition.	Good	Replace	40	31	9	2033	17	Quantity	21000	21000
B.Shell	B20.Exterior_Closure	B2030 Exterior Doors	Exterior Metal Doors	Hollow metal framed doors are located in the garage building. The doors appeared to be in good condition.	Good	Replace	40	31	9	2033	3	Quantity	4000	4000
B.Shell	B20.Exterior_Closure	B2030 Exterior Doors	Exterior Metal Door	The lower roof access door is in poor condition with physical damage and corrosion observed. The door also has difficulties closing.	Poor	Replace	30	30	0	2024	1	Quantity	2000	2000
B.Shell	B20.Exterior_Closure	B2030 Exterior Doors	Glazed Entrance Doors	The automatic main entrance sliding doors include insulated glazing in aluminum framing. The doors were operating normally with no issues reported.	Good	Replace	30	20	10	2034	4	Quantity	40000	40000
B.Shell	B30.Roofing	B3010 Roof Coverings	Flat Roofs - Inverted	The main and lower roofs are clad in inverted roofing systems with prefinished metal perimeter flashings and area drains. Maintenance walkways are provided throughout the roofs. The roof membrane was not visible for review, however, no major issues were reported. It is our understanding the roofs were installed circa 2003.	Fair	Replace	25	20	5	2029	37000	Sq.Ft.	1406000	1406000
B.Shell	B30.Roofing	B3010 Roof Coverings	Flat Roofs - BUR	The south wing roofs are clad in built-up roofing systems (BUR) with prefinished metal perimeter flashings and area drains. Maintenance walkways are provided throughout the roofs. Ponding water and ice were noted throughout, indicating inadequate slope in some areas. Some asphalt bleed outs were noted with some minor repairs noted at roof penetrations. There were no signs of active water leakage in the areas review. No major issues were reported. It is our understanding the roofs were installed circa 2003.	Fair	Replace	25	21	4	2028	21000	Sq.Ft.	756000	756000
B.Shell	B30.Roofing	B3010 Roof Coverings	Flat Roof - BUR	The garage roof is clad in a built-up roofing system (BUR) with prefinished metal perimeter flashings and area drains. are provided throughout the roofs. Significant vegetation was noted on the roof, with area drain appearing to be blocked. There were no signs of active water leakage in the areas review. No major issues were reported. It is our understanding the roof was installed circa 2003.	Fair	Replace	25	21	4	2028	2000	Sq.Ft.	70000	70000
B.Shell	B30.Roofing	B3010 Roof Coverings	Roof Ladder	The 4th floor roof is access via a metal ladder from the 3rd floor roof. The ladder is generally in good condition with some corrosion noted.	Good	Replace	40	31	9	2033	1	Quantity	12000	12000
B.Shell	B30.Roofing	B3010 Roof Coverings	Guardrails	Permanent guardrail sections were provided along localized sections of the roofs, generally around mechanical and access locations. The guardrails are in good condition.	Good	Replace	40	8	32	2056	1	Quantity	10000	10000

Uniformat Classification				Visual Assessment		Capital Planning									
Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair			
B.Shell	B30.Roofing	B3010 Roof Coverings	Sloped Roof - Metal Standing Seam	The sloped metal roofs throughout include a painted finished and hidden fasteners. The roofs are in good condition with some fading noted. No major issues were reported.	Good	Replace	45	31	14	2038	1	Quantity		200000	200000
B.Shell	B30.Roofing	B3010 Roof Coverings	Roof Anchors	Permanent roof anchors have been installed throughout the main roofs. The anchors appear to be in good condition.	Good	Repair	10	0	10	2034	1	Quantity		10000	10000

Uniformat Classification				Visual Assessment		Capital Planning									
Level 1				Component Description & Observations		Intervention Type				Intervention Year			Immediate Repair		
C.Interiors	C10.Interior_Construction	C1010 Partitions	Partition Walls	The interior partition walls throughout the building consist of drywall. The interior partitions are in good condition.	Good	Repair	60	31	29	2053	16000	Sq.Ft		480000	5000
C.Interiors	C10.Interior_Construction	C1010 Partitions	Interior Windows	There are interior windows in the ground floor office/secretary room (118 HR). The windows are placed high on the wall and appear to be in good condition.	Good	Replace	60	31	29	2053	60	Sq.Ft		60000	60000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Wood Railings	There are wood railings throughout the corridors of the building that aid the residents. The wood railings are in fair condition with several areas deteriorating due to consistent sanitization. The wood railings should be upgraded in order to last longer and be more durable against sanitization chemicals.	Fair	Replace	40	38	2	2026	3500	Lin.Ft.		70000	70000
C.Interiors	C10.Interior_Construction	C1020 Interior Doors	Single Swing Doors	The doors to the suites, washrooms, supply/storage and offices consist of single swing wood doors. The interior exit stair doors consist of single swing wood doors with panic bars. The doors are in fair condition with several areas with surface scratches noted. It is our understanding that doors and hardware have been replaced as-needed.	Fair	Repair	40	31	9	2033	265	Quantity		583000	12000
C.Interiors	C10.Interior_Construction	C1020 Interior Doors	Double Swing Doors	The doors to different corridors, laundry room, garbage room, kitchen, dining rooms and general activity spaces consist of double swing wood doors. The doors are in fair condition with several areas with surface scratches noted.	Fair	Replace	40	31	9	2033	55	Quantity		248000	248000
C.Interiors	C10.Interior_Construction	C1020 Interior Doors	Door Operators & Push Buttons (Barrier Free)	The barrier free doors consist of power operators and push buttons throughout. The operators and push buttons appeared to be working as intended and are in good condition.	Good	Replace	20	10	10	2034	15	Quantity		68000	68000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Millwork - Cabinetry	The laminated wood cabinetry in the dining rooms, reading room and salon are in good condition.	Good	Replace	30	19	11	2035	55	Quantity		550000	550000
C.Interiors	C20.Staircases	C2010 Stair Construction	Exit Stairs	The exit stair construction consists of metal pan with concrete fill. The stairs are in good condition.	Good	Replace	60	31	29	2053	1	Quantity		150000	150000
C.Interiors	C20.Staircases	C2020 Stair Finishes	Exit Stairs Finishes	The exit stair finishes consist of sheet flooring rubber with a wax finish, painted concrete block walls and exposed concrete ceilings. There are metal railings throughout the staircase. The stair finishes are in good condition.	Good	Replace	60	31	29	2053	1	Quantity		30000	30000

Uniformat Classification				Visual Assessment		Capital Planning								
Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
C.Interiors	C30.Interior_Finishes	C3010 Wall Finishes	Painted Gypsum Wall Board	The typical suite bedrooms, admin spaces, offices, some vestibules, dining rooms, washrooms/tub rooms, activity rooms, equipment, salon, sitting and lounge spaces consist of painted gypsum wall board. The finishes are in good condition with several localized areas with surface level damage/scratches more so in the dining rooms where the space is more frequently occupied. It is our understanding that the ground floor office room (124) had leak issues and a section of drywall has been removed.	Good	Repair	10	31	5	2029	75000	Sq.Ft.	450000	68000
C.Interiors	C30.Interior_Finishes	C3010 Wall Finishes	Wood Panel	The main entrance lobby and adjacent reading room/library walls consist of wood panels that are stained/varnished and sealed. The panels are generally in good condition.	Good	Replace	45	31	14	2038	1400	Sq.Ft.	56000	56000
C.Interiors	C30.Interior_Finishes	C3010 Wall Finishes	Painted Concrete Block	The exit stairs, morgue (holding room), some vestibules, staff corridors, garbage room, electrical room, storage rooms, laundry room, locker room, elevator machine room and general such spaces consist of painted concrete block walls. The walls are in good condition.	Good	Replace	60	31	29	2053	7500	Sq.Ft.	75000	75000
C.Interiors	C30.Interior_Finishes	C3010 Wall Finishes	Ceramic Tile	The servery/dishwashing, treatment, bed pan, and shower rooms throughout the building consist of ceramic tile walls. The tiles in the building are generally in good condition.	Good	Replace	45	31	14	2038	5500	Sq.Ft.	110000	110000
C.Interiors	C30.Interior_Finishes	C3010 Wall Finishes	Wallpaper	The corridor of the main entrance where there is wood paneling, there is also a beige wallpaper material that runs from one end of the double doors on the West wing to the other end of the East wing. The wallpaper is in good condition.	Good	Replace	30	12	18	2042	1000	Sq.Ft.	10000	10000
C.Interiors	C30.Interior_Finishes	C3010 Wall Finishes	Resilient Vinyl Sheet (Wall)	The corridors of the building and bedrooms consist of a vinyl sheet portion from the floor to the wood railings. They appear to be in fair condition with several sections that are peeling in the edges and corners.	Fair	Replace	40	31	9	2033	11000	Sq.Ft.	165000	165000
C.Interiors	C30.Interior_Finishes	C3020 Floor Finishes	Resilient Vinyl Sheet (Floor)	The corridors, suites, ground floor exit stairs lobby, elevator, storage, closets, and such spaces consist of a vinyl sheet flooring. They appear to be in fair condition with several sections that are stained or peeling in the edges and corners.	Fair	Replace	30	25	5	2029	90000	Sq.Ft.	1350000	1350000

Uniformat Classification				Visual Assessment		Capital Planning									
Level 1				Component Description & Observations		Intervention Type				Intervention Year			Immediate Repair		
C.Interiors	C30.Interior_Finishes	C3020 Floor Finishes	Resilient Vinyl Tile	The reading room/library consist of resilient vinyl tile flooring. The flooring is in good condition	Good	Replace	30	15	15	2039	500	Sq.Ft.	8000	8000	
C.Interiors	C30.Interior_Finishes	C3020 Floor Finishes	Quarry Tile	The vestibules consist of quarry tile flooring. The flooring is in good condition.	Good	Replace	40	10	30	2054	400	Sq.Ft.	10000	10000	
C.Interiors	C30.Interior_Finishes	C3020 Floor Finishes	Carpet	The offices, reception, and general such areas consist of carpet flooring. The carpet is in good condition.	Good	Replace	15	5	10	2034	6500	Sq.Ft.	98000	98000	
C.Interiors	C30.Interior_Finishes	C3020 Floor Finishes	Ceramic Tiles	The ground floor main entrance/lobby leading to the office corridors and elevator lobby consist of ceramic tile flooring. The café area adjacent to the lobby also has tile flooring and it is our understanding that they were recently replaced. The tile floors are in good condition.	Good	Replace	40	5	35	2059	3500	Sq.Ft.	53000	53000	
C.Interiors	C30.Interior_Finishes	C3020 Floor Finishes	Concrete Flooring	The 2nd to 4th floor exit stairs, elevator machine rooms, garbage room, electrical room, chemical storage, and other such types of rooms consist of concrete flooring. It is typically finished with paint except for the exit stair locations. The concrete flooring is in good condition. Re-paint where necessary.	Good	Repair	30	12	18	2042	5000	Sq.Ft.	30000	30000	
C.Interiors	C30.Interior_Finishes	C3030 Ceiling Finishes	Painted Gypsum Wall Board - Ceilings	The typical suite bedrooms, reading room, lobby, a few offices, café, med prep, family room, storage, tub/shower rooms and other such types have painted gypsum ceilings. The ceilings are overall in good condition.	Good	Repair	10	31	5	2029	45000	Sq.Ft.	360000	54000	
C.Interiors	C30.Interior_Finishes	C3030 Ceiling Finishes	Acoustic Tile	Many of the corridors, office/admin spaces, some vestibules, storage rooms, dishwashing/kitchen/prep, dining rooms and other similar rooms consist of acoustic tile ceilings. The tiles in some of the dining spaces have designs. The ceilings are generally in good condition.	Good	Replace	50	31	19	2043	35000	Sq.Ft.	280000	280000	

Uniformat Classification				Visual Assessment		Capital Planning									
Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair			
C.Interiors	C30.Interior_Finishes	C3030 Ceiling Finishes	Concrete Ceilings	The exit stairs, elevator machine room, garbage room, elec. room, receiving, and mech. room have exposed concrete ceilings. The ceilings are in good condition.	Good	Repair	60	31	100	2124	5000	Sq.Ft.		0	0
C.Interiors	C10.Interior_Construction	C1030 Specialties	Washrooms - Common Areas	The common washrooms throughout include vinyl sheet flooring, painted gypsum walls and ceilings, ceramic sinks and toilets. The finishes and fixtures are in good condition.	Good	Replace	25	19	6	2030	1	Quantity		10000	10000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Washrooms - Suites	The suite washrooms include vinyl sheet flooring, painted gypsum walls and ceilings, partial tiled walls, ceramic sink and toilet. The finishes and fixtures are in good condition.	Good	Replace	25	19	6	2030	1	Quantity		50000	50000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Shower Rooms	The shower rooms throughout include vinyl sheet flooring, ceramic tile walls, gypsum ceilings, and ceramic sinks. The tiles in shower room (S341) was in poor condition specifically in the lower corner of the room. The finishes and fixtures are in fair condition.	Fair	Replace	40	32	8	2032	1	Quantity		10000	10000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Tub Rooms	The tub rooms throughout include vinyl sheet flooring, ceramic tile walls, gypsum ceilings, and ceramic sinks. The finishes and fixtures are in good condition.	Good	Replace	40	25	15	2039	1	Quantity		20000	20000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Serveries	The serveries throughout include sheet flooring, ceramic tile walls, and acoustic ceiling tiles. The finishes are in good condition.	Good	Replace	35	27	8	2032	5	Quantity		100000	100000
C.Interiors	C10.Interior_Construction	C1030 Specialties	Kitchen	The kitchen and prep space throughout include sheet flooring, ceramic tile walls, and acoustic ceiling tiles. The finishes are in good condition.	Good	Replace	35	30	5	2029	1	Quantity		20000	20000
D.Services	D40.Fire_Protection	D4010 Fire Protection Sprinkler Systems	Sprinkler System	The wet sprinkler system includes a 150mm incoming line and check valve located in the sprinkler room, main valves, piping, and sprinkler heads. The visible components of the sprinkler system are in good condition with no issues reported.	Good	Replace	60	31	29	2053	1	Quantity		388000	388000

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Level 1				Component Description & Observations			Intervention Type			Intervention Year		Immediate Repair		
D.Services	D40.Fire_Protection	D4010 Fire Protection Sprinkler Systems	Fire Pump	The wet sprinkler system includes a 7.5HP main fire pump located in the sprinkler room. The pump and controls appear to be original and as such, nearing the end of its service life.	Fair	Replace	35	31	4	2028	1	Quantity	30000	30000
D.Services	D40.Fire_Protection	D4030 Fire Protection Specialties	Extinguishers	Extinguishers are located throughout the facility include mechanical rooms and common areas. They are inspected regularly and appear to be in good condition/	Good	Replace	10	31	0	2024	30	Quantity	5000	5000
D.Services	D30.HVAC	D3010 Energy Supply	Fire Hose Cabinets	The corridors are equipped with fire hose cabinets on each floor. The hosts and valves appear to be in good condition.	Good	Replace	10	4	6	2030	18	Quantity	9000	9000
D.Services	D40.Fire_Protection	D4030 Fire Protection Specialties	Fire Alarm and Signalling Devices	Fire alarm horns, strobes and pull stations were found to generally be in good condition. These devices were replaced in 2019.	Good	Replace	30	4	26	2050	117	Quantity	59000	59000
D.Services	D40.Fire_Protection	D4031 Fire Alarm System	Fire Alarm System	The fire alarm system includes a main 'Notifier' control panel located in the main electrical room and annunciator panels located at the main and east entrances and reception office. The system was replaced circa 2019.	Good	Replace	20	4	16	2040	1	Quantity	120000	120000
D.Services	D40.Fire_Protection	D4030 Fire Protection Specialties	Heat Detectors	Smoke/heat detectors were found in generally good condition throughout the building.	Good	Replace	10	4	6	2030	176	Quantity	44000	44000
D.Services	D50.Electrical	D5040 Special Electrical Systems	Exit Signs	Exit signs throughout the facility are older and appear original to the 1992 renovations. Fixtures appear functional where reviewed.	Fair	Replace	25	31	0	2024	123	Quantity	74000	74000
D.Services	D10.Conveying_Systems	D1010 Elevators	Passenger Elevator	<p>The vertical transportation equipment consists of 3 hydraulic Passenger elevators.</p> <p>The vertical transportation equipment installed at this location is generally considered to be of average quality in terms of longevity, reliability and performance. The elevators have been located in an adequate manner to provide a reasonable level of service for a building of this type and size.</p> <p>All 3 cars were originally installed in 1992 by Otis and were modernized in 2018 and therefore we do not anticipate any significant upgrades except as noted.</p> <p>Refer to the Elevator Due Diligence Report prepared by Solucore dated November 29, 2023.</p>	Good	Replace	30	5	25	2049	3	Quantity	750000	750000
D.Services	D10.Conveying_Systems	D1010 Elevators	Passenger Elevator	The pit has standing water. The pit steel and other pit equipment is damaged due to the presence of water in the pit and rusting.	Poor	Repair	30	30	0	2024	1	Quantity	35000	35000

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Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
D.Services	D10.Conveying_Systems	D1010 Elevators	Passenger Elevator	The existing door operator(s) have a closed loop system. However, newer closed loop door operators are entering the market that are more efficient and durable while still adjusting the door closing force to compensate for wind pressure and other obstacles. Since door related calls represent 80% of the callbacks, it is not uncommon to upgrade the door operators prior to a modernization.	Good	Repair	30	15	15	2039	1	Quantity	60000	60000
D.Services	D10.Conveying_Systems	D1010 Elevators	Passenger Elevator	The existing passenger cab enclosure and fixtures are in good condition, but over time they will start to show signs of wear and tear.	Good	Repair	30	15	15	2039	1	Quantity	75000	75000
D.Services	D20.Plumbing	D2021 Domestic Water Heaters	Domestic Hot Water Heater - Laundry	A 'LAARS' DHW boiler provides domestic hot water to the laundry equipment located in the old compressor room. The gas-fired unit is rated at 719,000 BTU/hr and is in good condition. No issues were reported with the unit. The unit was manufactured in 1999.	Poor	Replace	20	19	1	2025	1	Quantity	65000	65000
D.Services	D20.Plumbing	D2021 Domestic Water Heaters	Domestic Hot Water Heater #1	An 'AO Smith' DHW boiler provides domestic hot water for the building located in the mechanical penthouse. The gas-fired unit is rated at 1,810 MBTU/hr and is in fair condition. It is our understanding that the unit received a new heat exchanger recently. The unit was manufactured in 2003.	Fair	Replace	20	15	5	2029	1	Quantity	165000	165000
D.Services	D20.Plumbing	D2021 Domestic Water Heaters	Domestic Hot Water Heater #2	An 'AO Smith' DHW boiler provides domestic hot water for the building located in the mechanical penthouse. The gas-fired unit is rated at 1,810 MBTU/hr and is in fair condition. It is our understanding that the unit received a new heat exchanger recently. The unit was manufactured in 2003.	Fair	Replace	20	15	5	2029	1	Quantity	165000	165000
D.Services	D20.Plumbing	D2021 Domestic Water Heaters	Domestic Hot Water Storage Tank - Laundry	Domestic hot water for the laundry equipment is stored in a glass-lined DHW storage tank in the old compressor room. The tank is rated at 180 Us gal and is in good condition.	Good	Replace	20	1	19	2043	1	Quantity	10000	10000
D.Services	D20.Plumbing	D2021 Domestic Water Heaters	Domestic Hot Water Storage Tank	Domestic hot water for the building is stored in a steel concrete-lined DHW storage tank in the mechanical room. The tank appears to be in good condition.	Good	Replace	50	31	19	2043	1	Quantity	20000	20000
D.Services	D20.Plumbing	D2021 Domestic Water Heaters	Domestic Hot Water Storage Tanks - Back-up	Two glass-lined storage tanks in the mechanical penthouse are used as back-ups for the main DHW storage tank. These units are rated at 98 Us gal each and were manufactured circa 2013.	Good	Replace	20	10	10	2034	2	Quantity	20000	20000



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Level 1				Component Description & Observations		Intervention Type			Intervention Year		Immediate Repair			
D.Services	D20.Plumbing	D2020 Domestic Water Distribution	Domestic Water Distribution System	The main 100mm incoming water line is located in the sprinkler room and includes a 'Neptune' water meter with a backflow prevention valve.. The distribution system includes copper piping, valves, and misc. recirculation pumps. Occasional leaks have been reported from the copper piping.	Good	Repair	5	0	5	2029	1	Quantity	100000	10000
D.Services	D20.Plumbing	D2030 Sanitary Waste	Storm Water and Drainage Systems	The drainage piping is generally hidden or buried. The system also includes sump pumps for the elevator pits. No major issues were reported with the system. However, it was reported there were significant levels of moisture/water below the slab-on-grade. This has not yet caused significant leaks to date other than in the elevator pits.	Fair	Repair	5	0	5	2029	1	Quantity	30000	30000
D.Services	D20.Plumbing	D2020 Domestic Water Distribution	Water Softener	The domestic cold water system is equipped with a water softener system located in the sprinkler room. The system appears to be functional with no issues reported.	Good	Replace	15	8	7	2031	1	Quantity	12000	12000
D.Services	D20.Plumbing	D2010 Plumbing Fixtures	Mop Sinks	The mop sinks in the janitor rooms were found to be in fair condition.	Good	Replace	45	31	14	2038	12	Quantity	9000	9000
D.Services	D30.HVAC	D3020 Heat Generating Systems	Heating Boiler - BH1	Heating water for the radiant heater loops is provided by two gas-fired 'Lochinvar' heating boilers located in the mechanical penthouse. Each boiler is rated at 2,500 MBTU/hr and were manufactured circa 2015. No issues were reported with the boilers.	Good	Replace	25	8	17	2041	1	Quantity	180000	180000
D.Services	D30.HVAC	D3020 Heat Generating Systems	Heating Boiler - BH2	Heating water for the radiant heater loops is provided by two gas-fired 'Lochinvar' heating boilers located in the mechanical penthouse. Each boiler is rated at 2,500 MBTU/hr and were manufactured circa 2015. No issues were reported with the boilers.	Good	Replace	25	8	17	2041	1	Quantity	180000	180000
D.Services	D30.HVAC	D3020 Heat Generating Systems	Heating Boilers	Heating water for the radiant heater loops is provided by two gas-fired 'Lochinvar' heating boilers located in the mechanical penthouse.	Good	Repair	20	14	6	2030	2	Quantity	40000	40000
D.Services	D30.HVAC	D3030 Cooling Generating Systems	Fridge and Freezer Condensers	The walk-in fridge and freezer compressors are wall-mounted in the courtyard area on the east wing. The units appear to be new and in good condition. The units include R404 refrigerant.	Good	Replace	20	5	15	2039	2	Quantity	12000	12000
D.Services	D30.HVAC	D3041 Exhaust & Ventilation Systems	Exhaust Fans	Exhaust ventilation for the suites and service rooms are provided by rooftop exhaust fans. The rooftop exhaust fans are in good condition.	Good	Replace	30	25	5	2029	12	Quantity	18000	18000
D.Services	D30.HVAC	D3041 Exhaust & Ventilation Systems	Kitchen Exhaust Fan	The main exhaust fan for the kitchen range hood is located over the 4th floor roof. The fan was reportedly running normally with no issues reported and the duct is cleaned regularly.	Good	Replace	30	26	4	2028	1	Quantity	10000	10000
D.Services	D30.HVAC	D3030 Cooling Generating Systems	Split DX Air Conditioning Units	Split cooling units located throughout the building provide cooling for individual rooms (i.e. garbage, laundry, elevator machine rooms, etc.) and the garage building. The exterior condensers range from 1 to 2 tons of cooling and are in good condition.	Good	Replace	20	7	13	2037	8	Quantity	48000	48000

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D.Services	D30.HVAC	D3030 Cooling Generating Systems	Make-up Air Unit - Laundry	Heated make-up air for the laundry room is provided by a gas-fired 'Reznor' make-up air unit. The ratings of the units could not be determined but is assumed to be original. The unit was reported to be functioning normally.	Fair	Replace	25	24	1	2025	1	Quantity	30000	30000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-1-3	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-3 is located on the 3rd floor roof and is rated at 4000 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	170000	170000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-2-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-2-1 is located on the 3rd floor roof and is rated at 14000 CFM, 600 MBTU/hr heating input, and approximately 31 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	270000	270000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-1-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-1 is located on the 3rd floor roof and is rated at 4000 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	170000	170000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-1-2	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-2 is located on the 3rd floor roof and is rated at 4600 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	170000	170000

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Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-1-4	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-4 is located on the 4th floor roof and is rated at 4600 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	170000	170000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-3-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-1 is located on the 4th floor roof and is rated at 5000 CFM, 192 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	160000	160000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-2-2	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-2-2 is located on the 4th floor roof and is rated at 14000 CFM, 600 MBTU/hr heating input, and approximately 31 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	270000	270000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-4-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-4-1 is located on the 4th floor roof and is rated at 5400 CFM, 519 MBTU/hr heating input, and approximately 20 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	270000	270000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-1-5	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-5 is located on the 4th floor roof and is rated at 4300 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	170000	170000

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Level 1				Component Description & Observations			Intervention Type			Intervention Year			Immediate Repair		
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-3-3	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-3 is located on the 4th floor roof and is rated at 5000 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	160000	160000	
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-1-6	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-1-6 is located on the 4th floor roof and is rated at 4000 CFM, 400 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	170000	170000	
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-3-2	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-2 is located on the lower roof and is rated at 5000 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	7	18	2042	1	Quantity	160000	160000	
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-5-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-5-1 is located on the south wing roof and is rated at 115 MBTU/hr heating input, and approximately 6 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	60000	60000	
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-6-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-6-1 is located on the south wing roof and is rated at 60 MBTU/hr heating input, and approximately 2 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	30000	30000	

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Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-7-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-7-1 is located on the south wing roof and is rated at 180 MBTU/hr heating input, and approximately 8 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	75000	75000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-7-2	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-7-2 is located on the south wing roof and is rated at 180 MBTU/hr heating input, and approximately 8 tons of cooling. The unit includes R-410A refrigerant. The unit was manufactured in 2015 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	75000	75000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-9-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-9-1 is located on the south wing roof and is rated at 2800 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	130000	130000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-8-1	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-8-1 is located on the south wing roof and is rated at 1700 CFM, 200 MBTU/hr heating input, and approximately 9 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	100000	100000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Unit - AC-3-4	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas. AC-3-2 is located on the south wing roof and is rated at 500 CFM, 300 MBTU/hr heating input, and approximately 16 tons of cooling. The unit is also equipped with VFDs (variable frequency drive) for the supply air and return air fans. The unit includes R-410A refrigerant. The unit was manufactured in 2016 and is in good condition.	Good	Replace	25	8	17	2041	1	Quantity	170000	170000
D.Services	D30.HVAC	D3040 Distribution Systems	Air Handling Units - Overhaul	Heated and cooled air to the suites and common areas are supplied by various gas-fired air handling units located throughout the roof areas.	Good	Replace	25	19	6	2030	18	Quantity	450000	450000

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Level 1				Component Description & Observations			Intervention Type			Intervention Year		Immediate Repair		
D.Services	D30.HVAC	D3050 Terminal & Packaged Units	Unit Heaters - Hydronic	Service rooms and building entrances are heated via suspended and wall-mounted unit heaters, respectively. The gas-fired and hydronic units are in good condition.	Good	Replace	35	30	5	2029	3	Quantity	8000	8000
D.Services	D30.HVAC	D3050 Terminal & Packaged Units	Unit Heaters - Gas-fired	Service rooms and building entrances are heated via suspended and wall-mounted unit heaters, respectively. The gas-fired and hydronic units are in good condition.	Good	Replace	25	8	17	2041	1	Quantity	3000	3000
D.Services	D30.HVAC	D3050 Terminal & Packaged Units	Humidifiers	Humidifiers are installed throughout the building. All of these units were off at the time of inspection. It is our understanding that these units are not required for humidity controlled and no longer used.	Good	Replace	20	0	20	2044	10	Quantity	15000	15000
D.Services	D30.HVAC	D3040 Distribution Systems	Variable Air Valve Boxes	VAVs (variable air valve boxes) are located in the ceiling spaces and distribute heated and cooled air to various spaces throughout the building. The VAVs were not visible for review and it is our understanding that these units may still be original to the 1992 construction. No major issues were reported with the units.	Fair	Replace	30	28	2	2026	97	Quantity	388000	388000
D.Services	D30.HVAC	D3010 Energy Supply	Gas Piping Distribution	Gas distribution piping to AHU burners, heating boiler burners, and other equipment appears in good condition.	Good	Replace	100	31	69	2093	155000	Sq.Ft	194000	194000
D.Services	D30.HVAC	D3040 Distribution Systems	HVAC Distribution System	The HVAC distribution system includes steel and copper piping, valves, expansion tanks, chemical treatment, and circulation pumps. The main heating loop circulation pumps for the main building are located in the mechanical penthouse. The circulation pumps are rated at 10 HP. Baseboard radiant heaters are located throughout the building perimeter. No issues were reported with the systems or heaters.	Good	Repair	5	2	3	2027	1	Quantity	40000	40000
D.Services	D50.Electrical	D5010 Electrical Service & Distribution	Electrical Distribution Equipment	Power is provided from a pad mounted transformers to a 'Square D' main switchgear unit rated at 2000A 120/208V. Electrical distribution equipment throughout the building includes electrical distribution panels, transformers, disconnect switches, and copper wiring. The equipment is in good condition. It should be noted that a cover panel for one of the breakers on panel DP4M was open at the time of inspection. This would be considered a hazard should the panel be live.	Good	Replace	50	31	19	2043	1	Quantity	250000	250000
D.Services	D50.Electrical	D5010 Electrical Service & Distribution	Main Transformers	Power is fed to two pad-mounted transformers located east of the building. The units are rated at 29.8 KV 600V and were manufactured in 1991. It is our understanding that these units are owned by the Home. The units appear in good condition/	Good	Replace	50	31	19	2043	2	Quantity	660000	660000
D.Services	D50.Electrical	D5020 Lighting & Branch Wiring	Interior Lighting - LED	The LED fixtures in the kitchen area and stairwells are in good condition. It is assumed that these fixtures were installed recently.	Very Good	Replace	20	2	18	2042	6900	Sq.Ft	14000	14000

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D.Services	D50.Electrical	D5020 Lighting & Branch Wiring	Interior Lighting - T8 & CFLs	T8 and CFL fluorescent light fixtures throughout the corridors, suites, and service areas are generally in good condition.	Good	Replace	25	24	1	2025	148000	Sq.Ft		222000	222000
D.Services	D50.Electrical	D5020 Lighting & Branch Wiring	Exterior Lighting	Exterior lighting includes wall packs and soffit fixtures with LED lamps. These fixtures are in good condition.	Good	Replace	25	8	17	2041	21	Quantity		16000	16000
D.Services	D50.Electrical	D5020 Lighting & Branch Wiring	Exterior Lighting - Site	Site lighting includes lamp standards with metal poles and LED lamps. The lamps are new and poles are in good condition.	Good	Replace	30	8	22	2046	26	Quantity		91000	91000
D.Services	D50.Electrical	D5020 Lighting & Branch Wiring	Emergency Lighting	The main electrical room and stairwells include emergency light fixtures. These fixtures are in good condition.	Good	Replace	25	8	17	2041	32	Quantity		8000	8000
D.Services	D50.Electrical	D5030 Communications & Security Systems	Nurse Call System	The nurse call system includes notification lights, panels, and intercom. No issues with the system were reported. The system was reportedly upgraded in 2017.	Good	Replace	20	6	14	2038	1	Quantity		90000	90000
D.Services	D30.HVAC	D3060 Controls & Instrumentation	Building Automation System - Digital	The HVAC system is controlled via a hybrid building automation system. The suite thermostats and baseboard hydronic radiators are controlled via pneumatic sensors while the new equipment such as the rooftop units, and boilers include digital sensors. The main control board has been upgraded recently with digital controls.	Good	Replace	20	6	14	2038	1	Quantity		600000	600000
D.Services	D30.HVAC	D3060 Controls & Instrumentation	Building Automation System - Pneumatic	The older pneumatic system includes an air dryer and compressor. The system was reportedly operating with no issues at the time of inspection.	Poor	Replace	20	31	0	2024	230	Quantity		173000	173000
D.Services	D50.Electrical	D5030 Communications & Security Systems	CCTV	The building is equipped with a CCTV system consisting of 9 cameras. The system is in good condition with no issues reported.	Good	Replace	10	4	6	2030	9	Quantity		23000	23000
D.Services	D50.Electrical	D5030 Communications & Security Systems	Keypad Locks	The keypad locks on select stairwell doors located throughout the building were found to generally be in good condition.	Good	Replace	20	10	10	2034	16	Quantity		32000	32000
D.Services	D50.Electrical	D5030 Communications & Security Systems	FOB Access System	Controlled access into the building and various administration areas are provided by a fob access system. The system was operating normally at the time of inspection.	Good	Replace	20	8	12	2036	12	Quantity		36000	36000
D.Services	D50.Electrical	D5030 Communications & Security Systems	PA System	The building is equipped with a public announcement system. Speakers are located throughout and appear to be in good condition. No issues were reported with the system.	Good	Replace	30	25	5	2029	1	Quantity		60000	60000
D.Services	D50.Electrical	D5040 Special Electrical Systems	Emergency Generator	The 'Kohler' diesel-powered emergency generator is located east of the building and is in good condition. Access to the data plate for the generator was not available at the time of inspection. However, it is our understanding that the generator was installed circa 2007 and rated at 1,000 KW. The transfer switch is located in the main electrical room.	Good	Replace	35	16	19	2043	1	Quantity		600000	600000

Uniformat Classification				Visual Assessment		Capital Planning								
Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
E.Furnishings	E10.Equipment	E1010 Commercial Equipment	Kitchen & Servery Equipment	The kitchen and servery includes stove/grille ranges and exhaust hoods, industrial fridges, ovens, warmers, warmer, dish washers, stainless steel sinks and countertops, and walk-in freezers.	Good	Replace	25	10	15	2039	1	Quantity	250000	250000
E.Furnishings	E10.Equipment	E1010 Commercial Equipment	Laundry Equipment	There are 8 Commercial washers and dryers from UniMac,1 standard dryer by Maytag. They appear to be in good condition.	Good	Replace	25	6	19	2043	8	Quantity	208000	208000
E.Furnishings	E10.Equipment	E1010 Commercial Equipment	Fully Body Tubs and Lifts	Each shower room includes a tub with a lift machine. It is our understanding that several tubs have been recently replaced. They are in good condition.	Good	Replace	25	10	15	2039	16	Quantity	480000	480000
G.Sitework	G20.Site_Improvements	G2010 Roadways	Asphalt Pavement - East Lots	The east lots (staff, visitor, admin) are paved in asphalt. The paving is generally in good condition. With minor surface deterioration observed such as localized cracking and settlement.	Good	Replace	20	10	10	2034	44500	Sq.Ft	267000	267000
G.Sitework	G20.Site_Improvements	G2010 Roadways	Asphalt Pavement - Drive Aisles	The east drive aisles are paved in asphalt. The paving is generally in good condition.	Good	Replace	20	5	15	2039	35000	Sq.Ft	210000	210000
G.Sitework	G20.Site_Improvements	G2010 Roadways	Asphalt Pavement - Southwest	The main roundabout, west drive aisle, and west parking lot are paved in asphalt. The paving is generally in good condition. With minor surface deterioration observed such as localized cracking and settlement.	Good	Replace	20	15	5	2029	25000	Sq.Ft	150000	150000
G.Sitework	G20.Site_Improvements	G2030 Pedestrian Paving	Concrete Walkways	The concrete walkways throughout are generally in good condition. Some heaving was noted along the south walkway which could be considered a trip hazard.	Good	Repair	20	10	10	2034	1	Quantity	1000	15000
G.Sitework	G20.Site_Improvements	G2030 Pedestrian Paving	Concrete Curbs	The concrete curbs throughout are generally in good condition. Some cracking was noted in localized areas.	Good	Repair	20	10	10	2034	1	Quantity	10000	10000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Chain Link Fencing	The east perimeter of the site includes chain link fencing. The fencing is in fair condition with physical damage noted throughout.	Fair	Replace	25	21	4	2028	900	Lin.Ft.	27000	27000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Metal Fencing	The decorative metal fencing around the courtyard is in good condition with no major issues noted.	Good	Repair	15	0	15	2039	260	Lin.Ft.	11000	11000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Aluminum Fencing	The decorative aluminum fencing around the south courtyard is in good condition with no major issues noted.	Good	Replace	40	8	32	2056	150	Lin.Ft.	21000	21000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Entrance Signage	The main entrance sign includes masonry piers with precast concrete caps and a metal sign. The sign is in good condition.	Good	Replace	20	8	12	2036	1	Quantity	4000	4000



Uniformat Classification				Visual Assessment		Capital Planning								
Level 1				Component Description & Observations		Intervention Type			Intervention Year			Immediate Repair		
G.Sitework	G20.Site_Improvements	G2040 Site Development	Metal Railings	Metal handrails are installed along the ramp from the south wing. The railings include metal and wood handrails. Minor damage and corrosion were observed.	Good	Replace	40	31	9	2033	40	Lin.Ft.	9000	9000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Metal Railings	Metal handrails are installed along the loading dock ramp. Minor corrosion was noted along the post baseplates.	Good	Repair	40	31	9	2033	60	Lin.Ft.	0	0
G.Sitework	G20.Site_Improvements	G2040 Site Development	Concrete Retaining Walls	The loading dock includes cast-in-place concrete retaining walls on both sides. The walls are generally in fair condition with some concrete spalling observed.	Fair	Repair	40	39	1	2025	1	Quantity	5000	5000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Unit Retaining Walls	The north perimeter of the courtyard includes precast concrete unit retaining walls below the fencing. The retaining walls are in good condition.	Good	Repair	40	31	9	2033	1	Quantity	0	0
G.Sitework	G20.Site_Improvements	G2040 Site Development	Staff Shelter	The staff shelter is wood-framed with asphalt shingles. The structure is in fair condition with some wood deterioration noted while the shingles are in good condition along the west elevation and poor condition along the east elevation. It appears that the shingles were partially replaced.	Fair	Replace	35	31	4	2028	1	Quantity	18000	18000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Decorative Gazebo	A wood-framed gazebo is installed southwest of the south wing. The gazebo is new and in good condition.	Good	Replace	35	3	32	2056	1	Quantity	15000	15000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Decorative Gazebo	A wood-framed gazebo is installed in the courtyard. The structure appears to be in good condition with some wear observed..	Good	Replace	35	30	5	2029	1	Quantity	10000	10000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Canopies	Steel framed canopies with fabric coverings are installed adjacent to the main entrance and in the courtyard. The materials appear to be in good condition and we understand that these were recently installed.	Good	Replace	20	3	17	2041	1	Quantity	20000	20000
G.Sitework	G20.Site_Improvements	G2040 Site Development	Flag Pole	A metal flag pole is installed in the main roundabout and is in good condition.	Good	Replace	45	31	14	2038	1	Quantity	4000	4000

**APPENDIX B |**

**PHOTOGRAPHS**



**Photograph No. 1** South Elevation



**Photograph No. 2** Partial West Elevation



**Photograph No. 3** Partial East Elevation



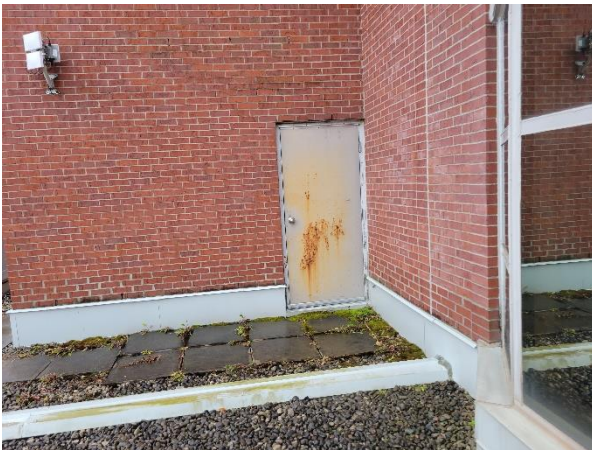
**Photograph No. 4** North Elevation



**Photograph No. 5** Stone deterioration and staining below lower-level windows.



**Photograph No. 6** Failed caulking at window perimeter.



**Photograph No. 7** Corroded lower roof access door.



**Photograph No. 8** Failed window film at the bay windows.



**Photograph No. 9** Failed expansion joints at brick veneer.



**Photograph No. 10** Aged Sealant around windows



**Photograph No. 11** Corroded metal framing at decorative screens.



**Photograph No. 12** Brick generally in good condition at south and main wings.



**Photograph No. 13** Windows frames are generally in good condition.



**Photograph No. 14** Typical window wall and metal siding configuration.



**Photograph No. 15** Ponding water along south roof areas.



**Photograph No. 16** Ponding water along south roof areas.



**Photograph No. 17** Expansion joint in inverted roofing system at main roof.



**Photograph No. 18** Buildup of vegetation on garage roof.



**Photograph No. 19** Discolouration at sloped metal roofing.



**Photograph No. 20** Failed window film at the bay windows.



**Photograph No. 21** Overhead garage doors are in good condition.



**Photograph No. 22** Glazed entrance doors are in good condition.



**Photograph No. 23** Typical interior wood doors.



**Photograph No. 24** Faded wood handrails.





**Photograph No. 25** Typical dining room finishes are in good condition.



**Photograph No. 26** Typical corridor finishes are in good condition.



**Photograph No. 27** Typical resident room finishes are in good condition.



**Photograph No. 28** Typical administration room finishes are in good condition.



**Photograph No. 29** Typical stairwell finishes are in good condition.



**Photograph No. 30** Typical shower and tub room finishes are in good to fair condition.



**Photograph No. 31** Typical open area finishes are in good condition.



**Photograph No. 32** Drop ceiling finishes are generally in good condition.



**Photograph No. 33** Laundry room finishes, and equipment are in good condition.



**Photograph No. 34** Kitchen finishes and appliances are generally in good condition.



**Photograph No. 35** South wing corridor finishes are generally in fair condition.



**Photograph No. 36** Chapel was noted to be used as a storage space.



**Photograph No. 37** Scratched flooring and radiators.



**Photograph No. 38** Solid wood resident room doors.



**Photograph No. 39** Resident room washroom.



**Photograph No. 40** Serveries located in each resident wings.



**Photograph No. 41** Domestic cold water is treated with a softening system.



**Photograph No. 42** Domestic hot water heater and storage tanks are operational with repairs recently completed.



**Photograph No. 43** Heating boilers are new and in good condition.



**Photograph No. 44** Back-up DHW tank heaters are in good condition.



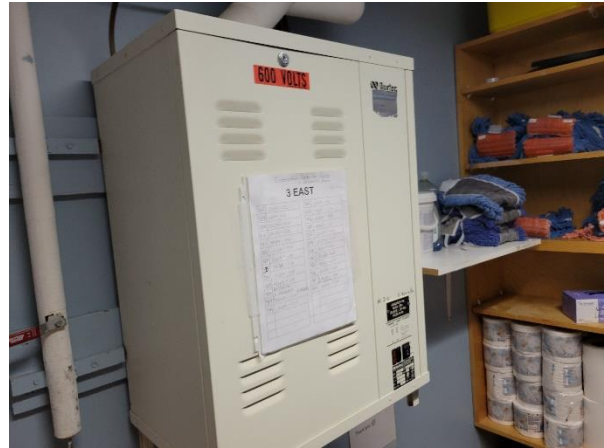
**Photograph No. 45** Rooftop exhaust fans are original but appear to be operational.



**Photograph No. 46** All air handling units are new and in good condition.



**Photograph No. 47** All air handling units are in good condition.



**Photograph No. 48** Humidifiers are reportedly not used.



**Photograph No. 49** Exterior condenser units are new and in good condition.



**Photograph No. 50** Main power is supplied from pad mounted transformers.



**Photograph No. 51** Diesel generator appears to be in good condition with no issues reported.



**Photograph No. 52** South wing package rooftop units are in good condition.



**Photograph No. 53** Open electrical panel noted in MPH.



**Photograph No. 54** Main electrical distribution equipment is in good condition.



**Photograph No. 55** Nurse call system is new and in good condition.



**Photograph No. 56** Exit lights are in fair condition.





**Photograph No. 57** Thermostats are pneumatic but reportedly operational.



**Photograph No. 58** Radiators throughout are generally in good condition.



**Photograph No. 59** Laundry boiler is older and will require replacement based on service life.



**Photograph No. 60** Circulation pumps for the south wing heating loops appear to be operating normally.



**Photograph No. 61** Lamp standards with new LED lamps are in good condition.



**Photograph No. 62** Perimeter chainlink fence is in fair condition with damages noted.



**Photograph No. 63** The loading dock ramp is in good condition with localized concrete damage noted.



**Photograph No. 64** Paved asphalt parking areas are in good condition.



**Photograph No. 65** Walkways are generally in good condition.



**Photograph No. 66** The south drive aisle is in fair condition with surface deterioration noted throughout.



**Photograph No. 67** Metal fencing around the rear outdoor area is in good condition.



**Photograph No. 68** Main entrance sign is in good condition.



**Photograph No. 69** Rear concrete surfaces are generally in good condition.



**Photograph No. 70** The staff outdoor gazebo is in fair condition with the shingles being in poor condition.



**Photograph No. 71** South wing exit ramp is in good condition.



**Photograph No. 72** Landscaping throughout is generally in good condition.