Attachment A

McCUAIG & ASSOCIATES
ENGINEERING LTD.

FACILITY CONDITION ASSESSMENT SALTAIR COMMUNITY CENTRE

3850 South Oyster Road, Ladysmith
British Columbia

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McCuaig Ref.: 20170401-C-RPT-FCA-01-FNL

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1.0 INTRODUCTION

1.1 TERMS OF REFERENCE

McCuaig & Associates Engineering Ltd. (MAE) was retained by Cowichan Valley Regional District (CVRD) to conduct a Facility Condition Assessment (FCA) for Saltair Community Centre (SCC), located at 3850 South Oyster Road in Ladysmith, BC.

The purpose of this assessment was to complete a visual, non-destructive walkthrough review of the building to produce a qualitative and quantitative assessment of the building condition in order to identify the condition of the building assets and any deficient components. This report is accompanied by a lifecycle report forecasting future renewals and major maintenance work over 5-year and 10-year periods.

In the gymnasium area, an invasive review involving multiple exploratory openings was conducted to review various building envelope components both exposed and normally hidden. Note that the invasive reviews were limited to the gymnasium area only and a separate report is prepared for the gymnasium at SCC.

The detailed terms of reference are described in MAE's written proposal entitled: 'Request for Proposal No. ES-017-17 Facility Condition Assessment for Saltair Community Centre.'

1.2 DOCUMENTS REVIEWED

The following documents were provided to MAE for our review and reference:

- Copies of architectural drawings dated April 21, 1950 by Thomas B. McArravy Architect
- Asbestos Air Sampling and Condition Assessment Report dated July 7, 2016 by North West Environmental Group Ltd.
- Air Quality Review dated July 7, 2016 by North West Environmental Group Ltd.
- Hazardous Materials Survey by Hazpro Environmental Ltd.
- Custom Valuation and Loss Control Report dated December 11, 2015 by SCM Risk Management Services
- Roof Condition Survey and Report dated July 20, 2014 by Westcoast Roof Inspection Services Ltd.
- Fire Safety Inspection Form dated May 5, 2016 by Firewise Consulting

1.3 METHDOLOGY

This section describes how this assessment was conducted.

1. Prior or our site work, available drawings, maintenance documents, and relevant previous assessment reports were reviewed in order to become familiar with the project.

2. An interview with Bill Clearly, former Mt. Brenton Elementary School principal and current president of Saltair Community Society, was conducted to review recent major repair and renewals history.

3. Visual non-invasive reviews of a representative sample of the facility's elements listed in Uniformat II Elemental Classification systems were conducted.

Our on-site review was completed on May 29, 2017. The weather was generally dry and sunny during the site visit with temperatures ranging from 20 to 25 degrees Celsius.

MAE applied the following condition rating to each component as per *Schedule B: Condition Assessment Matrix* provided in RFP ES-017-17:

Condition (Grade)	Performance	Structure	External	Internal	Services	Fittings	Typical Useful Life Remaining
5 - Excellent (A)	Fits for Future	Sound structure.	Constructed with sound materials, true to line and level. No evidence of deterioration or discolouration.	Constructed with sound materials, true to line and level. No evidence of deterioration or discolouration.	All components operable and well maintained.	Well secured and operational, sound of function and appearance.	Greater than 45%
4 - Good (B)	Adequate for Now	Functionally sound structure.	Showing minor wear and tear and minor deterioration of surfaces.	Showing minor wear and tear and minor deterioration of surfaces.	All components operable.	Operational and functional, minor wear and tear.	Between 10 to 45%
3 - Fair (C)	Requires Intervetion	Adequate structure, some evicence of foundation movement, minor cracking.	Appearance affected by minor cracking, staining, or minor leakage. Indications of breaches of weatherproofing. Minor damage to coatings.	Appearance affected by minor cracking, staining, or minor leakage, some dampness or mildew. Minor damage to wall/ceiling finishes.	Occasional outages, breakdowns or blockages. Increased maintenance required.	Generally operational. Minor breakage.	
2 - Poor (D)	At Risk	Structure functioning but with problems due to foundation movement. Some significant cracking.	Damaged, weakened or displaced. Appearnce affected by cracking, staining, overflows, or brekages. Breaches of weatherproofing evident. Coatings in need of heavy maintenance or renewal.	Damaged, weakened or displaced. Appearance affected by cracking, staining, dampness, leakage, or breakages. Breaches of waterproofing evident. Finishes of poor quality and in need of replacement.	Failures of plumbing electrical and mechanical components common place.	Fittings of poor quality and appearance, often inoperable and damaged.	
1- Very Poor (F)	Unfit for Sustained Service	Structure has serious problems and concern is held for the integrity of the structure.	Badly damaged or weakened. Appearance affected by cracking, staining, overflows, leakage or damage. Breaches of waterproofing. Coating badly damaged.	Badly damaged or weakened. Appearance affected by cracking, staining, leakage, or wilful damage. Breaches of waterproofing. Finishes badly damaged, marked and in need of replacement.	Plumbing electrical and mechanical components are unsafe or inoperable.	Most are inoperable or damaged	Less than 10%

1.4 ASSUMPTIONS & LIMITATIONS

For the purpose of this study, we have assumed that the design service life of the building to be in the range of 50 to 99 years, which we consider to be reasonable for an educational building of this type. The building's design service life has not been verified on any of the documentation that was made available to MAE. We also assumed an annual inflation rate of 2 percent.

It should be noted that reviews that are described in this report were limited to the areas and assemblies that are specifically noted in the report. No testing or dismantling of any assemblies was performed and reviews were made on a random basis with no attempt to review or inspect every element or portion of the buildings; therefore, it is possible that some deficiencies may not have been discovered. Our comments are not a guarantee or warranty of any aspect of the condition of the buildings whatsoever.

Our opinions of probable costs are based on normal engineering practice using "square foot" or unit cost and/or our own experience with similar projects. The costs provided constitute an "order of magnitude" value to assist the CVRD with planning for predicted future expenses. Opinions of probable costs allocated to maintenance or renewal items should not be considered set costs. These values are established based on current market conditions and product availability. The cost of construction materials and labour are influenced by many variables. Where applicable, our opinions of probable costs allow for consulting fees, taxes, and inflation.

Please also note that it is difficult to provide an accurate opinion of cost estimate without some preliminary design and a clearly defined scope of work. The actual cost of the work cannot be known until an accurate scope of work is prepared, material quantities have been reliably estimated, project drawings and specifications have been produced, contractors have bid on the project, and the extent of any hidden damage is known.

Given the volatility of construction prices, MAE assumes no responsibility for the future accuracy of our projected estimated costs. Moreover, our opinion of remaining service life is not guarantee that the components will not fail earlier than projected.

This study should be viewed as a dynamic process that necessitates regular review and updating for both projected remaining service life and related costs. Items that are to be undertaken in several years should be reviewed closer to the date of the work.

Should our services be required, MAE is available to assist the CVRD in obtaining quotations for future maintenance or renewals work.

2.0 BUILDING DESCRIPTION

SCC was constructed in approximately 1950 in the residential neighbourhood of the Township of Ladysmith. The building is predominantly surrounded by single family homes to the west, east and north and park to the south.

Table 1. General Information of Saltair Community Centre

Address:	3850 South Oyster Road, Ladysmith, BC
Zoning District:	P-2 Institutional 1 Zone
Construction Year:	1950
Gross Floor Area:	18,300 sq. ft.
Replacement Value*:	$2,722,337.00

**Custom Valuation and Loss Control report prepared by SCM Risk Management Services dated December 11, 2015*

The building consists of a 1-storey wood-frame structure on top of a concrete foundation. The exterior of the building is clad with face sealed stucco and wood siding. The windows and sliding doors are wood-framed with single-glazing. The low-sloped roofs, commonly referred to as a "flat roof", are covered with built-up roofing and 2-ply modified bituminous sheet membrane with perimeter scuppers and drains.

From 1950 to 2014, the building was used as an elementary school. It is our understanding that the original building was expanded by three additions at separate times; however, the time of each expansion is unknown. In 2014, the CVRD purchased the property and the building has been leased to a licensed daycare and Saltair Community Society.

SCC contains nine classrooms, a gymnasium, three mechanical rooms, five washrooms, and various other work/storage spaces. The gymnasium is currently closed off due to water damage and falling ceiling tiles.

3.0 BUILDING ASSET EVALUATION

Overall, SCC is in fair condition for a building of its age. The building's equipment and grounds have been maintained at standards that would be considered average for a building of this type. This maintenance has allowed most components to remain serviceable throughout their expected life.

Detailed condition evaluations of each component including location, description, chronological age, remaining service life, and outstanding deficiencies are presented in Appendices A, B and C.

3.1 STRUCTURAL SUMMARY

As most structural elements are concealed by finishes, comments are limited to visible portions. Generally, the wood-frame structure and cast-in-place concrete foundation with crawlspace appeared to be in good condition. MAE did not observe any excessive cracking or other evidence of structural distress. Water ingress through the gymnasium roof and its structural implications have been discussed in detail in a separate report.

3.2 ARCHITECTURAL SUMMARY

There are two types of above grade wall claddings at Saltair Community Centre: face-sealed stucco and painted wood siding.

The use of face-sealed stucco cladding systems has ceased due to their generally poor performance history in the coastal climate of British Columbia, which is characterized by high wetting exposure and low drying potential, due to the difficulty in achieving a perfect seal at interfaces and joints. Face sealed assemblies rely on the stucco as the primary defense against exterior moisture. Many factors such as workmanship, building settlement, material deterioration, and lack of maintenance can contribute to moisture penetration in to a face-sealed assembly. Due to the lack of a drainage cavity and limited drying capacity, any moisture that migrates beyond the stucco can compromise the overall performance and durability of the wall assembly.

Rainscreen assemblies are now mandated for all new and remediated cladding systems. This system is a form of double-wall construction that uses an outer layer to keep out the rain and an inner layer to provide thermal insulation, prevent excessive air leakage and carry wind loading. The outer layer breathes like a skin while the inner layer reduces energy losses. The structural frame of the building is kept dry, as water never reaches it or the thermal insulation. Evaporation and drainage in the cavity removes water that penetrates between panel joints. Water droplets are not driven through the panel joints or openings

because the rainscreen principle means that wind pressure acting on the outer face of the panel is equalized in the cavity.

The existing exterior wall claddings at SCC have exhausted their expected service life. We noted surface cracks, moderate staining and poor interface details. We would expect the areas clad with face-sealed assemblies to be due for remediation within approximately 5 years' time. At the time of renewals, a new rainscreen exterior wall assembly will be required to be installed. If CVRD were to carry this work out in a single year, a budget of roughly $500,000 is anticipated in 2021.

The existing windows at SCC are wood-framed, single-glazed windows. The windows reviewed were typically without any sealant or flashings to direct moisture away from the wall surface below. We noted deteriorating paint finishes in the window frames and sills at most windows we reviewed and moisture related issues such as water stains and microbial growth at the gymnasium windows. We also noted that some awnings have been replaced with aluminum framed single glazed units.

The windows have far exceeded their reliable service life and do not meet today's standards. We recommend that they be replaced with high-performance windows that meet the new requirements of the British Columbia Building Code incorporating new details such as proper head/sill flashing and sealant. This work should be completed in conjunction with the exterior wall cladding replacement. The estimated budget for window replacement is in the range of $92,000.

From our experience with building rehabilitations, it is not uncommon for some high price items to be completed in phases rather than in a single year. This strategy usually comes with a higher overall cost but the owners have the ability of spreading the costs over several years. Depending on the CVRD's preference and availability of funds, the building envelope rehabilitation at SCC including exterior wall cladding, windows, and doors could be completed over a multi-year period. We recommend roughly 25% of work to be completed annually from 2021 to 2024. Approximately $150,000 is anticipated in the first year and this budget is to be increased at 2% annually until the project completion.

The roofs provided at SCC are predominantly low-sloped roofs protected with built-up roofing (BUR) and two-ply SBS membrane. The roofs appeared to be in poor condition with extensive moss growth, missing drain covers, evidence of multiple past repairs, deteriorating metal flashing and rainwater leaders, stains in ceiling and soffit finishes below, and bleeding, bubbling and alligatoring in the SBS cap sheet.

We recommend all the roofs be replaced as soon as possible. Estimated renewal cost is in the range of $682,000.

3.3 MECHANICAL SUMMARY

The domestic water distribution system and sanitary drainage system appeared to be functioning without any reported issues. As most of the distribution pipes are concealed in finishes, we were not able to verify piping materials. We are not aware of any recent major repair or replacement related to these systems. Given the age and pipe materials typically used, a wholesale replacement will be likely in the next 5 to 7 years for the plumbing systems. Prior to the replacement, we recommend engaging a qualified professional (i.e. mechanical/plumbing engineer) to conduct a detailed condition assessment. An invasive condition assessment involving taking samples of the existing pipes to measure remaining pipe wall thickness would provide a more accurate estimate of the remaining service life of the copper pipes. Depending on the findings of the assessment, the wholesale replacement of the domestic water distribution system and sanitary drainage system may be required.

Four furnaces operating on fuel oil were found at SCC. It is our understanding that Furnaces 1, 2 and 3 are no longer being used. We recommend these furnaces along with the fuel oil storage tanks be properly decommissioned and removed from the site at an estimated budget of $7,000. Note that we did not verify presence of Furnace 3 due to limited access.

Furnace 4, found in the daycare area, was last maintained in January 2017. It is our understanding that the Saltair Community Society is planning to replace this equipment with a gas-fired furnace. We recommend replacing the existing furnace with an energy efficient furnace at an estimated budget of $7,600. CVRD may also consider heat pump as an alternative option that is more energy efficient than a gas-fired furnace at an approximate value of $10,000.

Three fuel storage tanks connected to the furnaces are provided outside the building at east and west elevations. As mentioned above, at the time of the furnace renewal with gas connection, these tanks will no longer be needed and will have to be properly decommissioned and removed from the site.

Two chimney vents constructed with bricks and mortar provide ventilation for the furnace equipment. The chimneys appeared to be in fair condition with efflorescence, moss growth, hairline cracks, and deteriorating sealants and flashing at roof-to-chimney interfaces. Depending on the building's future needs, these chimneys should be reviewed in detail, any deficiencies noted should be addressed and bricks and mortar should be re-pointed as required.

The wall-mounted gymnasium exhaust fan appeared to be dated. It is our understanding that the gymnasium has not been actively used and as such the fan has not been used for some time. We did not test the fan; however, given the age and poor interior condition of the

gymnasium, an upgrade in ventilating system is recommended along with a humidistat at an estimated budget of $5,000 immediately. Refer to *Building Envelope Condition Assessment for Gymnasium* prepared by MAE for detailed analysis and recommendations.

Ceiling mounted exhaust fans are provided at washrooms. The fans typically have 20 years of service life and will require replacement in the next 5 years at a budget of $2,200.

Several electric baseboard heaters and wall mounted heaters provide heating at various rooms. It is our understanding that the wall mounted electric heaters were added in 2013 due to the lack of heat. The heaters reviewed were functional without any reported issues and no major replacement work is anticipated in the short term.

3.4 ELECTRICAL SUMMARY

The main power distribution system with sub-panels and breaker panels located throughout the building have been functioning without any reported issues. We were not aware of any recent maintenance or repair activities related to the electrical distribution system. Given the age of the equipment, we recommend the CVRD to engage a qualified professional (i.e. electrical engineer) to conduct a detailed condition assessment including infrared scanning and cleaning of the equipment to provide a more precise estimate on the remaining service life and comment on the capacity of the existing system. This assessment will be in the range of $7,500.

Wall and soffit-mounted exterior light fixtures were present throughout the site. The exterior light fixtures appear to be functioning without any reported issues. We noted a broken light fixture near the fenced play area. The exterior light fixtures are recommended to be replaced in conjunction with the exterior wall renewal scheduled for 2021. The associated cost is approximately $11,000.

Ceiling mounted fluorescent lighting was found throughout the interior of the building. Generally, the interior lighting equipment was functioning without any reported issues. We noted water stains inside the light fixture above the hallway between Staff Rm 5 and Stores 11. We were told this was from the roof leak in the past. A wholesale replacement of the interior light fixtures is anticipated in 2024 with an estimate budget of $43,000.

Consideration should be given to upgrading the interior and exterior light fixtures and lamps with daylight or motion sensors, dimmers, timers, high intensity lighting and/or LEDs to provide energy savings and enhance security.

3.5 FIRE & LIFE SAFETY SUMMARY

The fire safety system reviewed during the investigation included fire control annunciator panel, fire detection and alarms, emergency egress equipment, and fire sprinkler system. Generally, the equipment was in good condition and properly tagged, which indicated that the required regular reviews and repairs were being completed.

However, the fire sprinkler system found in Furnace Room 3 did not have any service tags. The latest report from Firewise Consulting dated May 5, 2017 also indicated that it appeared to have not been serviced. We recommend engaging a qualified professional (i.e. fire sprinkler system engineer or contractor) to review the existing fire sprinkler system and address any outstanding deficiencies for occupant safety.

The rest of the building does not have a fire sprinkler system. A major renovation may trigger a fire sprinkler system requirement. Comments on the likelihood of the CRVD requiring this upgrade is beyond the scope of this report.

3.6 INTERIOR SUMMARY

The interior of the building has a variety of floor coverings such as carpeting, ceramic tile and resilient flooring. Painted walls and ceilings were present throughout the building. Acoustic ceiling tiles were found in Classroom 6 and the gymnasium.

The interior finishes were generally in fair condition with the areas with higher traffic in worse condition than the areas with low traffic. It is our understanding that some of the areas received new finishes approximately 4 years ago. The carpet flooring and wall finishes are due for renewal in the next 5 to 7 years. Deteriorating ceiling finishes due to past water leaks in Staff Rm 5 and gymnasium should be repaired and replaced as soon as possible. A budget of $15,000 and $36,000 have been assigned to the gymnasium ceiling tile replacement and repainting of ceiling respectively.

Various interior swing doors reviewed were in fair condition. We recommend repainting the doors and frames as required.

3.7 SITE SUMMARY

Concrete and asphalt paving are provided at the perimeter of the building. The concrete and asphalt paving reviewed were generally in fair condition with cracks and heaving. Causes for cracks may include prolonged exposure to exterior weather conditions, settlement, and uplift due to tree roots. We recommend cracks and uneven surface be repaired as soon as possible to prevent a tripping hazard.

A wholesale replacement of the concrete pavement is expected in 2022 at a budget of $41,000.

Sanitary sewer waste from the building is directed to an onsite underground septic tank and distribution system. According to Bill Clearly, the septic system was pumped out in 2015 and minor repairs were completed to the connection to the building. There are no current reported issues. Given the age, we recommend that a study to confirm performance and remaining useful life be undertaken.

4.0 5-YEAR CAPITAL PLANNING

Major maintenance and renewal costs are those costs required when the components must be replaced, even if adequate regular on-going maintenance has been carried out. Renewal costs are not intended to provide "upgrades" to any building components unless the present requirements (codes or technology) dictate that an upgrade is necessary. Otherwise all estimates for renewals assumes replacing "like for like."

A 5-year capital plan consisting of keep up costs that are required to maintain the existing building running in the short term has been prepared. Refer to Appendix A for a detailed breakdown of the renewals cost by each component over the next 5 years. Some of the key major maintenance and asset renewal projects contemplated in the next 5 years are:

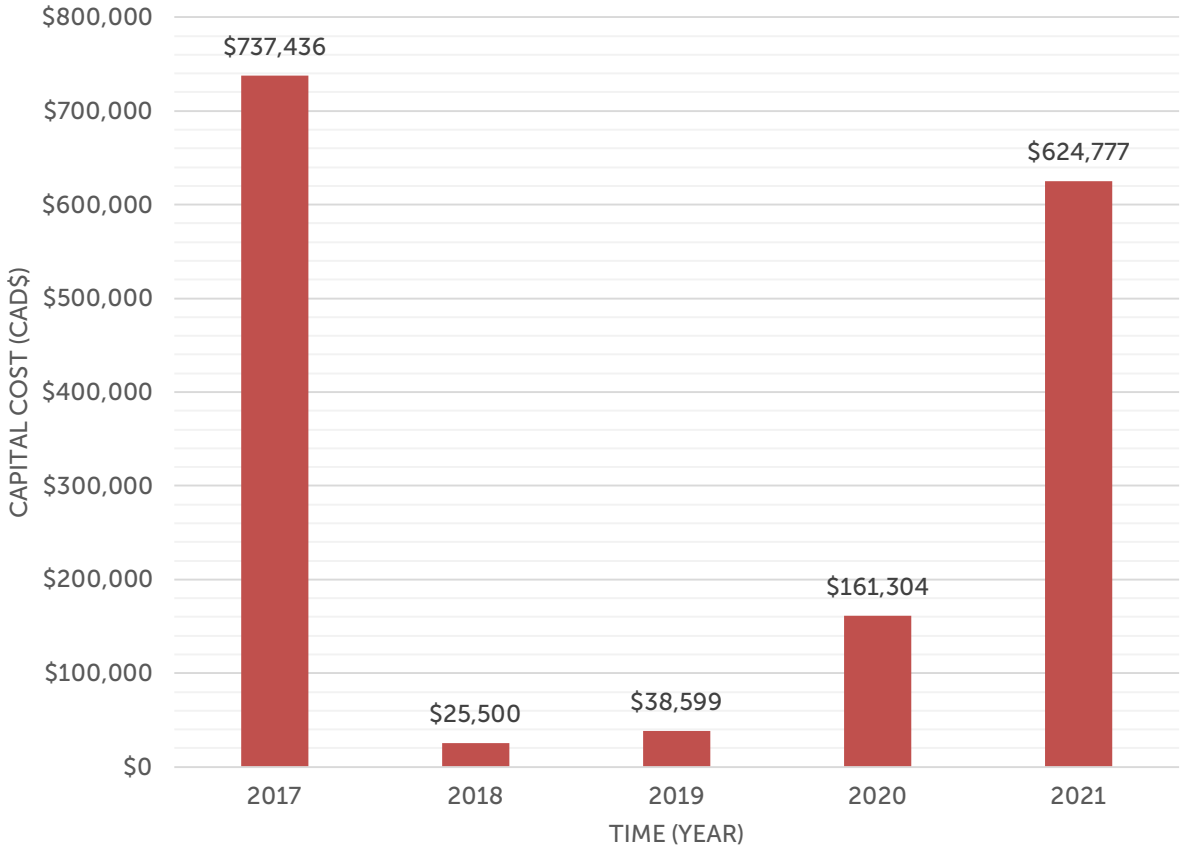
- Renewal of roofing systems
- Renewal of exterior wall claddings (approximately 25%)
- Renewal of exterior windows and doors (approximately 25%)
- Renewal of ceiling finishes
- Condition assessment of domestic water plumbing distribution system
- Condition assessment of sanitary drainage system
- Replacement of furnace
- Decommissioning and removal of furnaces
- Decommissioning and removal of oil storage tanks
- Renewal of ventilation system
- Condition assessment and maintenance of the furnace room sprinkler system
- Condition assessment of electrical equipment
- Renewal of electrical service and distribution system
- Renewal of exterior light fixtures
- Repair of asphalt paving
- Repair of concrete paving
- Condition assessment of septic system

Table 2 lists estimated annual capital expenditure anticipated in each year from 2017 to 2021.

Table 2. Five Year Capital Expenditure Summary

YEAR	ESTIMATED ANNUAL CAPITAL EXPENDITURE (Future $)
2017	$737,436
2018	$25,500
2019	$38,599
2020	$161,304
2021	$624,777
TOTAL	$1,587,615

Graph 1. Estimated 5-Year Capital Expenditures



The total amount of expected expenditures for the next 5-years in future dollars is approximately $1.7 million to achieve the major maintenance and renewals goals. The peak predicted renewal year in the 5-year plan is 2017 with $737,436 of forecasted expenditures.

The building components that are subject to major renewals in 2017 are roofing, soffit, gymnasium ceiling tiles, and gymnasium fan.

It should be noted that the forecasted renewal items in the above tactical plan might not occur in the particular listed fiscal year. The allocated timelines for the major maintenance and renewals are based on the expected service life of the asset and further study may be required to determine when the assets will require replacement.

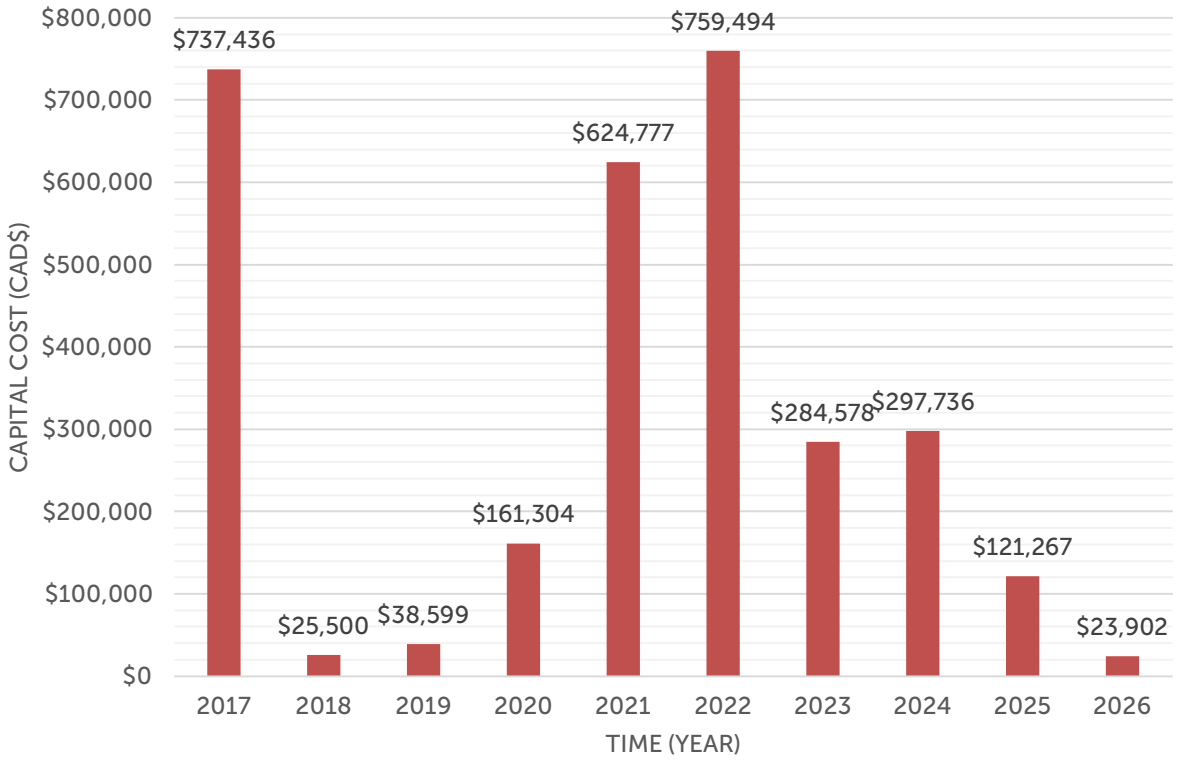
5.0 10-YEAR CAPITAL PLANNING

The recommended ten-year cost forecast involves renewals items that are due in the next 10 years. The total amount of expected expenditures for the next 10-years in future dollars is approximately $3 million to achieve the major maintenance and renewals goals. As is shown in the table and graph below, the peak predicted renewal year is 2022. The major renewals included in this year involve exterior wall cladding, windows, doors, interior finishes, plumbing fixtures, domestic water system, sanitary waste system, concrete pavement, concrete stairs and ramps, and septic system. The ten-year forecast should be considered a planning tool, as it is not as accurate as the previously discussed 5-Year Tactical Plan.

Table 3. Ten Year Capital Expenditure Summary

YEAR	ESTIMATED ANNUAL CAPITAL EXPENDITURE (Future $)
2017	$737,436
2018	$25,500
2019	$38,599
2020	$161,304
2021	$624,777
2022	$759,494
2023	$284,578
2024	$297,736
2025	$121,267
2026	$23,902
TOTAL	$3,074,593

Graph 2. Estimated 10-Year Capital Expenditures



6.0 CLASS D COST ESTIMATE FOR DEMOLITION

For the demolition of the SSC, we estimate a budget of $300,000 to $350,000 would be required. This budget includes demolition and disposal of building structure, concrete foundation, roofing, various building equipment and services, and removal and disposal of all hazardous building materials. The accuracy range of a Class D cost estimate is ±50% as per Budget Guidelines for Consulting Engineering Services by Association of Professional Engineers and Geoscientists of BC (APEGBC).

7.0 FINAL REMARKS

It should be noted that reviews that are described in this report were limited to the areas and assemblies that are specifically noted in the report. Except where specifically noted, no testing or dismantling of any assemblies was performed and reviews were made on a random basis with no attempt to review or inspect every element or portion of the buildings. Our comments are not a guarantee or warranty of any aspect of the condition of the buildings whatsoever.

This report was prepared by McCuaig & Associates Engineering Limited (MAE) for the account of CVRD. The material in it reflects MAE's best judgment in light of the information available to us at the time of preparation. MAE accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. The recommendations that are described in this report are not intended to replace detailed engineering specifications and therefore the recommendations contained this report should not be used as the basis of a contract to perform remedial work on the subject building.

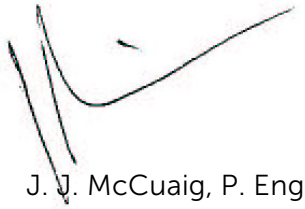
We would be pleased to meet with CVRD to review this report and answer questions that may exist. We trust this meets your requirements at this time, and should you have any questions or concerns, please contact our office.

McCUAIG & ASSOCIATES ENGINEERING LTD.

Prepared by:

Claire Ha, P. Eng.

Reviewed by:



J. J. McCuaig, P. Eng.

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APPENDIX A

BUILDING ASSET INVENTORY & 10-YEAR CAPITAL PLANNING

Component Information							Estimates		Cost (Present $)		Asset Life Analysis					10-Year Capital Plan (Future $)										
UNIFORMAT	Category	Component	Comments	Recommendations	Condition (Grade)	Deficiency Type	Quantity	Unit	Unit Cost	Replacement Cost	Expected Service Life	Last Major Action Year	Chronological Age	Recommended Component Renewal Year	Recommended Action Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
A10	Foundation	Foundation with Crawlspace	Cast-in-place concrete foundation reviewed appeared to be in good condition without any reported issues. Replacement of this component is not anticipated.	Not applicable	5 - Excellent (A)	No Known / Reported Deficiency	18300	SF	$40	$732,000	100	1950	67	2050	2050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
A10	Foundation	Crawlspace Dampproofing & Perimeter Drainage	We did not verify presence of dampproofing and perimeter drainage as it is a normally hidden component. The replacement cost of perimeter drainage and/or foundation damp proofing may range from $500 to $1,500 per linear foot which could be a significant cost. It has been our experience that some portion of this work may be necessary as early as 25 years but portions of this work may never be necessary. The existing pipes and damp proofing are underground and cannot be assessed visually as part of this report. Prior to replacement, we recommend a detailed review to determine the reasonable replacement cost and timeframe for this work.	Subject to the study, a provision for the replacement is included. Replace dampproofing and perimeter drainage system as required.	Not Applicable	Not Applicable	821	LF	$500	$410,500	40	1950	67	2021	2021	$0	$0	$0	$0	$444,338	$0	$0	$0	$0	$0	$444,338
A10	Foundation	Perimeter Drain & Dampproofing Assessment	We did not verify presence of dampproofing and perimeter drainage as it is a normally hidden component. The replacement cost of perimeter drainage and/or foundation damp proofing may range from $500 to $1,500 per linear foot which could be a significant cost. It has been our experience that some portion of this work may be necessary as early as 25 years but portions of this work may never be necessary. The existing pipes and damp proofing are underground and cannot be assessed visually as part of this report. Prior to replacement, we recommend a detailed review to determine the reasonable replacement cost and timeframe for this work.	Verify presence of dampproofing and perimeter drainage. Engage a qualified professional (e.g. building envelope engineer) to conduct a detailed condition assessment of these components if they are present.	Not Applicable	Not Applicable	1	Each	$10,000	$10,000	25	1950	67	2021	2017	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000
B10	Superstructure	Wood Framing, Exterior Walls	Superstructure assumed to be consisting of dimensional lumber, joists, studs and beams. Replacement of this component is not anticipated.	Not applicable	4 - Good (B)	No Known / Reported Deficiency	18300	SF	$40	$732,000	100	1950	67	2050	2050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B2010	Exterior Walls	Painted Wood Siding, Face Sealed	Painted vertical wood siding installed over building paper, wood substrate and wood framing found at north gymnasium wall and southeast corner of the building.	Replace wood siding along with associated flashing and sealants. Consideration should be given to replacement of the exterior wall assembly to a rainscreen assembly incorporating a drainage cavity. We have assumed the renewal would be carried out	3 - Fair (C)	Backlog Maintenance / Renewal	963	SF	$15	$14,445	25	1950	67	2021	2021	$0	$0	$0	$0	$3,909	$3,987	$4,067	$4,148	$0	$0	$16,111
B2010	Exterior Walls	Painted Wood Soffit with Vent Strip	Painted wood soffit over a wood framing substrate. Most soffits reviewed appeared to be in fair condition. The soffit below canopy on south side were in poor condition with microbial growth and stains. They were wet to touch and presence of moisture was found in the roof framing cavity.	Replace wood soffit and associated components in conjunction with roofing replacement.	1- Very Poor (F)	Backlog Maintenance / Renewal	1642	SF	$3	$4,105	30	1950	67	2017	2017	$4,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,105
B2010	Exterior Walls	Painted Stucco, Face Sealed	Acrylic coated stucco applied directly over building paper on exterior sheathing. The face-sealed exterior wall assembly generally was lacking flashing and sealants. Most exterior walls were protected under roof overhangs. Some deficiencies observed during the site visit included staining and cracks on wall surfaces, poor interface details and etc. When the existing wall assembly is renewed, a rainscreen assembly is required and unit costs reflect this upgrade.	Replace stucco cladding with a rainscreened assembly incoporating improved insulation, air barrier, drain cavity, flashing and sealants. Consideration should be given to replacement of vent hoods, light fixtures, exterior doors and windows, and other accessories that penetrated the cladding at the time of cladding replacement. We have assumed the renewal would be carried out over a 4-year period, approximately 25% annually.	2 - Poor (D)	Backlog Maintenance / Renewal	7722	SF	$55	$424,710	25	1950	67	2021	2021	$0	$0	$0	$0	$114,930	$117,229	$119,573	$121,965	$0	$0	$473,696
B2010	Exterior Walls	Painted Stucco, Face Sealed	Acrylic coated stucco applied directly over building paper on exterior sheathing. The face-sealed exterior wall assembly generally was lacking flashing and sealants. Most exterior walls were protected under roof overhangs. Some deficiencies observed during the site visit included staining and cracks on wall surfaces, poor interface details and etc. When the existing wall assembly is renewed, a rainscreen assembly is required and unit costs reflect this upgrade.	Clean exterior stucco surfaces to remove atmospheric dirt, vegetative growth and other stains. This work to include all building envelope components including windows, doors, and roofs. [Extent of work and frequency depends on environmental exposure conditions.]	2 - Poor (D)	Backlog Maintenance / Renewal	1	Allowance	$20,000	$20,000	2	1950	67	2021	2023	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,902	$23,902
B2010	Exterior Walls	Above Grade Foundation Wall, Coating	Exposed concrete foundation perimeter walls are coated. Deteriorating paint finishes, hairline cracks and stains were noted.	Re-coat the exterior concrete surfaces.	2 - Poor (D)	Backlog Maintenance / Renewal	880	SF	$5	$4,400	10	1950	67	2021	2021	$0	$0	$0	$0	$4,871	$0	$0	$0	$0	$0	$4,871
B2020	Exterior Windows	Wood Framed, Single Glazed Windows	Wood framed windows with single glazing units, and awning operators.	Replace wood framed windows and associated components. We have assumed the renewal would be carried out over a 4-year period, approximately 25% annually.	1- Very Poor (F)	Backlog Maintenance / Renewal	1125	SF	$75	$84,375	25	1950	67	2021	2021	$0	$0	$0	$0	$22,833	$23,289	$23,755	$24,230	$0	$0	$94,107
B2030	Exterior Doors	Metal Swing Doors in Wood Frame	Metal swing doors with glass inserts in painted wood frame at the main entrance.	Replace main entrance swing doors. We have assumed the renewal would be carried out over a 4-year period, approximately 25% annually.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Each	$5,000	$5,000	40	1950	67	2021	2021	$0	$0	$0	$0	$5,412	$0	$0	$0	$0	$0	$5,412
B2030	Exterior Doors	Metal Swing Exit Doors	Painted metal swing doors with or without glass inserts at various exits.	Replace metal exit doors.	3 - Fair (C)	Backlog Maintenance / Renewal	8	Each	$2,000	$16,000	40	1950	67	2021	2021	$0	$0	$0	$0	$4,330	$4,416	$4,505	$4,595	$0	$0	$17,845
B30	Roofing	Flat Roof - SBS	Two plies of manufactured modified bituminous (styrene-butadiene-styrene aka SBS) membrane at low-sloped roofs. Some deficiencies such as blistering, alligatoring cracks in the membrane, loss of granules, moss growth, and collection of debris were observed. No reported active leak. We recommend conducting regular maintenance seasonally and a roof condition assessment prior to renewal to accurately estimate the remaining service life of the roof.	Replace SBS membrane roof assembly and associated component such as drains and flashing.	2 - Poor (D)	Backlog Maintenance / Renewal	5617	SF	$35	$196,597	25	1990	27	2017	2017	$196,597	$0	$0	$0	$0	$0	$0	$0	$0	$0	$196,597
B30	Roofing	Tar & Gravel Roofing	Multiple layers of built-up roofing (BUR), also known as tar and gravel roofs. The BUR systems generally are comprised of alternating layers of bitumen and reinforcing fabrics. The roofs appeared to have far exceeded their service life. Evidences of leaks were found in the roofing assemblies, ceiling and/or soffit finishes below.	Replace existing BUR with a new 2-ply SBS roof assembly.	1- Very Poor (F)	Backlog Maintenance / Renewal	13864	SF	$35	$485,234	25	1950	67	2017	2017	$485,234	$0	$0	$0	$0	$0	$0	$0	$0	$0	$485,234
C1030	Fittings	Washroom Partition	Privacy panels and miscellaneous hardware fittings such as pilaster, panel, door, anchors, hinges, latches and brackets.	Replace washroom partitions and associated hardware.	3 - Fair (C)	No Known / Reported Deficiency	7	Each	$1,500	$10,500	25	1950	67	2022	2022	$0	$0	$0	$0	$0	$11,593	$0	$0	$0	$0	$11,593
C1030	Fittings	Classroom Cabinets	Built in cabinets, shelving, and countertops with laminate facing.	Replace classroom cabinets, shelving and countertops.	3 - Fair (C)	Backlog Maintenance / Renewal	9	Per Room	$7,500	$67,500	20	1950	67	2023	2023	$0	$0	$0	$0	$0	$0	$76,016	$0	$0	$0	$76,016
C1040	Interior Doors	Painted Interior Swing Doors	Solid core wood swing doors with and without wired glazing. Last paint year is unknown. Swing doors appeared to be in fair condition.	Replace interior wood swing doors as required.	3 - Fair (C)	Backlog Maintenance / Renewal	35	Each	$600	$21,000	25	1950	67	2027	2027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1040	Interior Doors	Painted Interior Swing Doors	Solid core wood swing doors with and without wired glazing. Last paint year is unknown. Swing doors appeared to be in fair condition.	Repaint interior wood swing doors as required.	3 - Fair (C)	Backlog Maintenance / Renewal	467	SF	$3	$1,401	10	1950	67	2027	2020	$0	$0	$0	$1,592	$0	$0	$0	$0	$0	$0	$1,592

Component Information							Estimates		Cost (Present $)		Asset Life Analysis					10-Year Capital Plan (Future $)										
UNIFORMAT	Category	Component	Comments	Recommendations	Condition (Grade)	Deficiency Type	Quantity	Unit	Unit Cost	Replacement Cost	Expected Service Life	Last Major Action Year	Chronological Age	Recommended Component Renewal Year	Recommended Action Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
C1040	Interior Doors	Painted Metal Swing Doors with and without Wired Glazing	Painted metal swing doors in pressed steel or painted wood frames at hallways.	Replace interior metal swing doors as required.	3 - Fair (C)	Backlog Maintenance / Renewal	2	Each	$2,000	$4,000	30	1950	67	2027	2027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C1040	Interior Doors	Painted Metal Swing Doors with and without Wired Glazing	Painted metal swing doors in pressed steel or painted wood frames at hallways and gymnasium.	Repaint interior metal swing doors as required.	3 - Fair (C)	Backlog Maintenance / Renewal	27	SF	$3	$80	10	1950	67	2020	2020	$0	$0	$0	$531	$0	$0	$0	$0	$0	$0	$531
C20	Stairs	Interrior Stairs	Internal stairs with resilient flooring, rubber nosing, and handrails.	The building is not fully accessible due to a lack of wheelchair lift at the stairs. In the event of a major renovation within the building, modifications may be required to meet the current requirements of the code.	4 - Good (B)	Grandfathered Code Issue	1	Each	$2,500	$2,500	100	1950	67	2050	2050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3010	Wall Finishes	Interior Windows	Glass set in finished wood frame as demising wall between interior spaces.	Replace interior glazing assembly.	4 - Good (B)	No Known / Reported Deficiency	6	each	$250	$1,500	20	2010	7	2030	2030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3010	Wall Finishes	Painted Drywall	Primers and multiple pigmented coating finishes applied to interior gypsum wallboard.	Repaint wall surface including preparation of substrate. Given the age of the building, a HAZMAT survey should be conducted prior to any interior renovation work.	3 - Fair (C)	No Known / Reported Deficiency	17000	SF	$2	$34,000	10	2013	4	2023	2023	$0	$0	$0	$0	$0	$0	$38,290	$0	$0	$0	$38,290
C3020	Floor Finishes	Resilient Flooring	Various types of sheet flooring appeared to have been installed at varying times. They generally appeared dated with evidences of past localized repairs.	Replace resilient flooring. Given the age of the building, a HAZMAT survey should be conducted prior to any interior renovation work.	3 - Fair (C)	No Known / Reported Deficiency	14000	SF	$10	$140,000	20	1950	67	2022	2022	$0	$0	$0	$0	$0	$154,571	$0	$0	$0	$0	$154,571
C3020	Floor Finishes	Ceramic Tiles	Ceramic tile on mortar bed and substrate with grout. Ceramic tile flooring appeared to have been installed at various years and it was generally dated.	Replace ceramic tile flooring as required.	2 - Poor (D)	Backlog Maintenance / Renewal	1000	SF	$10	$10,000	25	1950	67	2022	2022	$0	$0	$0	$0	$0	$11,041	$0	$0	$0	$0	$11,041
C3020	Floor Finishes	Laminate Wood Flooring	Laminate wood flooring over floor substrate. It was reported that the laminate flooring was installed approximately 4 years ago.	Replace laminate wood flooring.	5 - Excellent (A)	No Known / Reported Deficiency	1000	SF	$10	$10,000	15	2014	3	2029	2029	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020	Floor Finishes	Sports Flooring at Gymnasium	Sports flooring with game lines appeared to be in fair condition.	Replace gymnasium flooring and game lines.	3 - Fair (C)	No Known / Reported Deficiency	3000	SF	$16	$48,000	30	1950	67	2024	2024	$0	$0	$0	$0	$0	$0	$0	$55,137	$0	$0	$55,137
C3030	Ceiling Finishes	Acoustic Ceiling Tile at Classroom 6	Suspended grid of metal T channels with infill acoustic tiles that form a drop ceiling. Acoustic ceiling appeared to be in good condition.	Replace ceiling tiles as required.	5 - Excellent (A)	No Known / Reported Deficiency	915	SF	$5	$4,575	30	2014	3	2044	2044	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030	Ceiling Finishes	Fibreboard Ceiling Tile at Gymnasium	Glued and stapled fabreboard ceiling tiles in gymnasium ceiling appeared to be in poor condition with staining, microbial growth, dampness, and peeling finishes. Ceiling tiles have been fallen off at a few areas.	Replace ceiling tiles in conjunction with BUR roofing replacement.	1- Very Poor (F)	Safety Risk	3000	SF	$5	$15,000	30	1950	67	2017	2017	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,000
C3030	Ceiling Finishes	Painted Ceiling	Primer and multiple pigmented finish coat applied to interior gypsum wallboard. Painting ceiling appeared in fair condition with some staining and peeling paint at some locations from roof leaks above.	Repaint ceiling surfaces including preparation of substrate. Given the age of the building, a HAZMAT survey should be conducted prior to any interior renovation work.	3 - Fair (C)	Backlog Maintenance / Renewal	17385	SF	$2	$34,770	10	1950	67	2019	2019	$0	$0	$36,414	$0	$0	$0	$0	$0	$0	$0	$36,414
D2010	Plumbing Fixtures	Toilets & Urinals	Toilets and urinals in washrooms appeared to be in fair condition without any reported issues. Last replacement year is unknown.	Replace toilets and urinals as required. Replacement in conjunction with domestic water distribution system is recommended.	3 - Fair (C)	No Known / Reported Deficiency	15	Each	$1,000	$15,000	30	1950	67	2022	2022	$0	$0	$0	$0	$0	$16,561	$0	$0	$0	$0	$16,561
D2010	Plumbing Fixtures	Sinks and Lavatories	Sinks and lavatoris are provided at each classroom; staff room; and washrooms. They generally appeared to be in fair condition without any reported issues. Last replacement year is unknown.	Replace sinks and lavatories as required. Replacement in conjunction with domestic water distribution system is recommended.	3 - Fair (C)	No Known / Reported Deficiency	17	Each	$600	$10,200	25	1950	67	2022	2022	$0	$0	$0	$0	$0	$11,262	$0	$0	$0	$0	$11,262
D2020	Domestic Water Distribution	Copper Distribution Piping Throughout	Copper distribution piping throughout the building. It appeared to have been replaced on an as-needed basis and there is no record of last major replacement/repair. We recommend engaging a qualified professional (i.e. mechanical/plumbing engineer) to conduct a condition assessment to estimate remaining service life prior to renewal of this component.	Replace components of domestic plumbing distribution system, including domestic valves.	3 - Fair (C)	No Known / Reported Deficiency	1	Allowance	$50,000	$50,000	25	1950	67	2022	2022	$0	$0	$0	$0	$0	$55,204	$0	$0	$0	$0	$55,204
D2020	Domestic Water Distribution	Copper Distribution Piping Throughout	Copper distribution piping throughout the building. It appeared to have been replaced on an as-needed basis and there is no record of last major replacement/repair. We recommend engaging a qualified professional to conduct a condition assessment to estimate remaining service life prior to renewal of this component.	Engage a qualified professional (i.e. mechanical/plumbing engineer) to conduct a domestic water system condition assessment prior to re-pipe.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Each	$10,000	$10,000	n/a	1950	67	2022	2018	$0	$10,200	$0	$0	$0	$0	$0	$0	$0	$0	$10,200
D2030	Sanitary Waste	Sanitary Waste System	Mixture of copper, ABS and cast iron piping with mechanical joints, p-traps, and fittings. Given the material and age we recommend conducting a condition assessment to accurately estimate the remaining service life.	Repair components of sanitary drainage distribution system, as required.	3 - Fair (C)	No Known / Reported Deficiency	1	Allowance	$50,000	$50,000	50	1950	67	2022	2022	$0	$0	$0	$0	$0	$55,204	$0	$0	$0	$0	$55,204
D2030	Sanitary Waste	Sanitary Waste System	Mixture of copper, ABS and cast iron piping with mechanical joints, p-traps, and fittings. Last flushing year is unknown. Given the material and age we recommend conducting a condition assessment to accurately estimate the remaining service life.	Engage a qualified professional (i.e. mechanical/plumbing engineer) to conduct a detailed condition assessment of the sanitary drainage system.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Each	$10,000	$10,000	n/a	1950	67	2022	2018	$0	$10,200	$0	$0	$0	$0	$0	$0	$0	$0	$10,200
D2095	Domestic Water Heaters	DHW Storage & Heating	Electric water heater by John Wood (Model: JW50SDE30 Serial No.: U1310F703434 Capacity: 184 L) installed in 2013. No reported issues.	Replace domestic hot water heater every 10 years.	5 - Excellent (A)	No Known / Reported Deficiency	1	Each	$1,500	$1,500	10	2013	4	2023	2023	$0	$0	$0	$0	$0	$0	$1,689	$0	$0	$0	$1,689
D3012	Gas Supply System	Gas Distribution System	It is our understanding that the gas meter was installed by utility provider for future connection to gas fired appliances. No appliance is connected to the gas supply at the time of our site visit.	[PLACEHOLDER COMPONENT]	Not Applicable	Not Applicable	0	Each	$0	$0	50	N/A	N/A	N/A	N/A	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3023	Furnaces	Furnace 4	Oil burning furnace (100,000 BTU) by Kumfort Furnace Limited. The last maintenance was completed in Jan 2017 by Columbia Fuels. It is our understanding that the Saltair Community Society plans to replace this furnace with a gas-fired furnace in near future.	Replace furnace with an energy efficient furnace.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Each	$7,000	$7,000	20	1950	67	2021	2021	$0	$0	$0	$0	$7,577	$0	$0	$0	$0	$0	$7,577
D3023	Furnaces	Furnace 1, 2 & 3	Three oil furnaces with chimney vents. It is our understanding that these furnaces have not been used for years. Due to limited access, MAE was not able to verify presence of Furnace 3.	Decomission and remove furnaces and related piping and accessories.	Not Applicable	Backlog Maintenance / Renewal	3	Each	$2,000	$6,000	20	1950	67	2017	2017	$6,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,000
D3041	Air Distribution Systems	Ductwork for heating and venting.	No reported issues. This is a normally hidden component and was not visually reviewed for this report. Full replacement of this component is not anticipated.	Replace ducting as required.	3 - Fair (C)	No Known / Reported Deficiency	1	Allowance	$15,000	$15,000	75	1950	67	2030	2030	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Component Information							Estimates		Cost (Present $)		Asset Life Analysis					10-Year Capital Plan (Future $)										
UNIFORMAT	Category	Component	Comments	Recommendations	Condition (Grade)	Deficiency Type	Quantity	Unit	Unit Cost	Replacement Cost	Expected Service Life	Last Major Action Year	Chronological Age	Recommended Component Renewal Year	Recommended Action Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
D3045	Exhaust Ventilation Sytems	Washroom Exhaust Fans	Exhaust fans appeared to be dated. We did not test these fans.	Replace washroom exhaust fans with higher efficiency fans. Consideration should be given to installation of humidistats where applicable.	3 - Fair (C)	Backlog Maintenance / Renewal	3	Each	$700	$2,100	20	1950	67	2019	2019	$0	$0	$2,185	$0	$0	$0	$0	$0	$0	$0	$2,185
D3045	Exhaust Ventilation Sytems	Gymnasium Wall Mounted Fan, Humidstat and Air Intake Review	Wall mounted exhaust fan in gymnasium. It is our understanding that the gym has not been actively used and the fan has not been used for the past 3 years.	Review the adequacy of existing fan and fresh air intake. Upgrade the gymnasium exhaust fan with a higher efficiency fan along with a humidistat as required.	1- Very Poor (F)	Backlog Maintenance / Renewal	1	Allowance	$5,000	$5,000	20	1950	67	2017	2017	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
D3045	Exhaust Ventilation Sytems	Chimneys	Chimney vents constructed with brick and mortar for furnaces. It is our understanding that Furnace 1, 2 and 3 are no longer being used. Depending on the CVRD's future plan for this facility, the chimney may be demolished or repointed.	Re-point brick and mortar of the chimney and replace related accessories.	2 - Poor (D)	Backlog Maintenance / Renewal	2	Alowance	$2,500	$5,000	40	1950	67	2018	2018	$0	$5,100	$0	$0	$0	$0	$0	$0	$0	$0	$5,100
D4010	Sprinklers	Sprinkler System in Furnace 4 Room	Exposed wet sprinklers, upright sprinkler heads, and steel piping. Latest inspection tags or report was not present for our review. We recommend the owners engage a qualified professional (i.e. fire sprinkler system engineer) to review this component in detail as soon as possible.	Engage a qualified professional (i.e. sprinkler system engineer) to review the existing sprinkler system and address any deficiencies as required to ensure the system is serviceable.	1- Very Poor (F)	Safety Risk	1	Allowance	$2,500	$2,500	50	1950	67	2017	2017	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,500
D5010	Electrical Service and Distribution	Electrical Service and Distribution	Electrical room equipment with main switch, breakers and wiring to several local sub-panels and mechanical loads. Given the age, we recommend conducting a detailed condition assessment including infrared scanning and cleaning of equipment.	Engage qualified professionals (i.e. electrical engineer and electrical contractor) to review the eixisting electrical distribution system. Conduct infrared scanning to verify that terminations are sound and operating temperatures of all conducting parts are within allowable limits. Correct any conditions contributing to overheating if it occurs. Clean and test main breakers and central distribution panel board.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Allowance	$7,500	$7,500	40	1950	67	2020	2017	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500
D5010	Electrical Service and Distribution	Electrical Service and Distribution	Electrical room equipment with main switch, breakers and wiring to several local sub-panels and mechanical loads. Given the age, we recommend conducting a detailed condition assessment including infrared scanning and cleaning of equipment.	Replace components of the electrical distribution equipment, as required.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Each	$150,000	$150,000	40	1950	67	2020	2020	$0	$0	$0	$159,181	$0	$0	$0	$0	$0	$0	$159,181
D5022	Lighting Equipment	Interior Light Fixtures	Ceiling mounted fluorescent lighting throughout for interior direct, indirect and accent lighting applications.	Replace interior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	3 - Fair (C)	No Known / Reported Deficiency	150	Each	$250	$37,500	20	1950	67	2024	2024	$0	$0	$0	$0	$0	$0	$0	$43,076	$0	$0	$43,076
D5022	Lighting Equipment	Exterior Light Fixtures	Wall mounted and recessed soffit pot lighting controlled by timers for exterior direct, indirect and security applications. We recommend replacing the light fixtures in conjunction with exterior cladding replacement.	Replace exterior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2 - Poor (D)	Backlog Maintenance / Renewal	1	Allowance	$10,000	$10,000	20	1950	67	2021	2021	$0	$0	$0	$0	$10,824	$0	$0	$0	$0	$0	$10,824
D5037	Fire Alarm System	Annunciator Panel, Gongs, Pull Stations, Fire Extinguishers, Smoke and Heat Detectors	Microprocessor based fire alarm control panel by Mircom Series 4001 unit with DSC PowerSeries PC 4020 fire alarm monitoring system. Fire detection devices to detect fire and smoke conditions and initiate timely response. Fire alarm system is inspected annually and repaired/replaced as required. Last inspection was at May 17, 2016.	Replace fire alarm annunciator panels, control panel, and field devices, excluding field wiring	4 - Good (B)	No Known / Reported Deficiency	1	Each	$20,000	$20,000	20	1950	67	2024	2024	$0	$0	$0	$0	$0	$0	$0	$22,974	$0	$0	$22,974
D5091	Exit & Emergency Light Systems	Exit and Emergency Lights	Exit lights and emergency lighting equipment to facilitate evacuation from the interior of the building in the event of an emergency. Emergency lighting is tested annually and repairs made as required.	Cyclical replacement of emergency lighting and exit signs.	4 - Good (B)	No Known / Reported Deficiency	1	Allowance	$1,500	$1,500	15	1950	67	2024	2024	$0	$0	$0	$0	$0	$0	$0	$1,723	$0	$0	$1,723
D5090.05	Electric Heating	Electric Baseboard Heaters with Thermostats	Wall mounted, electric convector baseboard heaters with electrical fins for localized space heating and integral thermostat control. No reported issues.	Cyclical replacement of electric baseboard heaters, as required.	3 - Fair (C)	No Known / Reported Deficiency	5	Each	$500	$2,500	20	1950	67	2024	2024	$0	$0	$0	$0	$0	$0	$0	$2,872	$0	$0	$2,872
D5090.05	Electric Heating	Wall Mount Electric Heaters	Wall-mounted electric fan heaters with integral thermostat control for localized space heating. We did not test this equipment. No reported issues.	Cyclic replacement of wall mounted electric heaters, as required.	5 - Excellent (A)	No Known / Reported Deficiency	4	Each	$600	$2,400	20	2013	4	2033	2033	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G2020	Parking Lots	Asphalt Paved Parking	Asphalt paving was in fair condition with cracks and heaving. Unenven paving should repaired to avoid a trip hazard and for the parking areas to remain serviceable.	Repair asphalt cracks and heaving.	3 - Fair (C)	Safety Risk	1	Allowance	$1,000	$1,000	25	1950	67	2025	2017	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000
G2020	Parking Lots	Asphalt Paved Parking	Asphalt paving was in fair condition with cracks and heaving. Unenven paving should repaired to avoid a trip hazard and for the parking areas to remain serviceable.	Replace asphalt paved parking area.	3 - Fair (C)	Safety Risk	20700	SF	$5	$103,500	25	1950	67	2025	2025	$0	$0	$0	$0	$0	$0	$0	$0	$121,267	$0	$121,267
G2030	Pedestrian Paving	Concrete Paved Pedestrian Walkway	The concrete paving reviewed were generally in fair condition with cracks and heaving. Causes for cracks may include prolonged exposure to exterior weather conditions, settlement, and uplift due to tree roots. We recommend cracks and uneven surface be repaired as soon as possible to prevent a tripping hazard.	Repair concrete cracks and heaving.	3 - Fair (C)	Safety Risk	1	Allowance	$1,000	$1,000	40	1950	67	2022	2017	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000
G2030	Pedestrian Paving	Concrete Paved Pedestrian Walkway	The concrete paving reviewed were generally in fair condition with cracks and heaving. Causes for cracks may include prolonged exposure to exterior weather conditions, settlement, and uplift due to tree roots. We recommend cracks and uneven surface be repaired as soon as possible to prevent a tripping hazard.	Replace concrete paved pedestrian walkways.	3 - Fair (C)	Safety Risk	2500	SF	$15	$37,500	40	1950	67	2022	2022	$0	$0	$0	$0	$0	$41,403	$0	$0	$0	$0	$41,403
G2030	Pedestrian Paving	Concrete Stairs & Ramps	Several exterior stairs and ramps are provided at entry/exit points of SCC. The stairs and ramps reviewed were generally in fair condition. The stairs and ramps probably met the requirements at the time of construction; however, they do not meet the current requirements of the accessibility. At the time of the renewal, modifications to the stairs, ramps, guardrails and handrails should be incorporated to meet the latest edition of British Columbia Building Code and Accessibility Handbook.	Replace exterior concrete stairs, ramps, guardrails and handrails.	3 - Fair (C)	Grandfathered Code Issue	4	Each	$45,000	$180,000	30	1950	67	2022	2022	$0	$0	$0	$0	$0	$198,735	$0	$0	$0	$0	$198,735
G3020	Sanitary Sewer	Septic Tanks	Sanitary sewer waste form the building is directed to an onsite underground septic tank and distribution system. According to the site contact, the septic system was pumped out in 2015 and minor repairs were completed to the connection to the building. There are no current reported issues. Given the age, we recommend that a study to confirm performance and remaining useful life be undertaken.	Engage qualified professionals (i.e. plumbing contractor and mechanical engineer) to conduct a detailed condition assessment of the existing septic system.	3 - Fair (C)	No Known / Reported Deficiency	1	Allowance	$ 2,500.00	$ 2,500.00	40	1950	67	2022	2017	$2,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,500

Component Information							Estimates		Cost (Present $)		Asset Life Analysis					10-Year Capital Plan (Future $)										
UNIFORMAT	Category	Component	Comments	Recommendations	Condition (Grade)	Deficiency Type	Quantity	Unit	Unit Cost	Replacement Cost	Expected Service Life	Last Major Action Year	Chronological Age	Recommended Component Renewal Year	Recommended Action Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
G3020	Sanitary Sewer	Septic Tanks	Sanitary sewer waste form the building is directed to an onsite underground septic tank and distribution system. According to the site contact, the septic system was pumped out in 2015 and minor repairs were completed to the connection to the building. There are no current reported issues. Given the age, we recommend that a study to confirm performance and remaining useful life be undertaken.	Subject to the study, a provision for the replacement is included. Replace underground septic services, including all appurtenances.	3 - Fair (C)	No Known / Reported Deficiency	1	Allowance	##########	$ 35,000.00	40	1950	67	2022	2022	$0	$0	$0	$0	$0	$38,643	$0	$0	$0	$0	$38,643
G3060	Fuel Distribution	Fuel Oil Storage Tank Removal	3 Fuel oil storage tanks (1140 HDB bottom outlet, double bottom 12 Guage by Tidy Tanks Ltd.) were found outside the building. It is our understanding that the Saltair Community Society plans to replace the furnace with a gas-fired furnace in near future. As such these storage tanks will no longer be needed.	Decomission and remove two oil storage tanks that are no longer being used and related piping and accessories.	2 - Poor (D)	Backlog Maintenance / Renewal	2	Each	$ 500.00	$ 1,000.00	40	1950	67	2017	2017	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000
G3060	Fuel Distribution	Fuel Oil Storage Tank Removal	3 Fuel oil storage tanks (1140 HDB bottom outlet, double bottom 12 Guage by Tidy Tanks Ltd.) were found outside the building. It is our understanding that the Saltair Community Society plans to replace the furnace with a gas-fired furnace in near future. As such these storage tanks will no longer be needed.	Decomission and remove one oil storage tank and related piping and accessories in conjunctio with Furnace 4 renewal.	3 - Fair (C)	Backlog Maintenance / Renewal	1	Each	$ 500.00	$ 500.00	40	1950	67	2021	2021	$0	$0	$0	$0	$541	$0	$0	$0	$0	$0	$541
									Total Cost:	$4,326,891						$737,436	$25,500	$38,599	$161,304	$619,565	$754,178	$279,156	$292,206	$121,267	$23,902	$3,053,112

Approvals

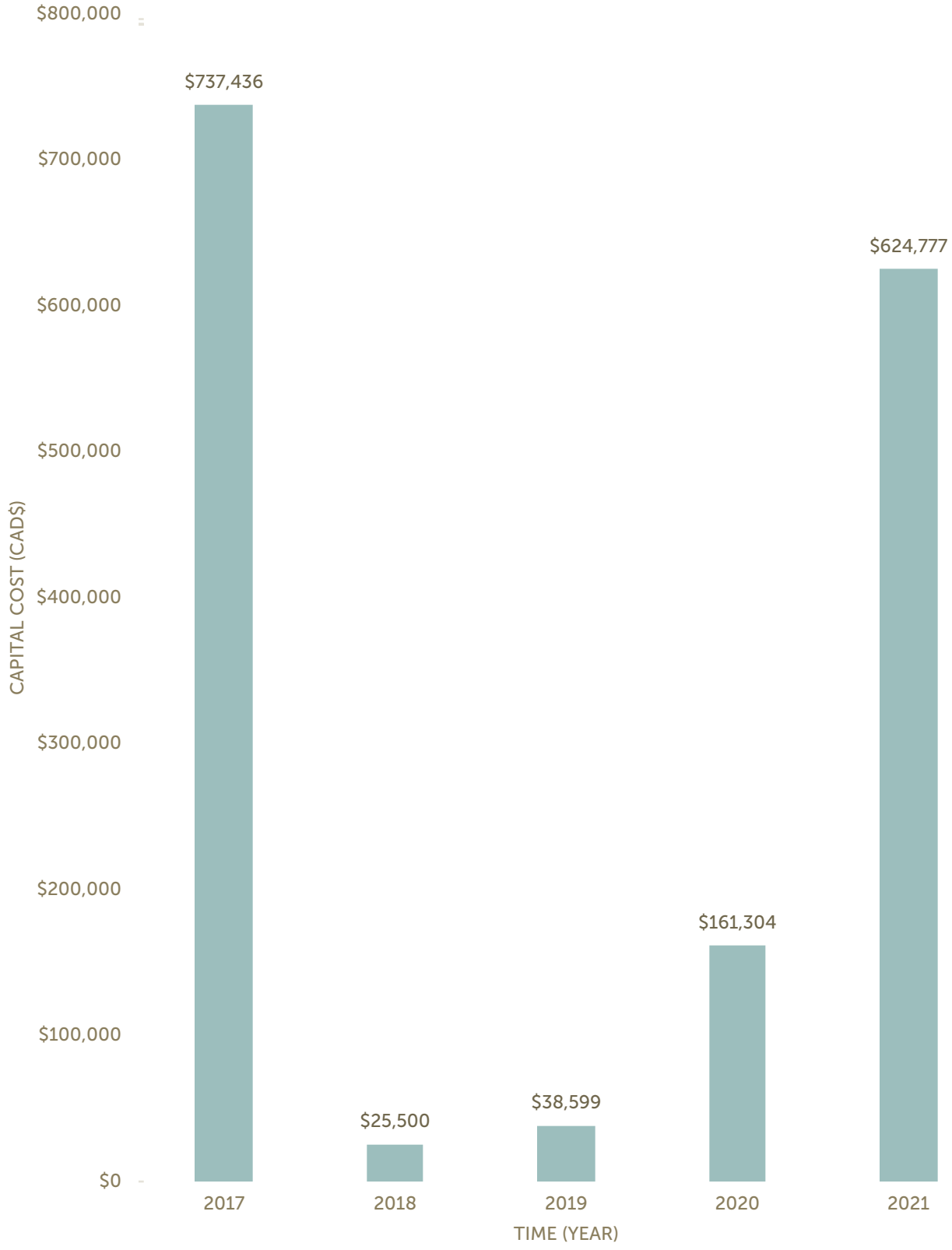
Employee: _____ Date Submitted: _____

Checked by: _____ Date Approved: _____

APPENDIX B

ESTIMATED 5-YEAR CAPITAL EXPENDITURES

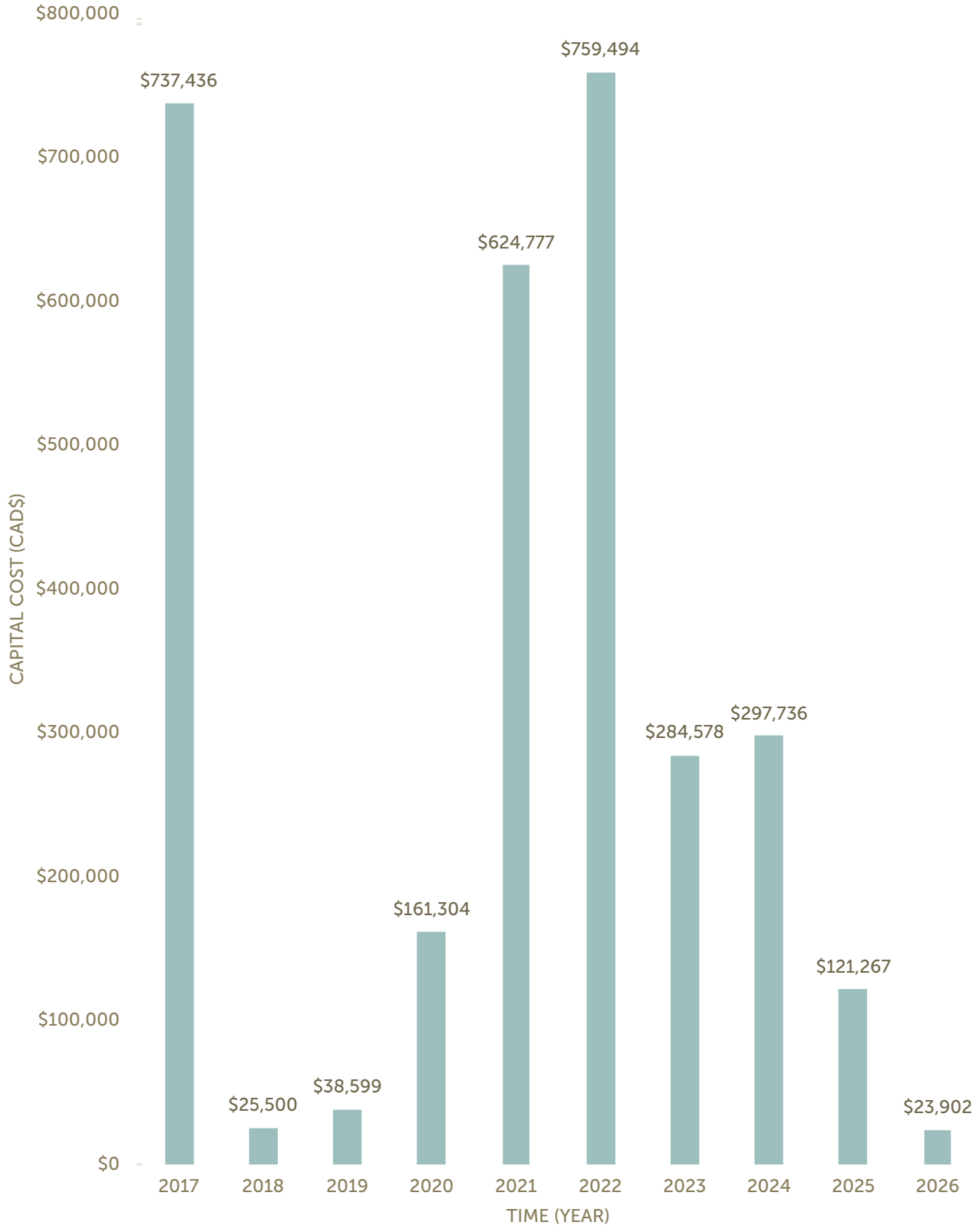
Estimated 5-Year Capital Expenditures (Interest Rate: 2%)



APPENDIX C

ESTIMATED 10-YEAR CAPITAL EXPENDITURES

Estimated 10-Year Capital Expenditures (Interest Rate: 2%)



APPENDIX D
BUILDING DEFICIENCY PHOTOS

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
A10 – Foundation	Foundation with Crawl Space			
		Photo 1 – General view of foundation crawlspace	**Photo 2** – A crack in foundation wall	
B10 – Superstructure	Wood Framing			
		Photo 3 – View of an attic space	**Photo 4** – View of a crawlspace	

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2010 – Exterior Walls	Painted Wood Siding, Face Sealed			
		Photo 5 – Painted wood siding on north elevation	**Photo 6** – Painted wood siding on southwest elevation	Photo 7 – Poor painted wood siding wall-to-brick chimney interface detail
B2010 – Exterior Walls	Painted Wood Soffit with Vent Strip			
		Photo 8 – Typical painted wood soffit with perimeter vent strips	Photo 9– Painted wood soffit with blistering and microbial growth	**Photo 10** – Moisture and microbial growth on painted wood soffit

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2010 – Exterior Walls	Painted Stucco, Face Sealed			
		Photo 11 – Typical stucco exterior wall	Photo 12 – Graffitti on stucco wall	Photo 13 – Stains on stuccon wall
				
		Photo 14 – Base of wall at northwest corner of the gymnasium	Photo 15 – Typical flasshing and sealant detail at roof-to-wall interface	Photo 16 – Opening in stucco and sealant at a roof-to-wall interface

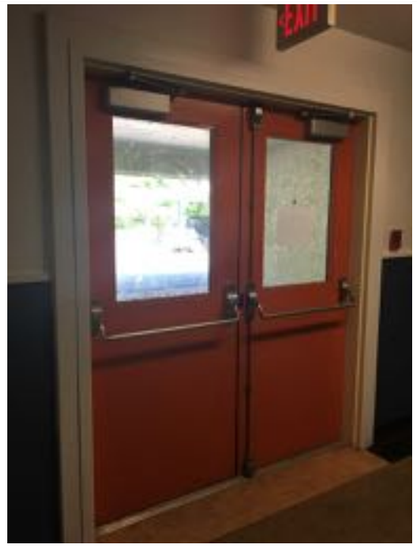
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2010 – Exterior Walls	Painted Stucco, Face Sealed (continued)			
		Photo 17 – Delaminating stucco cladding at a corner	Photo 18 – Poor stucco wall-to-brick chimney interface detail	Photo 19 – Hairline crack, stains, and deteriorating stucco coating
B2010 –Exterior Walls	Above Grade Foundation Wall, Coating			
		Photo 20 – Typical painted above-grade foundation wall	Photo 21 – Deteriorating coating at base of wall	Photo 22 – Hairline cracks in foundation wall and coating

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2010 –Exterior Walls	Above Grade Foundation Wall, Coating (continued)			
		Photo 23 – Cracks in concrete wall and deteriorating coating		
B2020 – Exterior Windows	Wood Framed, Single Glazed Windows			
		Photo 24 – Typical window	Photo 25 – Condensation on window panes inside gymnasium	Photo 26 – Condensation on window panes inside gymnasium

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2020 – Exterior Windows	Wood Framed, Single Glazed Windows (continued)			
		Photo 27 – Close up of condensation on a window pane	Photo 28 – Microbial growth at window perimeter	Photo 29 – Metal frame window replacements found at a few locations
				
		Photo 30 – Deteriorating window sill	Photo 31 – Microbial growth on window coverings at gymnasium storage room	Photo 32 – Close up of microbial growth on window coverings

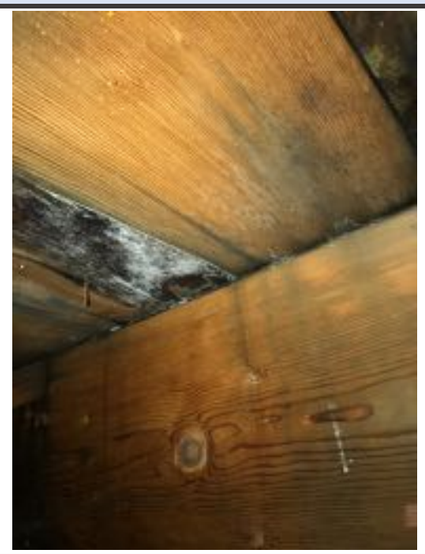
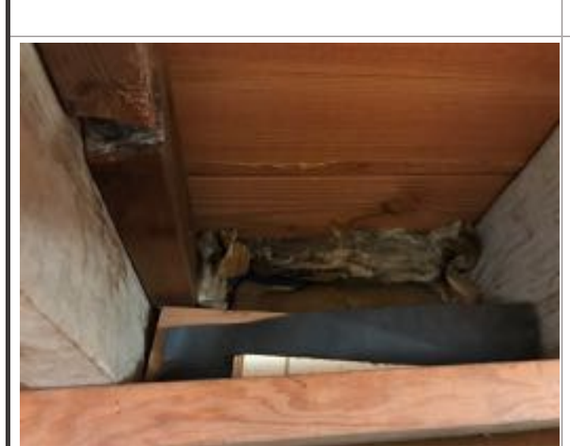
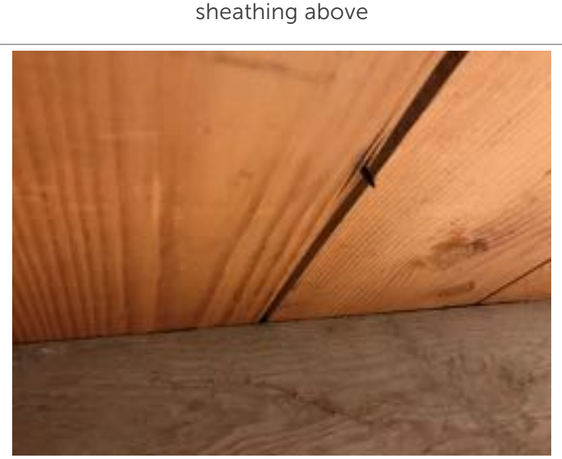
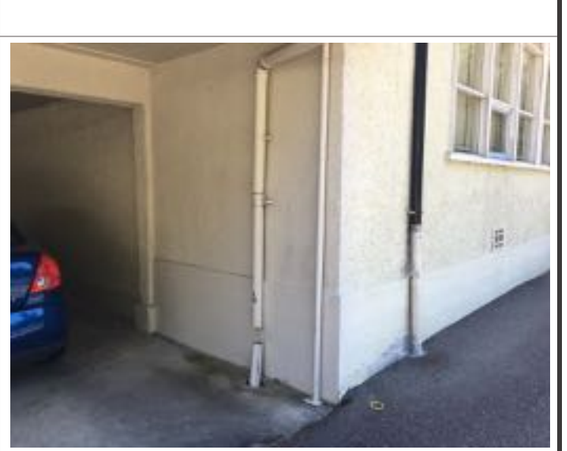
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2020 – Exterior Windows	Wood Framed, Single Glazed Windows (continued)			
		Photo 33 – Typical awning window	Photo 34 – Deteriorating wood frames and paint finishes	Photo 35 – Boarded up window
				
		Photo 36 – Broken glazing in Storage Room 20	Photo 37 – Nails in window frame	Photo 38 – Staining and microbial growth on window frames

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2020 – Exterior Windows	Wood Framed, Single Glazed Windows (continued)			
		Photo 39 – Deteriorating window frame and paint finishes & deteriorating sealant around glazing perimeter		
B2030 – Exterior Doors	Metal Swing Exit Doors in Wood Frame			
		Photo 40 – Double swing entrance door assembly		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B2030 – Exterior Doors	Metal Swing Exit Doors			
		Photo 41 – Double swing gymnasium exit doors	Photo 42 – Double swing exit doors with wired glazing	
B30 – Roofing	Flat Roof - SBS			
		Photo 43 – General view of SBS roofing	Photo 44 – Typical drain	Photo 45 – Staining and collection of debris on roof surface

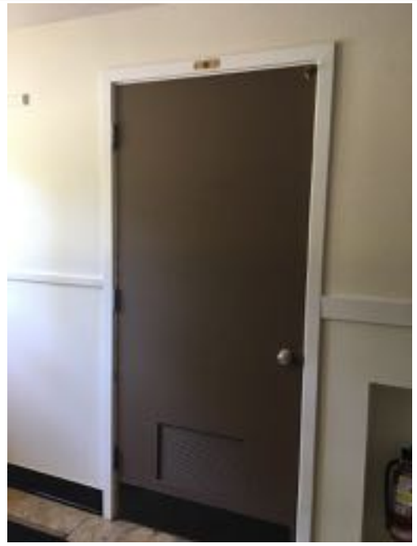
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B30 – Roofing	Flat Roof – SBS (continued)			
		Photo 46 – Alligator cracks and bubbling in SBS cap sheet	Photo 47 – Damaged and corroded mechanical vent	
B30 – Roofing	Tar & Gravel Roofing			
		Photo 48 – An overview of tar & gravel roofing	Photo 49 – Extensive moss growth on sloped roofs	Photo 50 – Moss growth on flat roofs

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B30 – Roofing	Tar & Gravel Roofing (continued)			
		Photo 51 – Peeling pain in fascia boards; staining on perimeter flashing	Photo 52 – Evidence of past repair	Photo 53 – Multiple past repair areas
				
		Photo 54 – Typical drain without drain cover	Photo 55 – A mechanical penetration in roof assembly with a plastic seal	Photo 56 – Collection of moisture inside roofing assembly at gymnasium canopy

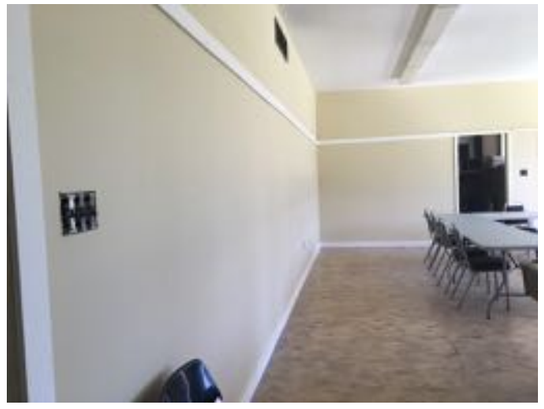
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B30 – Roofing	Tar & Gravel Roofing (continued)			
		Photo 57 – Pooling water sitting on soffit	Photo 58 – Stains and microbial growth on framing members; rusted nail penetrating through sheathing above	Photo 59 – Damaged perimeter flashing
				
		Photo 60 – Water stains and microbial growth on wood members within gymnasium roofing assembly	Photo 61 – A nail penetrating through the wood decking at gymnasium roofing assembly	Photo 62 – A disconnected rainwater leader; different rainwater leader materials

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
B30 – Roofing	Tar & Gravel Roofing (continued)			
		Photo 63 – Rusted base of column under gymnasium canopy	Photo 64 – Rusted base of column and damaged concrete column base under gymnasium canopy	Photo 65 – Damaged concrete column base under gymnasium canopy
C1030 – Fittings	Washroom Partitions			
		Photo 66 – Typical washroom partition		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C1030 – Fittings	Classroom Cabinets			
		Photo 67 – Cabinets and countertops at gymnasium kitchen	Photo 68 – Painted wood shelving found at each classroom	Photo 69 – Painted wood shelving along windows in each classroom
				
		Photo 70 – Typical cabinets and countertops found in each classroom		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C1040 – Interior Doors	Painted Interior Swing Doors			
		Photo 71 – Typical classroom door with a glazing insert	Photo 72 – Typical painted wood swing door	Photo 73 – Metal swing doors with glazing inserts near main entrance
				
		Photo 74 – Doors to gymnaisum sealed and blocked to limit access		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C1040 – Interior Doors	Painted Metal Swing Doors with and without Wired Glazing			
		Photo 75 – Metal door to the electrical/mechanical service room	Photo 76 – Unfinished finishes around hallway swing doors	Photo 77 – Hallway double swing doors with glazing inserts
C20 – Stairs	Interior Stairs			
		Photo 78 – View of interior stairs		

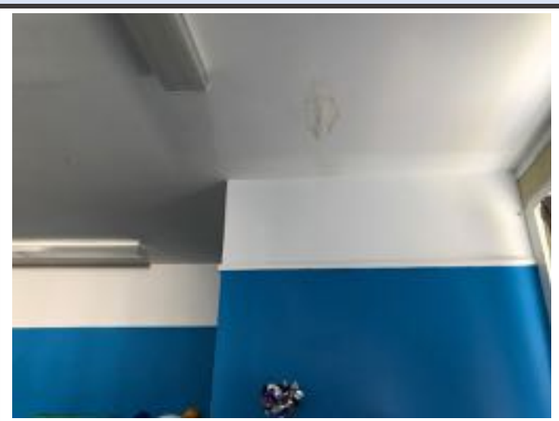
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C3010 – Wall Finishes	Interior Windows			
		Photo 79 – Interior windows between Classroom 6 & 7	Photo 80 – Interior windows at Office 4	
C3010 – Wall Finishes	Painted Drywall			
		Photo 81 – Typical painted wall	Photo 82 – Painted hallway wall	Photo 83 – Gymnasium wall with ghosting of studs

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C3020 – Floor Finishes	Resilient Flooring			
		Photo 84 – Resilient flooring type 1	Photo 85 – Resilient flooring type 2	Photo 86 – Resilient flooring type 3
				
		Photo 87 – Resilient flooring type 4		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C3020 – Floor Finishes	Ceramic Tiles			
		Photo 88 – Tiled flooring in Boys Lav 13 & Girls Lav 15	Photo 89 – Tiled flooring in Lav 10	
C3020 – Floor Finishes	Laminate Wood Flooring			
		Photo 90 – Laminate wood flooring in Classroom 18		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C3020 – Floor Finishes	Carpet Flooring			
		Photo 91 – Carpet flooring throughout daycare areas		
C3020 – Floor Finishes	Sports Flooring at Gymnasium			
		Photo 92 – Gymnasium flooring with game lines		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C3030 – Ceiling Finishes	Acoustic Ceiling Tile at Library 6			
		Photo 93 – Acoustic ceiling tiles at Library 6		
C3030 – Ceiling Finishes	Fibreboard Ceiling Tile at Gymnasium			
		Photo 94 – Bulging and sagging tiles throughout gymnasium	Photo 95 – West gymnasium ceiling where multiple ceiling tiles have fallen off	Photo 96 – Microbial growth on the backside of ceiling tile

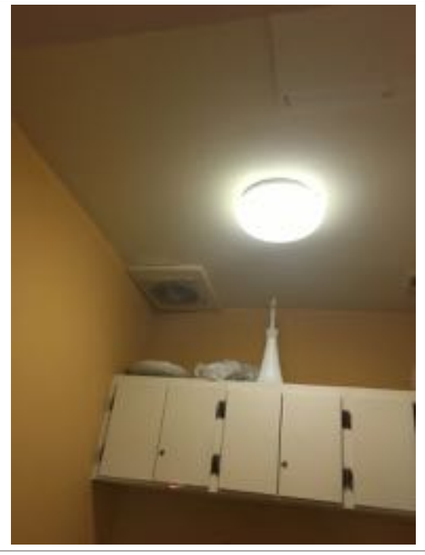
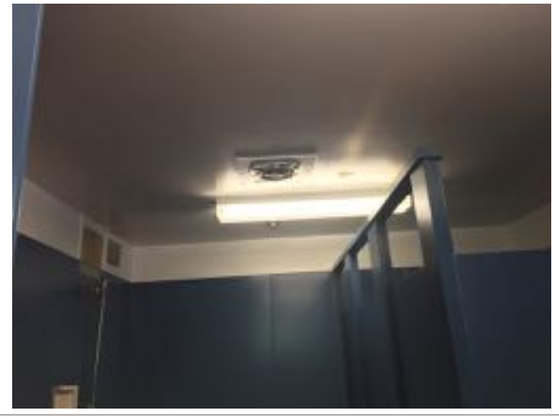
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
C3030 – Ceiling Finishes	Painted Ceiling			
		Photo 97 – Typical ceiling view	Photo 98 – Stain found in hallway ceiling	Photo 99 – Stains found in hallway ceiling reported to be from a roof leak
				
		Photo 100 – Peeling paint finishes in Staff Rm 5		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D2010 – Plumbing Fixtures	Toilets & Urinals			
		Photo 101 – Typical toilet and lavatory	Photo 102 – Typical toilet in Boys and Girls Lav	Photo 103 – Typical urinals in Boys Lav
D2010 – Plumbing Fixtures	Sinks & Lavatories			
		Photo 104 – Typical sink	Photo 105 – Lavatories in Boys and Girls Lav	

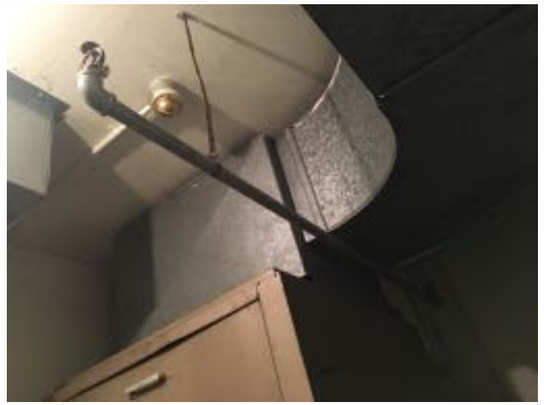
UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D2020 – Domestic Water Distribution	Copper Distribution Piping Throughout			
		Photo 106 – Copper pipes from hot water tank		
D2030 – Sanitary Waste	Sanitary Waste System			
		Photo 107 – Typical under sink pipes	Photo 108 – Copper pipes found under a sink	

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D2095 – Domestic Water Heaters	DHW Storage & Heating			
		Photo 109 – Hot water storage and heating tank		
D3012 – Gas Supply System	Gas Distribution System			
		Photo 110 – Gas meter found at northeast corner of the building		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D3023 - Furnaces	Furnace 4			
		Photo 111 – Furnace 4 in Furnace Rm 9		
D3023 - Furnaces	Furnaces 1, 2 & 3			
		Photo 112 – Furnace 1 in Furnace Room 3	Photo 113 – View of ducting and Furnace 2	Photo 114 – View of Furnace 1 and 2

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D3041 – Air Distribution System	Ductwork for Heating and Ventilation			
		Photo 115 – Ducting inside Furnace Room 3		
D3045 – Exhaust Ventilation Systems	Washroom Exhaust Fans			
		Photo 116 – Exhaust fan in Lav 10	Photo 117 – Exhaust fan in Boys Lav 13	

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D3045 – Exhaust Ventilation Systems	Gymnasium Wall Mounted Fan			
		Photo 118 – Wall mounted gymnasium fan		
D3045 – Exhaust Ventilation Systems	Chimneys			
		Photo 119 – Chimney found in the middle of the roofs	Photo 120 – Chimney found at the southeast corner of the building	Photo 121 – Moss growth, deteriorating brick and mortar, and efflorescence found on chimney

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D4010 – Sprinklers	Sprinkler System in Furnace 4 Room			
		Photo 122 – View of sprinkler pipe and head	Photo 123 – Sprinkler valve found in Furn 9	
D5010 – Electrical Service and Distribution	Electrical Service and Distribution			
		Photo 124 – Main incoming power	Photo 125 – Electrical service found in Furnace Room 3	

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D5022 – Lighting Equipment	Interior Light Fixtures			
		Photo 126 – Typical fluorescent lights	Photo 127 – View of T-8 fluorescent tubes	Photo 128 – A stain inside light fixture
D5022 – Lighting Equipment	Exterior Light Fixtures			
		Photo 129 – Typical exterior wall mounted light	Photo 130 – A broken exterior light overlooking fenced play area	

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D5037 – Fire Alarm System	Annunciator Panel, Gongs, Pull Stations, Fire Extinguishers, Smoke and Heat Detectors			
		Photo 131 – Typical pull station	Photo 132 – Typical fire extinguisher	Photo 133 – Fire alarm panel found at the main entrance
				
		Photo 134 – Typical heat detector		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D5091 – Exit & Emergency Light Systems	Exit and Emergency Lights			
		Photo 135 – Typical exit light		
D5090.05 – Electric Heating	Electric Baseboard Heaters with Thermostats			
		Photo 136 – Typical electric baseboard heater		

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
D5090.05 – Electric Heating	Electric Cadet Heaters			
		Photo 137 – Typical wall mounted electric cadet heater		
G2020 – Parking Lots	Asphalt Paved Parking			
		Photo 138 – View of asphalt paved fenced play area	Photo 139 – A potential trip hazard near fenced play area	Photo 140 – Close up of the trip hazard

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
				
		Photo 141 - A potential trip hazard near basketball court		
G2030 – Pedestrian Paving	Concrete Paved Pedestrian Walkway			
		Photo 142 – Typical concrete paved walkway	Photo 143 – Crack in concrete paved walkway	Photo 144 – Uneven walking surface near covered parking area

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
				
		Photo 145 – A sizeable crack at walkway and exterior stairs transition at east elevation		
G2030 – Pedestrian Paving	Concrete Stairs & Ramps			
		Photo 146 – Stairs and ramp at south exit	Photo 147 – Stairs at east exit	Photo 148 – Stairs from street on north elevation

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
G2030 – Pedestrian Paving	Concrete Stairs & Ramps (continued)			
		Photo 149 – A temporary ramp found on southeast corner of the building		
G3020 – Sanitary Sewer	Septic Tanks			
		Photo 150 – View of septic system	Photo 151 – Septic system access point	

UNIFORMAT	COMPONENT	COMPONENT PHOTOS & DEFICIENCIES		
G3060 – Fuel Distribution	Fuel oil storage tanks			
		Photo 152 – Corroded fuel tank found on southeast elevation	Photo 153 – A fuel tank found on northeast elevation	