

Building Condition Assessment Report

Asset	C2 - Nurses Resident 1 (aka Administration)
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
Construction Year	1928
Size (Gross Floor Area)	18,457 Sq.Ft.
Asset Type	Admin Office, 2-4 Story with Stucco over Wood Siding / Wood
Floors Above Ground	3
Inspection Date	April 2013



Executive Summary

This report is based on the observations on site by BC Housing technical staff during a series of site visits during April 2013.

The building was opened in 1930 as the Essondale Nurses Home (#1). Designed in Tudor Revival style, the main wood frame structure is two-storeys high with the exception of a small third floor. The original exterior cedar cladding has been covered with stucco. The interior has not been significantly altered and is in generally good condition.

The building contains 18,470 sq ft of floor space and is currently unoccupied, heating to the building is provided by central steam system.

The report excludes any needs in the following categories:

- Seismic upgrades
- Code Upgrades
- Hazmat/Asbestos Abatement
- Environmental Decontamination
- Sprinklers/Fire Safety System Upgrades

This report assumes a continuation of the current use (or previous use if building is vacant) and does not include costs associated with a change of use of the building.

Summary Results of Assessment: C2 - Nurses Resident 1 (aka Administration)

Replacement Costs	Renewal Costs	FCI
\$1,633,197.00	\$911,898.00	56%

Definitions:

Replacement Cost: The combined costs (construction only - soft costs are not included) to replace all the components in the building without demolition and rebuilding. This number is arrived at from RS Means and other sources then verified (validated) by the persons doing the building assessments.


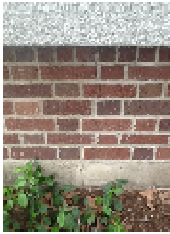
• **Renewal Cost:** The combined costs (construction only - soft costs are not included) of all the identified renewal needs.

• **Facility Condition Index (FCI):** a ratio of renewal costs divided by replacement costs



• **FCI Level Definitions:**

- o Good: 0%-5%
- o Fair: 6%-10%
- o Poor: 11%-30%
- o Critical: greater than 30%



A10 Foundations

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$77,335		
<u>What & Where</u>	Concrete and brick foundation with upper part being brick.		
<u>Commentary (Condition ...)</u>	Possible seismic upgrade required (consultant assessment required)		
<u>Action</u>	1		
<u>Action type</u>	Study		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2013		
<u>Brief Description</u>	Upper part of existing foundation walls are brick, seismic study required for both foundation and structure.		
<u>Commentary</u>			



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$237,173		
<u>What & Where</u>	Concrete walls with concrete slab and wood floor joists above. Crawl space poly over fill, concrete and brick foundation with wood floor joists above.		
<u>Commentary (Condition ...)</u>	Water ingress between slab and concrete foundation wall (north walls) in basement. Possible perimeter drainage failure (consultant assessment required)		

B10 Superstructure

<u>Component</u>	<u>1</u>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$238,281		
<u>What & Where</u>	wood frame structure with rafters		
<u>Commentary (Condition ...)</u>	(consultant seismic assessment required)		

B2010 Exterior Walls

<u>Component</u>	<u>1</u>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$141,197		
<u>What & Where</u>	cedar cladding has been covered with stucco (rock dash)		
<u>Commentary (Condition ...)</u>	Some targeted repairs required due to water damage		
<u>Action</u>	<u>1</u>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2015		
<u>Brief Description</u>	Repairs to exterior stucco walls		
<u>Commentary</u>	Some cracking and water damage from overflowing gutters and rain water leaders.		

B2020 Exterior Windows

Component

1

Overall Condition

Poor

Last Major Action Year

1928

Replacement Cost

\$200,000

What & Where

Original single glazed wood framed windows (vertical style casements)

Commentary (Condition ...)

Action

1

Action type

Replacement

Action Cost

\$200,000

Action Year

2015

Brief Description

Replace original wood framed windows and trim with new or repair and paint existing trim.

Commentary

B2030 Exterior Doors

Component

1

Overall Condition

Poor

Last Major Action Year

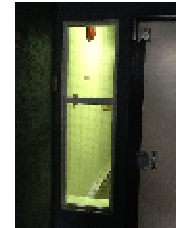
1928

Replacement Cost

\$20,000

What & Where

Front entry aluminum framed double doors with upper light. Original solid wood exit and service doors.

Commentary (Condition ...)

Action

1

Action type

Replacement

Action Cost

\$20,000

Action Year



2015

Brief Description



Replace exterior doors aluminum main entry and all exit doors including new frames

Commentary



B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$100,000		
<u>What & Where</u>	Asphalt Shingled roof with small flat areas. Gutters with rainwater leaders to perimeter drainage.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014		
<u>Brief Description</u>	Replace asphalt shingled roof and flat areas. Replace all flashings gutters and rainwater leaders		
<u>Commentary</u>			



C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$200,000		
<u>What & Where</u>	Wood frame with painted drywall over existing lath and plaster.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1		
<u>Action type</u>	Repair	<u>Urgency of Action?</u>	Medium
<u>Action Cost</u>	\$15,000	<u>Priority</u>	Medium
<u>Action Year</u>	2013		
<u>Brief Description</u>	Before painting walls to be repaired as required and attic area rooms to have existing lath and plaster removed and fire guard drywall installed.		
<u>Commentary</u>	Note: asbestos not present in lath and plaster.		


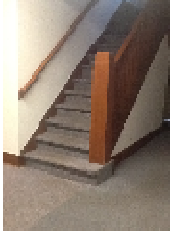
C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$160,000		
<u>What & Where</u>	Wooden interior doors, solid core raised panel, stained, mostly original, complete with wood frames. Not rated.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$10,000		
<u>Action Year</u>	2013		
<u>Brief Description</u>	Targeted repairs to interior wood doors		
<u>Commentary</u>			


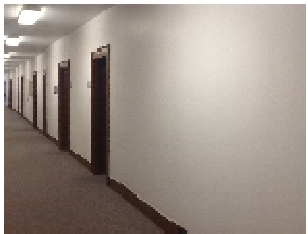
C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$25,000		
<u>What & Where</u>	Cabinets and countertops in Single occupancy rooms with common area bathrooms and Common area lounge per floor		
<u>Commentary (Condition ...)</u>	Replacement required,		
<u>Action</u>	1		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014		
<u>Brief Description</u>	Replace fittings for common area bathrooms, lounges and offices		
<u>Commentary</u>			

C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$60,000		
<u>What & Where</u>	2 wood construction stairwells located at the each end of the halls		
<u>Commentary (Condition ...)</u>	Carpeted runs and risers except for exterior exit stairs		
<u>Action</u>	1		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$6,000		
<u>Action Year</u>	2013		
<u>Brief Description</u>	Some repairs required to guard rails		
<u>Commentary</u>			



C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$50,000		
<u>What & Where</u>	Painted lath and plaster and painted drywall over existing lath and plaster (fire guard) a small amount of wood paneling that is stained with clear coat.		
<u>Commentary (Condition ...)</u>	Attic area rooms require lath and plaster replaced and paint.		
<u>Action</u>	1		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2013		
<u>Brief Description</u>	Repaint all walls and attic area rooms		
<u>Commentary</u>			

C3020 Floor Finishes

<u>Component</u>	<u>1</u>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$200,000		
<u>What & Where</u>	Carpet over original vinyl and a small percentage of hardwood floor.		
<u>Commentary (Condition ...)</u>	50% of flooring to be replaced		
<u>Action</u>	<u>1</u>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014		
<u>Brief Description</u>	Replace 50% of floor finishes re-finish all hardwood floors to original condition		
<u>Commentary</u>	50% of flooring to be cleaned. Note: vinyl floor tiles in main floor storage and janitorial closets to have asbestos abatement.		

C3030 Ceiling Finishes

<u>Component</u>	<u>1</u>	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$30,000		
<u>What & Where</u>	Painted lath and plaster in common areas and corridors. T-Bar with lay-in acoustic ceiling tiles in offices.		
<u>Commentary (Condition ...)</u>	Asbestos abatement required to replace acoustic ceiling tiles		
<u>Action</u>	<u>1</u>		
<u>Action type</u>	Repair		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2013		
<u>Brief Description</u>	Repair and repaint ceilings new ceiling required in Attic area rooms		
<u>Commentary</u>	Remove existing lath and plaster and install fire guard drywall c/w new fire rated ceiling and wall hatches.		

Action**2**Action type

Replacement

Action Cost

\$10,000

Action Year

2013

Brief Description

Acoustic ceiling tiles in offices to be removed and replaced

Commentary

Asbestos abatement required.

D2010 Plumbing Fixtures**Component****1**Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$60,000

What & Where

Sinks, tubs, toilets, urinals and faucets in Common area washrooms, janitorial rooms.)Common area bathrooms at end of each hallway. Janitorial room in basement

Commentary (Condition ...)**Action****1**Action type

Replacement

Action Cost

\$60,000

Action Year

2014

Brief Description

Replace plumbing fixtures including washroom urinals, toilets, sinks and faucets and janitorial sinks

Commentary**D2020 Domestic Water Distribution****Component****1**Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$20,000

What & Where

Cast iron piping with copper branch

Commentary (Condition ...)

Action

1

Action type

Replacement

Action Cost

\$19,749

Action Year

2039

Brief DescriptionCommentary**D2030 Sanitary Waste**Component

1

Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$20,000

What & Where

Cast iron drains and venting

Commentary (Condition ...)Action

1

Action type

Replacement

Action Cost

\$17,719

Action Year

2039

Brief DescriptionCommentary**D2040 Rain Water Drainage**Component

1

Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$15,000

What & Where

Rigid pipe drains to storm sewer. signs of perimeter drainage problems.(Possible new perimeter drain required or repairs)

Commentary (Condition ...)

Action**1**Action type

Replacement

Action Cost

\$14,950

Action Year

2039

Brief DescriptionCommentary**D2095 Domestic Water Heaters****Component****1**Overall Condition

Good

Last Major Action Year

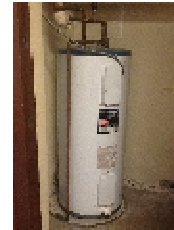
1928

Replacement Cost

\$1,500

What & Where

Custodian closet main floor. (Rheem hot water tank electric installed 2010)

Commentary (Condition ...)**D3043 Hydronic Distribution Systems****Component****1**Overall Condition

Fair

Last Major Action Year

1928

Replacement Cost

\$50,000

What & Where

Cast iron pipes from steam plant to cast iron radiators

Commentary (Condition ...)

Action**1**Action type

Replacement

Action Cost

\$25,655

Action Year

2018

Brief DescriptionCommentary**D3045 Exhaust Ventilation Systems****Component****1**Overall Condition

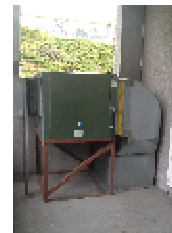
Fair

Last Major Action Year

1928

Replacement Cost

\$10,000

What & WhereAttic and crawl space ventilation fans,
bathroom and kitchen exhaust fans.Commentary (Condition ...)**Action****1**Action type

Replacement

Action Cost

\$10,000

Action Year

2018

Brief Description

Mechanical systems to be upgraded.

Commentary**D3053 Unit Heaters****Component****1**Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$250

What & Where

Electric baseboard heater in east entrance

Commentary (Condition ...)

D3055 Fin Tube Radiation

Component

1

Last Major Action Year

1928

Replacement Cost

\$50,000

What & Where

Cast iron radiators

Commentary (Condition ...)Overall Condition

Fair



Action

1

Action type

Replacement

Action Cost

\$43,928

Action Year

2018

Brief Description

Replace cast iron radiators

Commentary

D3060 Controls And Instrumentation

Component

1

Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$15,000


What & Where

All Zoned controlled thermostats and control systems to be updated

Commentary (Condition ...)

<u>Action</u>	1
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$15,000
<u>Action Year</u>	2014
<u>Brief Description</u>	Replace thermostats and control systems
<u>Commentary</u>	


D5010 Electrical Service And Distribution

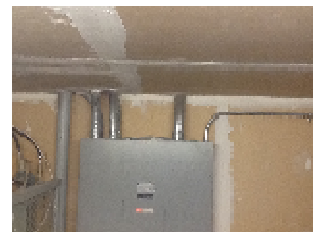
<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1970		
<u>Replacement Cost</u>	\$90,000		
<u>What & Where</u>	Panels have been upgraded (max 240v, 225amps, 3-4phase wiring)		
<u>Commentary (Condition ...)</u>			



<u>Action</u>	1
<u>Action type</u>	Replacement
<u>Action Cost</u>	\$88,225
<u>Action Year</u>	2030
<u>Brief Description</u>	Replace electrical panels
<u>Commentary</u>	

D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1928		
<u>Replacement Cost</u>	\$216,501		
<u>What & Where</u>	Original copper wiring, breaker panel upgrade done		
<u>Commentary (Condition ...)</u>			



Action**1**Action type

Repair

Action Cost

\$21,595

Action Year

2019

Brief DescriptionCommentary**D5022 Lighting Equipment****Component****1**Overall Condition

Good

Last Major Action Year

1980

Replacement Cost

\$60,000

What & Where

Some original lighting in basement but mostly replaced with newer fixtures. Some upgrades required.

Commentary (Condition ...)**Action****1**Action type

Replacement

Urgency of Action?Action Cost

\$15,000

PriorityAction Year

2014

Brief Description

Replace lighting fixtures approximate 25%

Commentary**D5033 Telephone Systems****Component****1**Overall Condition

Good

Last Major Action Year

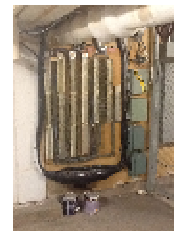
1928

Replacement Cost

\$27,501

What & Where

Main panel in basement. Phone provider to maintain.

Commentary (Condition ...)

Action**1**Action type

Replacement

Action Cost

\$27,501

Action Year

2028

Brief DescriptionCommentary**D5037 Fire Alarm System****Component****1**Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$25,000

What & Where

Fire alarm panel and system.

Commentary (Condition ...)

(No sprinklers present) if required consultant assessment required

**Action****1**Action type

Replacement

Action Cost

\$20,672

Action Year

2028

Brief Description

Replace fire alarm panel and accessories (bells, annunciators, detection systems etc.)

Commentary**D5038 Security Systems****Component****1**Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$55,371

What & Where

Door and motion sensor activated intrusion alarm.

Commentary (Condition ...)

Action**1**Action type

Replacement

Action Cost

\$55,371

Action Year

2028

Brief DescriptionCommentary**D5091 Exit & Emergency Light Systems****Component****1**Overall Condition

Good

Last Major Action Year

1928

Replacement Cost

\$2,000

What & Where

Exit lights and emergency lights.

Commentary (Condition ...)**Action****1**Action type

Replacement

Action Cost

\$5,000

Action Year

2013

Brief Description

Exit lighting to be upgraded and emergency lights to be added in all exit stairwells, corridors and common areas.

Commentary