

FINAL BUILDING CONDITION ASSESSMENT REPORT

Building Name	Coopers Green Hall
Address	5500 Fisherman Road, Halfmoon Bay, BC
Campus	Halfmoon Bay
Building Size (sq. Ft.)	1,320
Number of Storeys	1
Date of Construction	1983

Prepared by Facility Condition Assessment Portfolio eXperts Canada Ltd. May 19, 2017

Project No. C17002



1 INTRODUCTION

Facility Condition Assessment Portfolio Experts Canada Ltd. (FCAPX) was contracted by the Sunshine Coast Regional District (SCRD) to provide Building Condition Assessments (BCAs) for 8 municipally-owned buildings located throughout the Regional District. Site assessments were carried out in April 2017.

2 BUILDING CONDITION ASSESSMENT SUMMARY

FCAPX conducted BCA's for the following assets/components observed within the subject buildings based on the Uniformat II building classification system:

- A- Substructure
- o B- Shell
- o C Interiors
- o D Services
- o G Building Siteworks

The Opinion of Probable Cost Table and Photo Log follow within the report

3 SCOPE

The scope of this assessment is consistent with the requirements of a BCA report prepared for capital planning purposes and is specifically formatted to support the inclusion of the building assets into SCRD's Asset Management Plan. This BCA report was prepared in accordance with the scope of services outlined in our proposal dated January 27, 2017.

The BCA carried out by FCAPX is generally based on the ASTM E2018-15: Standard Guide for Property Condition Assessments and consisted of the following:

- Interviews with property management and maintenance staff;
- Review, where available, of drawings and previously completed assessment reports;
- Walk-through Site Assessment Visit;
- Preparation of tables with Opinions of Probable Costs to remedy physical deficiencies;
- Preparation of tables with Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over a 5-year evaluation period; and
- Preparation of Building Condition Assessment Report, which includes a photo log of the components addressed



ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not constitute a material physical deficiency of the site.

The review of the Site was based on a visual walk-through review of the visible and accessible components of the property, building and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to check their condition and to identify physical deficiencies where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted and no samples of building materials were collected to substantiate observations made, or for any other reason.

The review of the mechanical systems, electrical systems, and fire & life safety systems at the property included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition. No physical or performance tests were conducted on these systems.

A detailed evaluation of the property development's compliance with applicable national and/or provincial Building Codes and/or Fire Codes is not part of the scope of this assessment. It is assumed that the existing buildings and related structures were reviewed and approved by local authorities at the time of construction. However, applicable codes were used by FCAPX during the assessment as a reference in determining appropriate recommendations.

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walkthrough site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs



may include items, which are currently managed under the Operations and Maintenance budget for the site.

In the report, a cost threshold based on property type was generally used to identify the deficiencies observed at the site: \$2,500.

Opinions of probable costs for deficiencies that are individually less than the established threshold amount are generally not included in the BCA cost tables. The exception are deficiency costs relating to life, safety or accessibility; these may be included regardless of this cost threshold.

3.1 **Condition Ratings**

FCAPX has applied a condition rating to each component included in the report as outlined in Table 1 below.

Table 1 – BCA Condition Rating										
Rating Definition										
Critical	Component has either failed, or is at risk of failing imminently. Repair/replacement should be undertaken within the current year.									
Poor	Component exhibits significant deterioration/deficiencies and/or has significant issues reported by client/building staff. Repair or replacement is anticipated within 1 to 2 years.									
Fair	Component exhibits minor deficiencies and/or has issues reported by client/building staff. Additionally, items that have exceeded or will exceed their useful life during the evaluation period. Repair or replacement is recommended within 3 to 5 years.									
Good	Components that do not exhibit deficiencies and do not have significant issues reported by client/building staff. Repair or replacement is typically recommended in alignment with component lifecycle within 6 to 10 years.									

3.2 **Deviations from Guide**

The major deviations from ASTM E2018-15 for this project were as follows: No reviews of municipal/public records for zoning, building, and/or fire & life safety code/regulatory comparison conducted. However, a site representative was asked to confirm whether there were any such compliance issues.

This assessment did not include:

- Verification of the property's compliance with barrier-free accessibility requirements.
- Investigation of whether or not the property resides in a flood plain.
- Verification of number of parking spaces.



- Verification of gross and net usable areas of the site building(s).
- Review of as-built construction drawings for the Site and its building.

A detailed evaluation of the property development's compliance with national and/or provincial Building Codes and Fire Codes (as well as local/municipal by-laws, etc.) was not part of the scope of this assessment. The existing building and related structures are assumed to have been reviewed and approved by local authorities at the time of construction and/or subsequent renovation(s).

4 LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the SCRD. The report may not be relied upon by any other person or entity without the express written consent of FCAPX and the SCRD.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. FCAPX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for Property Condition Assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. FCAPX did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, FCAPX has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available



with respect to the condition of the building and/or site elements, FCAPX requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.



Sunshine Coast Regional District
Halfmoon Bay
Coopers Green Hall
N/A
5500 Fisherman Road
1,320
1
1983
24-Apr-17
2017

Opinion of Probable Cost Table t Executive Summary & Overall Condition Summary: The facility is a single-storey building with a crawl space. The building, which was constructed in approximately 1983, has a floor area of approximately 1,320 square feet.

he building is wood framed structure constructed on load bearing concrete footings. The wood framed structure supports the roof wood deck which is clad with a standing seam metal roof cover. The exterior wall system, consists of painted wood panels. Windows are double glazed insulated glass units (IGUs). The entrance doors are wood in a wood frame.

umbing fixtures include floor mounted water closets, wall hung lavatories and a kitchen sink. Domestic hot water is provided by an electric hot water heater. Sanitary system drains into a septic tank located on the property.

eating is provided by baseboard electric heaters.

Fire suppre	suppression is provided by wall mounted fire extinguishers.																								
Electricity i	ctricity is directed aboveground from a pole mounted transformer to the electrical panels. The incoming power supply is rated 120V single phase.																								
Site features include a wood framed ramp and a poured concrete walkway. We understand that the precast concrete block retaining wall provided at the property perimeter is not part of the subject property.																									
Rec #	Uniformat Level 1	Uniformat Level 2	Uniformat Level 3	Uniformat Level 4	Description Narrative	Condition/Recommendation Narrative	Conditon Rating	Recommendation Type	Quantity	Unit of Measure	Unit Cost	Total Cost	Installation Date	Expected Useful Life	Remaining Useful Life	Recommendation Timing	Photo No.	Event Year	2017	2018	Event 2019	Year 2020	2021	Beyond 5- Year Term	Total
1	A - Substructure	A10 - Foundations	A1010 - Standard Foundations	A1010 - Standard Foundations	At the time of the assessment, drawings describing the construction of the building's footings and foundations were not available for review. The single-storey structure with a crawtspace is likely constructed on concrete spread-footings which bear on native soil. Where exposed the foundation walls are poured concrete walls.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	1320	SF	\$100	\$132,000	1983	100	66	66	1	2083	\$0	\$0	\$0	\$0	\$0	\$132,000	\$132,000
2	B - Shell	B10 - SuperStructure	B1030 - Structural Frame	B1030 - Structural Frame	According to information provided and observation captured during our site assessment visit, the building is a wood framed structure consisting of wood framed stud walls and wood roof Inisser/rafters.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	1320	SF	\$34	\$44,880	1983	100	66	66	2	2083	\$0	\$0	\$0	\$0	\$0	\$44,880	\$44,880
3	B - Shell	B20 - Exterior Enclosure	B2010 - Exterior Walls	B2011 - Exterior Walls - Wood Siding	Exterior walls consist of painted wood clad walls along all elevations.	No major deficiencies were observed or reported. The component is not expected to reach the end of its useful life within the 5-year evaluation period (2017 to 2021).	3 - Good	Lifecycle Replacement	1520	SF	\$22	\$33,440	1983	20	0	6	3	2023	\$0	\$0	\$0	\$0	\$0	\$33,440	\$33,440
4	B - Shell	B20 - Exterior Enclosure	B2020 - Exterior Windows	B2020 - Exterior Windows	The windows are a combination of fixed and operable double glazed windows, and window glazing is insulated glass units (IGUs).	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	130	SF	\$160	\$20,800	2010	32	25	25	4	2042	\$0	\$0	\$0	\$0	\$0	\$20,800	\$20,800
5	B - Shell	B20 - Exterior Enclosure	B2030 - Exterior Doors	B2031 - Exterior Doors - Wood/Aluminum Framed Glass Double Door	Two wood service doors, set in wood frames, are provided along the perimeter of the building, providing access to the facility.	No major deficiencies were observed or reported. However, current deterioration with usage is anticipated to progress, and the replacement of the exterior doors is within the evaluation period (2017 to 2021)	2 - Fair	Condition-Based Replacement	2	EA	\$3,000	\$6,000	1983	20	0	3	5	2020	\$0	\$0	\$0	\$6,000	\$0	\$0	\$6,000
6	B - Sheli	B30 - Roofing	B3010 - Roof Coverings	B3011 - Roof Coverings - Preformed/ standing seam metal roof	The gable roof structure is completed with a standing seam prefinished metal roof. At the roof edge, guiters connected to downspouts that discharge to grade are provided.	At the time of the assessment, no roof leaks were reported, and no corrosion or deteriorated metal roof panels were observed. The guiders were clogged and are in need of cleaning. Based on the current condition, and to ensure that roof anchieves its expected useful life, it is recommended that the roof and the stormwater discharge system be maintained in the short term.	1 - Poor	Major Repair	1	EA	\$1,450	\$1,450	1983	35	1	1	6	2018	\$0	\$1,450	\$0	\$0	\$0	\$0	\$1,450
7	B - Shell	B30 - Roofing	B3010 - Roof Coverings	B3011 - Roof Coverings - Preformed/ standing seam metal roof	The gable roof structure is completed with a standing seam prefinished metal roof. At the roof edge, gutters connected to downspouts that discharge to grade.	At the time of the assessment, no roof leaks were reported, and no corrosion or deteriorated metal roof panels were observed. The gutters were clogged and are in need of cleaning.	3 - Good	Lifecycle Replacement	1450	SF	\$25	\$36,250	1983	35	1	7	6	2024	\$0	\$0	\$0	\$0	\$0	\$36,250	\$36,250
8	C - Interiors	C10 - Interior Construction	C1010 - Partitions	C1011 - Fixed Partitions	Fixed partitions are comprised gypsum board over wood framed wall assemblies.	No major deficiencies were observed or reported.	3 - Good		2190	SF	\$9	\$18,615	1983	75	41	41		2058	\$0	\$0	\$0	\$0	\$0	\$18,615	\$18,615
9	C - Interiors	C10 - Interior Construction	C1020 - Interior Doors	C1021 - Interior Doors	The interior doors consist of wood doors in wood frames.	No major deficiencies were observed or reported. The component is expected to reach the end of its useful life within the evaluation period.	3 - Good	Lifecycle Replacement	5	EA	\$3,000	\$15,000	1983	40	6	6		2023	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000
10	C - Interiors	C10 - Interior Construction	C1030 - Fittings Specialties	C1037 - Replace Millwork	The millwork provided in the building consists of wood framed kitchen cabinets.	No major deficiencies were observed or reported. The component is expected to reach the end of its useful life within the evaluation period.	2 - Fair	Lifecycle Replacement	1	EA	\$8,500	\$8,500	1983	40	6	4		2021	\$0	\$0	\$0	\$0	\$8,500	\$0	\$8,500
11	C - Interiors	C30 - Interior Finishes	C3010 - Wall Finishes	C3012 - Paint Wall Covering	The drywall in the building is completed with a paint wall covering.	No major deficiencies were observed or reported. Cyclical renewal to maintain rating is recommended.	2 - Fair	Lifecycle Replacement	2190	SF	\$5	\$9,855	2010	10	3	4	7	2021	\$0	\$0	\$0	\$0	\$9,855	\$0	\$9,855
12	C - Interiors	C30 - Interior Finishes	C3020 - Floor Finishes	C3024 - Sheet Vinyl Floor	The floor covering throughout the facility consists of sheet vinyl floor covering.	No major deficiencies were observed or reported. The component is expected to reach the end of its useful life within the evaluation period.	2 - Fair	Condition-Based Replacement	1320	SF	\$12	\$15,840	1983	20	0	3	7	2020	\$0	\$0	\$0	\$15,840	\$0	\$0	\$15,840
13	C - Interiors	C30 - Interior Finishes	C3030 - Ceiling Finishes	C3031 - Gypsum Board Ceilings	A gypsum board ceiling assembly is provided throughout the building.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	1320	SF	\$9	\$11,220	1983	30	0	6	7	2023	\$0	\$0	\$0	\$0	\$0	\$11,220	\$11,220
14	D - Services	D20 - Plumbing	D2010 - Plumbing Fixtures	D2011 - Water Closets	Floor mounted dual flush tank type water closet installed in washrooms	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	2	EA	\$2,000	\$4,000	2010	25	18	18	8	2035	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
15	D - Services	D20 - Plumbing	D2010 - Plumbing Fixtures	D2013 - Lavatories	Wall hung vitreous china lavatories are installed in the washrooms.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	2	EA	\$1,500	\$3,000	2010	25	18	18	8	2035	\$0	\$0	\$0	\$0	\$0	\$3,000	\$3,000
16	D - Services	D20 - Plumbing	D2010 - Plumbing Fixtures	D2014 - Sinks	A stainless steel double basin kitchen sink is provided in the kitchen.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	1	EA	\$1,500	\$1,500	2010	25	18	18		2035	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500
17	D - Services	D20 - Plumbing	D2020 - Domestic Water Distribution	D2022 - Domestic Water Heater	There is an electric domestic hot water (DHW) heater serving the building manufactured by GSW (model SS12SEB). It has a heating capacity of 1500 W and 40 L storage.	No major deficiencies were observed or reported. However, it is recommended that as part good housekeeping and safety, items stored in the path and near the DHW tank heater be moved to allow access, especially during maintenance.	2 - Fair	Lifecycle Replacement	1	EA	\$2,000	\$2,000	2012	10	5	4	9	2021	\$0	\$0	\$0	\$0	\$2,000	\$0	\$2,000
18	D - Services	D20 - Plumbing	D2020 - Domestic Water Distribution	D2023.4 - Plumbing Piping Systems	Domestic water distribution piping appears to be primarily comprised of copper piping.	No major deficiencies were observed and no plumbing piping leaks were reported. Based on age, the plumbing piping system is in fair condition and subject to replacement in the next five years. However, given that the plumbing piping system is mostly concealed, it is recommended that, prior to replacement, a study to confirm schedule and cost be undertaken.	2 - Fair	Lifecycle Replacement	1320	SF	\$6	\$7,260	1983	37	3	4		2021	\$0	\$0	\$0	\$0	\$7,260	\$0	\$7,260
19	D - Services	D30 - HVAC	D3020 - Heat Generation Systems	D3023.5 - Aux Stacks	There is a brick fireplace with a brick chimney.	The fireplace has been blocked off and is no longer in use. The exterior chimney is cracked which is why it is no longer in use. The crack should be sealed to prevent any potential water infiltration.	1 - Poor	Major Repair	1	EA	\$2,000	\$2,000	1983	40	6	0	10	2017	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,000
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Rec #	Uniformat Level 1	Uniformat Level 2	Uniformat Level 3	Uniformat Level 4	Description Narrative	Condition/Recommendation Narrative	Conditon Rating	Recommendation Type	Quantity	Unit of Measure	Unit Cost	Total Cost	Installation Date	Expected Useful Life	Remaining Useful Life	Recommendation Timing	Photo No.	Event Year	2017	2018	2019	2020	2021	Beyond 5- Year Term	Total
20	D - Services	D30 - HVAC	D3050 - Heat Transfer Terminal and Packaged Units	D3052.4 - Baseboard Heater	There are electric baseboard heaters throughout the building controlled by wall mounted thermostats.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	7	EA	\$600	\$4,200	2010	19	12	12	11	2029	\$0	\$0	\$0	\$0	\$0	\$4,200	\$4,200
21	D - Services	D40 - Fire Protection Systems	D4030 - Fire Protection Specialtie	es D4031 - Fire Extinguishers	Handheld Fire Extinguishers located throughout the facility	Under than periodic inspection to confirm pressure, no major repair or replacement is anticipated in the next five years (2017 to 2021).	3 - Good	Lifecycle Replacement	2	EA	\$150	\$300	2012	10	5	5	12	2022	\$0	\$0	\$0	\$0	\$0	\$300	\$300
22	D - Services	D50 - Electrical Systems	D5010 - Electrical Service and Distribution	D5012 - Electrical Panels	The electrical panel, which was manufactured by Federal Pioneer, is installed in the building.	It is apparent that the electrical panels are likely original, dating to the construction of the building in 1983.	2 - Fair	Lifecycle Replacement	2	EA	\$3,000	\$6,000	1983	40	6	4	13	2021	\$0	\$0	\$0	\$0	\$6,000	\$0	\$6,000
23	D - Services	D50 - Electrical Systems	D5020 - Lighting and Branch Wiring	D5021 - Branch Wiring Devices	Building wiring consists of surface and concealed conduit and cabling.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	1320	SF of Building	\$15	\$19,140	1983	40	6	10		2027	\$0	\$0	\$0	\$0	\$0	\$19,140	\$19,140
24	D - Services	D50 - Electrical Systems	D5020 - Lighting and Branch Wiring	D5022.1 - Internal Lighting	Interior lighting consists of ceiling mounted fixtures with compact fluorescent lamps.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	12	EA	\$300	\$3,600	2000	30	13	13	14	2030	\$0	\$0	\$0	\$0	\$0	\$3,600	\$3,600
25	D - Services	D50 - Electrical Systems	D5020 - Lighting and Branch Wiring	D5022.2 - Exit Lighting	LED exit signs complete with battery back pack and dual lamp emergency lighting.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	2	EA	\$540	\$1,080	2010	30	23	23		2040	\$0	\$0	\$0	\$0	\$0	\$1,080	\$1,080
26	D - Services	D50 - Electrical Systems	D5030 - Communications and Security Systems	D5037 - Fire Alarm Systems	Fire alarm system consists of a smoke detector installed in the hall.	No major deficiencies were observed or reported.	3 - Good	Lifecycle Replacement	1	EA	\$500	\$500	2010	25	18	18		2035	\$0	\$0	\$0	\$0	\$0	\$500	\$500
27	G - Building Sitework	G30 - Site Civil/Mechanical Utilities	G3020 - Sanitary Sewer	G3026 - Septic Tanks	Sanitary sewer waste form the building is directed to an onsite underground septic tank.	I According to the site contact there are no significant deficiencies. However, given the age we recommend that a study to confirm performance and remaining useful life be undertaken.	1 - Poor	Study	1	EA	\$4,000	\$4,000	1983	40	6	1		2018	\$0	\$4,000	\$0	\$0	\$0	\$0	\$4,000
28	G - Building Sitework	G30 - Site Civil/Mechanical Utilities	G3020 - Sanitary Sewer	G3026 - Septic Tanks	Sanitary sewer waste form the building is directed to an onsite underground septic tank.	Subject to the study, a provision for the replacement is included.	2 - Fair	Major Repair	1	EA	\$15,000	\$15,000	1984	40	7	2		2019	\$0	\$0	\$15,000	\$0	\$0	\$0	\$15,000
29	G - Building Sitework	G20 - Site Improvements	G2030 - Pedestrian Paving	G2032 - Concrete Paved Walkwa	Ay There is concrete paved walkway connecting the building entrances to the road.	Other than minor scaling no significant deficiencies were noted on the concrete walkway	3 - Good	Lifecycle Replacement	400	SF	\$9	\$3,600	2000	25	8	8	15	2025	\$0	\$0	\$0	\$0	\$0	\$3,600	\$3,600
30	G - Building Sitework	G20 - Site Improvements	G2030 - Pedestrian Paving	Wood framed ramp	There is wood framed ramp	The wood framed ramp is in fair condition. The recommended replacement may be deferred by periodic painting and maintenance.	2 - Fair	Lifecycle Replacement	1	EA	\$3,000	\$3,000	2000	20	0	4	16	2021	\$0	\$0	\$0	\$0	\$3,000	\$0	\$3,000
Totals																			\$2,000	\$5,450	\$15,000	\$21,840	\$36,615	\$353,125	\$434,030





Photo 1: A1010 Standard Foundations **Concrete Footings**



Photo 2: B1030 Structural Frame Roof Structural Frame.



Photo 3: B2010 Exterior Walls General view of exterior walls



Photo 4: B2020 Exterior Windows Typical condition exterior windows





Photo 5: B2030 Exterior Doors Main Entry Door.



Photo 6: B3010 Roof Covering View of Roof Drains in Need of Cleaning



Photo 7: C30 Interior Finishes Typical Interior Finishes



Photo 8: D2010 Plumbing Fixtures Typical Fixtures





Photo 9: D2020 Domestic Water Distribution Domestic Water Heater.



Photo 10: D3020 Heat Generation Systems Cracked Fireplace Chimney.



Photo 11: D3050 Heat Transfer Terminal Units Typical Electric Baseboard Heater



Photo 12: D4030 Fire Protection Specialties Fire Extinguisher





Photo 13: D5010 Electrical Service and Distribution Electrical Panel



Photo 14: 5020 Lighting and Branch Wiring Typical Lighting



Photo 15: G2032 Concrete Paved Walkway



Photo 16: G2030 - Wood framed exterior Ramp

