

Regional District of Nanaimo Board – Meeting Date: November 28, 2023

This document contains closed 'in-camera' meeting decisions that have been released because they are no longer considered sensitive.

Potential Acquisition of French Creek Community School Site from School District 69 (Qualicum)

The Regional District of Nanaimo Board voted to rise and report on the following:

That the report "Potential Acquisition of French Creek Community School Site from School District 69 (Qualicum)" be released to the public after all negotiations are complete and ratified.

Released: May 21, 2025



**POTENTIAL FOR ACQUISITION OF FRENCH CREEK COMMUNITY SCHOOL SITE FROM
SCHOOL DISTRICT 69 (QUALICUM)**

RECOMMENDATIONS

1. That staff be directed to provide feedback to School District 69 (Qualicum), regarding the RDN's interest in acquiring 2350 Alberni Highway (Lot A, District Lot 143, Nanoose District, Plan 15661).
2. That staff be directed to explore an Offer to Purchase Agreement with School District 69 (Qualicum) for 2350 Alberni Highway (Lot A, District Lot 143, Nanoose District, Plan 15661).
3. That following conversations with School District 69 (Qualicum), staff report back to the Board on options to secure an Offer to Purchase Agreement for 2350 Alberni Highway as an Electoral Area F Community Park and potentially other community recreation or other local government purposes.

BACKGROUND

School District 69 (Qualicum) (SD69) recently issued a notice that they are considering the disposition of 2350 Alberni Highway, Coombs formerly French Creek Community School (Attachment 1- location map) and is seeking public feedback regarding this by November 30, 2023 (Attachment 2- public notice). The Regional District of Nanaimo (RDN) also received a letter dated October 12, 2023, regarding the public notice (Attachment 3 -Trustee Letter).

The RDN currently has a licence of use from SD69 for the land behind the school property known as French Creek School Community Park (Attachment 4- Licence of Use French Creek School Community Park). This License is scheduled to expire December 31, 2024.

French Creek Community School

The original schoolhouse dates to 1911, with the balance of construction dated 1977. The size of the building is 16,843 square feet. Elements of the school's construction are known to contain asbestos as per information obtained from SD69. The building operated as a public school until 2014. However, the school has had variable occupancy up to June 30, 2023, when the most recent tenants were given notice to vacate. SD69 commissioned an appraisal in anticipation of disposition, the appraised value of the property as of April 12, 2023, is estimated at \$2,515,000 (Attachment 5- Appraisal 2350 Alberni Highway). The highest and best use as indicated in the appraisal is continued use as improved in the short term with a long-term view towards commercial redevelopment pending review of market conditions and demolition costs.

The subject property is currently zoned Institutional/Community Facility 1 (T-1). Use of the property as a recreation facility and accessory office use is permitted under the current zoning. Other permitted uses include care services, fairground, funeral home, public assembly, public hospital, and school. Electoral Area 'F' OCP

identifies the subject property as 'Village Center Comprehensive Mixed Use' and is located within the Coombs Village Centre.

The property is 9.15 acres/3.703 hectares with the Community Park comprising 6.61 acres/2.674 hectares or 72% of the property.

According to the appraisal, the school has not received any significant maintenance since its closure in 2014. As a result of its continued occupancy after its closure the facility appears to have been reasonably maintained. The appraisal noted there are major building components that are near end of life and will require replacement for the long-term use of the buildings. The outstanding repairs and maintenance requirements are judged by the Appraiser as the greatest barrier toward repurposing the building and marketing the subject property.

This information is supported by a Ministry of Education and Childcare 2022 Asset Condition report (Attachment 6- French Creek Asset Condition Report). Some of the key components required to extend the life of the building are: roofing membrane system at \$260,000; exterior stucco and siding \$114,000; HVAC \$180,000 and plumbing upgrades \$161,000. The condition report identifies \$2,039,332 in the total requirements cost. This includes items that are not currently to code and items required to extend the life of the facility as a school. Some of the building components in the condition report are only issues if the building use were to continue as a school, items like classroom casework \$134,000, and public address system \$35,000, classroom sinks \$30,000 may not be required for an alternative use. The RDN may commission an independent appraisal as part of the review process taking into consideration the improvements that are required.

The property is currently serviced with well and septic. Heating is gas-fired hot water boilers, air handlers and internal forced air ducting system to the school and gas-fired furnace and internal forced air to gymnasium.

School as Community Recreation Centre / Community Use

At present the RDN owns recreation facilities and community halls. These include Ravensong Aquatic Centre Oceanside Place Arena, Cedar Heritage Centre, Meadowood Community Centre and Little Qualicum Hall. The RDN also has a long-term lease with Nanaimo Ladysmith Public Schools for the former South Wellington Elementary School and site. Without direct ownership or control of multi-use type facility that includes gym space and space used for a variety of recreation programs, staff are challenged in providing the breadth and depth of recreation programming. While Electoral Area F has a number of community recreation space, staff recommend reviewing the potential for additional community space for all Oceanside communities that are complementary to existing community space in Coombs, Hilliers, Errington in EA F.

Recreation and Parks staff toured the facility with School District 69 staff on October 18 of this year and have recently been provided by School District 69 staff a number of reports, inspections, maps and drawings of the facilities (school and gym) and site, some of which are included as Attachments to this report. In addition to the key components referred to in the 2022 Asset Condition Report mentioned above in the French Creek Community School section, increasing accessibility to the gym, school and site along with adequate parking allowances should be noted will need further investigation and costing on improvements.

Improvements as Parks Administration Office

There is the potential long term alternative use of the property and facilities as a Parks Services administration facility when current lease at 1490 Springhill Road in Parksville expires. The first 10 year term for the lease expires January 31, 2025, it does feature an option to renew for a further 10 year term, provided six months notice given which would be July 31, 2024. The current annual rent for 1490 Springhill Road is \$53,433 per annum.

Parks division is currently experiencing growth in its staffing, vehicles and equipment and will need to expand to meet additional service delivery across the RDN. Based on current recreational and community demand for the existing school facilities, there may exist the possibility for shared space with the Parks Services Department occupying a portion of the improvements.

Use of the property as Parks Services office would require rezoning of the property as government office is not a primary allowable use under the existing zoning. As well onsite parking requirements would require a further review if the use of the property changes from that of a school.

Continued Use as Community Park

When the SD69 closed operations of French Creek Community School in 2014. The RDN was able to secure a ten-year licence of use for the field and playground. If SD69 disposes of the property, there is a high probability that long term use of the playground and fields as a Community Park would end. There may be opportunity for some parkland dedication through future rezoning and development.

Short term tenure may be acquired pending redevelopment of the property if the new landlord agrees. With limited developed park land in Electoral Area 'F' (Attachment 7- Area F Community Parks Map) the potential loss of this property with its central location and ease of access would be a significant loss to the residents of Electoral Area 'F'.

Parks operations have been maintaining the existing improvements of the playground and have capital funds in place to improve it. Recent work has been put on hold pending the decision of SD69 to dispose of the property. In addition, due to the limited space at Errington Community Park, it was proposed that new park amenities such as a bike park and sport courts could be installed at this location.

The existing operations budget for maintaining the Community Park includes maintenance and inspections of the playground and field. In addition, staff inspect and manage the trees and surrounding vegetation.

PROPERTY DATA

1	Property address	2350 Alberni Highway
2	PID	004523555
3	Legal description	Lot a, District Lot 143, Nanoose District, Plan 15661
4	RDNID	8771
5	Charges on title	Exception and Reservation M76300
6	Size (acres/ha)	9.15 acres / 3.70ha
7	Property type (e.g., improved/vacant)	Improved
8	Lot features	Irregular shape, shares border with French Creek
9	Current use	Vacant (previously used as daycare)
10	Current zoning	T1 Institutional Community Facility
11	OCP designation	Village centre Comprehensive Mixed Use
12	DPA	Freshwater and fish Habitat
13	ALR	No
14	Archeological potential	unknown
17	BC Assessment's assessed value (year)	\$3,878,000 (2023)

Author: Sean Reilly, Parkland Administrator

18	Third party valuation (effective date)	\$2,515,000 (April 15, 2023)
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FINANCIAL IMPLICATIONS

A benchmark for conversations with the SD69 would be the most recent estimate of market value as determined from SD69 appraisal that provides a market value of \$2,515,000. The RDN may commission an independent appraisal as part of the review process taking into consideration the improvements that are required estimated at \$2,039,332. Legal costs to complete the transaction are estimated at \$5,000.

A full review of long-term maintenance and replacement costs will be required, and further investigation will be dependant on the use of the buildings.

If future use of the buildings is deemed to be RDN office space and operations yard for the Parks Division, the allocation of acquisition and improvement costs and associated funding through community and regional parks will be addressed in a future report to the Board.

The playground and field maintenance are already in the existing parks operating budget for Electoral Area F.

Acquisition and Initial Improvement Costs

Initial property acquisition	\$2,515,000
Legal costs	\$5,000
Estimated short term building improvements	\$2,039,332*
Total	\$4,559,332

* from 2022 Asset Condition report based on use as a school

Future Building Improvement Costs

Long term building improvements (beyond 5 years)	\$1,576,456
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Operating Costs

Annual estimated maintenance, repair and utilities costs	\$80,000-\$190,000
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STRATEGIC PLAN ALIGNMENT

Protecting Our Vital Lands & Ecosystems - Identify and foster partnering opportunities with other organizations, including First Nations, land trusts, federal, provincial, and local governments, that have shared interests in land protection to leverage resources.

Planning and Managing for Growth - Understand and develop an inter-connected framework of strategies and plans to manage growth to support complete communities, including planning, transportation, infrastructure, and fiscal sustainability.

REVIEWED BY:

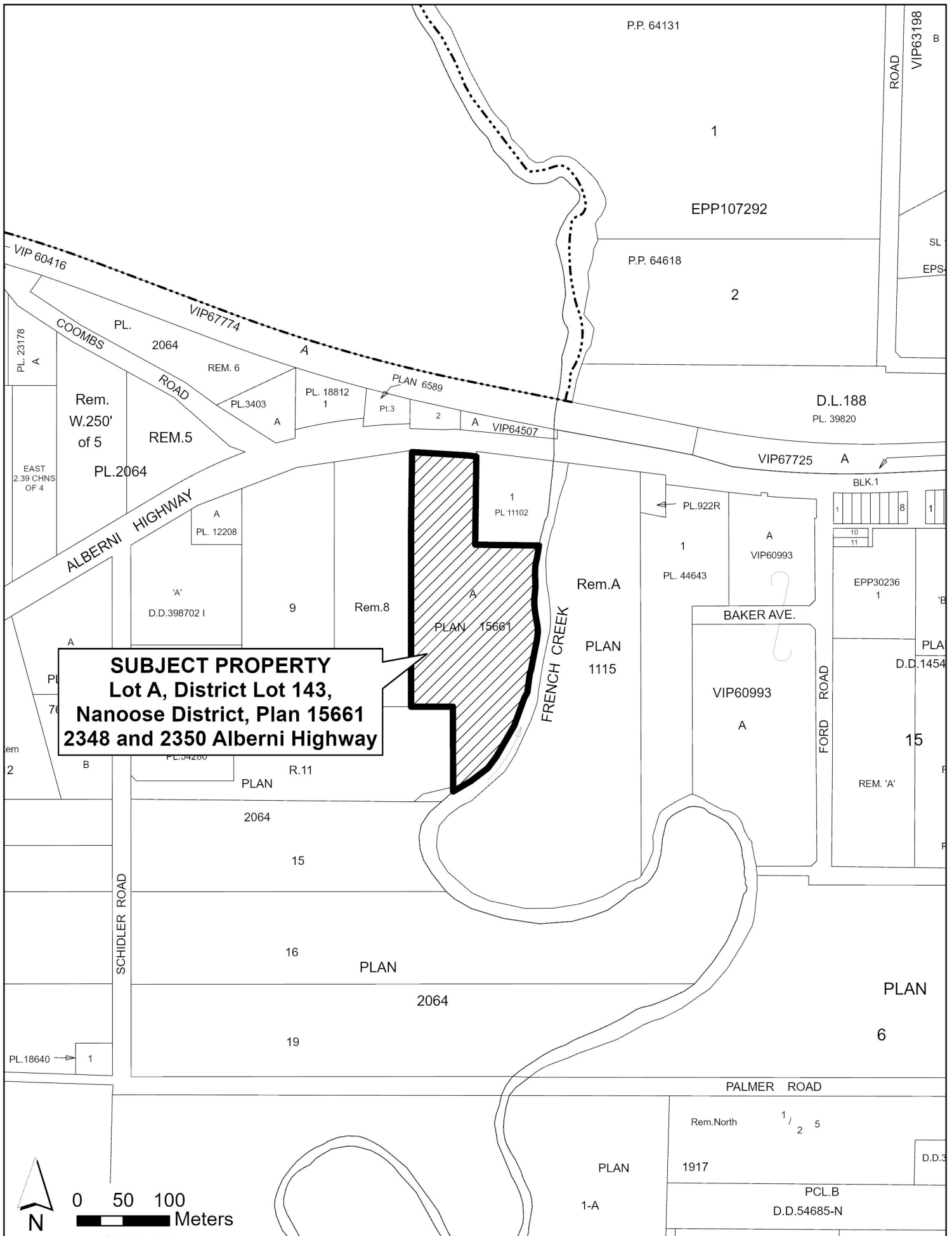
R. Daykin, Manager, Parks Services
D. Banman, Manager, Recreation Services
T. Moore, Chief Financial Officer
T. Osborne, General Manager, Recreation and Parks Services
D. Holmes, Chief Administrative Officer

ATTACHMENTS

- Attachment 1 - 2350 Alberni Hwy Location Map
- Attachment 2 - SD69 Public Notice – Disposition of Property French Creek
- Attachment 3 - Area F Trustee Letter to EA F Director
- Attachment 4 - SD69 French Creek School Open Space Licence of Use November 2014
- Attachment 5 - Appraisal 2350 Alberni Highway
- Attachment 6 - French Creek Asset Condition Report – VFA
- Attachment 7 - Area F Community Parks Map
- Attachment 8 - Building Floor Plan
- Attachment 9 - Facility Photos from Appraisal

RISE AND REPORT- PUBLIC

This report can be released to the public after all negotiations are complete and ratified.



SUBJECT PROPERTY
Lot A, District Lot 143,
Nanoose District, Plan 15661
2348 and 2350 Alberni Highway



Yath ísum
Always growing
Grandissons ensemble

Public Notice

Qualicum School District

Considers Disposition of Property

The Board of Education of School District 69 (Qualicum) is considering the disposition of property located at 2350 Alberni Highway, Coombs, British Columbia (known as the former French Creek Elementary School). Specific details of the property are Lot A, District Lot 143, Nanoose District, Plan 15661.

Prior to making any final decision with respect to the disposition of this property, the Board is seeking community input as to the best use for this land and invites written comments from the public **on or before November 30, 2023**.

Comments:

Written comments can be mailed to:

ATT: Ron Amos, Secretary Treasurer
School District 69 (Qualicum)
PO Box 430
Parksville, BC V9P 2G5

Or

Emailed to: ramos@sd69.bc.ca

Or

Dropped off to the School Board Office,
2nd floor; 100 Jensen Avenue E.; Parksville, BC



QUALICUM SCHOOL DISTRICT

Yath éisum / Always growing / Grandissons ensemble

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October 12, 2023

Leanne Salter, Director
Electoral Area F
c/o Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

Dear Leanne,

The Board of Education of the Qualicum School District wanted to touch base with you as you are nearing the end of the Area F Official Community Plan (OCP) process. Trustees have watched the progress of the OCP planning and we have participated periodically in Zoom and in-person meetings.

We appreciate the foresight Area F has put into their draft document in terms of school facilities and potential future facilities. The following objectives and policies as outlined in the draft OCP align with Qualicum School District planning:

OCP Draft: Section 3.5

Objectives:

- 1. Direct future institutional and community facilities to the Local Service Centres and Mixed Use land designations.*
- 2. Work with School District No. 69 in planning for the future needs of the community and coordination of school site locations and parks, trails and open space planning.*
- 3. Promote communication and collaboration with School District No. 69 to maximize efficiency of resources.*
- 4. Encourage community use of existing and future community and institutional facilities.*

Policies:

Support the existing Errington Elementary School and work with School District No. 69 on the future use of this school and long-term plans for additional schools and integration of child care spaces.

I am sure you are already aware but we think it is worth mentioning again that Qualicum School District is in a public consultation process around the future of the old French Creek Community School site.

"The Board of Education of School District 69 (Qualicum) is considering the disposition of property located at 2350 Alberni Highway, Coombs, British Columbia (known as the former French Creek Elementary School).

Specific details of the property are Lot A, District Lot 143, Nanoose District, Plan 15661. Prior to making any final decision with respect to the disposition of this property, the Board is seeking community input as to the best use for this land and invites written comments from the public on or before November 30, 2023.

This site may have advantages for the Regional District, especially in an area of population growth.

Please let us know if you need any further information in regards to the French Creek School site or any other information you may need for your OCP process.

Thank you,

A handwritten signature in dark ink, appearing to read 'Julie Austin', with a horizontal line extending from the end of the signature.

Julie Austin
Board Vice Chair
Electoral Area F

LICENCE OF USE

THIS AGREEMENT made the 20th day of November 2014.

BETWEEN:

**The Board of Education of
School District No. 69 (Qualicum)**
100 East Jensen Avenue
PO Box 430
Parksville, British Columbia
V9P 2G5

(the "**School District**")

OF THE FIRST PART

AND:

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, British Columbia
V9T 6N2

(the "**Licensee**")

OF THE SECOND PART

W H E R E A S:

- A. The School District is the owner of land legally described in Schedule "A" to this Agreement (the "**Land**"); and
- B. The Licensee wishes to be granted a licence of use to have access to, construct works upon and have enjoyment of a portion of the Land for use as a Regional District Community Park as approximately identified as "Area A" on the site plan attached hereto as Schedule "A" (the "**Licence Area**"), and the School District has agreed to grant the Licensee such a licence, on the terms and conditions of this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the licence fee to be paid by the Licensee to the School District and in consideration of the premises and covenants and agreements contained in this agreement (the "**Agreement**"), the School District and the Licensee covenant and agree with each other as follows:

1.0 RIGHT TO OCCUPY

- 1.1 The School District, subject to the performance and observance by the Licensee of the terms, conditions, covenants and agreements contained in this Agreement and to earlier termination as provided in this Agreement, grants to the Licensee a non-exclusive right by way of licence for the Licensee, its agents, employees, and invitees to use the Licence Area for the purpose of constructing, maintaining and permitting the use of the Licence Area as a Regional District Community Park and related works, as well as automobile parking spaces, washroom facilities, lighting, benches, signs, bicycle racks, picnic tables, plantings, recreational trails, and landscaping, irrigation works, drinking fountain, as well as other works as may be approved by the School District by written agreement between the School District and the Licensee.
- 1.2 For certainty, use of the Licence Area as a Regional District Community Park for the purposes of this Agreement includes use of the Licence Area as a green space, as a sports field, for passive recreation, and for other uses typically permitted by the Licensee in the Licensee's community parks.
- 1.3 For clarity, this Agreement does not grant any interest in the Land or the Licence Area to the Licensee. However, should the School District decide to sell the Lands, it shall notify the Licensee of its intention to do so and provide the Licensee with an opportunity in good faith to purchase the Lands.
- 1.4 For clarity, the septic field located in the centre of the Lands is not included in the Licence Area.
- 1.5 Without limitation, the Licensee covenants and agrees to use the Licence Area in accordance with the provisions of this Agreement and Schedule "B" attached hereto.
- 1.6 The School District covenants with and represents to the Licensee that it has or will have, on the first day of the Term, good and marketable title to the Land free and clear of any rights, interests, or restrictions that could affect the rights and interests of the Licensee under this Agreement.

2.0 RESERVATION OF RIGHTS

- 2.1 The School District hereby reserves to itself from the grant and the covenants made by it to the Licensee under section 1.0 above the right for the School District, its agents, employees, contractors, subcontractors, representatives, invitees, successors and assigns to have full, complete and unrestricted access to the Licence Area at all times as determined in the sole and discretion of the School District.

3.0 LICENCE FEE

- 3.1 In consideration of the right to use granted under this Agreement the Licensee shall pay to the School District the sum of Five Dollars (\$5.00) for the Term (the "**Licence Fee**") payable on the 1 day of January, 2015.

4.0 TERM

- 4.1 The term (the "Term") of the Licence granted under this Agreement shall be for a period of ten (10) years less two days, commencing on the 1st day of January, 2015 and expiring on the 29th day of December, 2024, unless earlier terminated pursuant to the terms and conditions of this Agreement.

5.0 TAXES

- 5.1 The Licensee must pay all taxes, rates, duties, levies and assessments whatsoever, whether federal, provincial, municipal, that are assessed on the Land or otherwise charged to the Licensee or the School District in connection with the Land, in a proportionate share of the size of the Licence Area to the size of the Land, determined by the fraction where the numerator is the area of the Licence Area and the denominator is the area of the Land, within 30 days of demand by the School District. Without in any way restricting the generality of the foregoing, the Licensee must pay to the School District, together with the Licensee's payment of the Licence Fee to the School District, all G.S.T, H.S.T. or other applicable sales tax applicable on the Licence Fee.

6.0 UTILITIES

- 6.1 The Licensee must pay for all utilities consumed on or at the Licence Area on or before the dates that such payments are due.

7.0 CONSTRUCTION

- 7.1 The Licensee must not construct or place any buildings, structures or improvements on the Land, unless:
- (a) prior to such construction and/or placement, the Licensee has obtained the School District's approval in writing to the site plans, working drawings, plans, specifications, and elevations with respect to such construction and/or placement, not to be unreasonably withheld; and
 - (b) prior to such construction and/or placement, the Licensee has obtained all applicable municipal permits, approvals and authorizations from the local government authority having

jurisdiction over the Land and the construction and/or placement of buildings, structures and improvements set out in such permits, approvals and authorizations, and the plans and specifications attached to them;

- (c) during such construction and/or placement, the Licensee obtains all applicable inspections from the applicable local government authority, and carries out and completes its work in accordance with all applicable laws and bylaws;
- (d) all such constructions and/or placements conform with all applicable provincial and federal standards and are in accordance with applicable provincial and federal laws and regulations; and
- (e) promptly following completion of construction, the Licensee delivers a complete set of final as-built drawings of the works on the Licence Area to the School District.

7.2 The Licensee must not erect any signage at the Licence Area without first obtaining the prior written approval of the School District, acting reasonably. Notwithstanding the foregoing in this Section 7.2, any of the Licensee's signage at the Licence Area must conform with all applicable laws, bylaws and regulations.

7.3 If the Licensee carries out construction of any buildings, structures or improvements it must keep the Licence Area safe and secured and not permit public access to the applicable section of the Licence Area without first obtaining an occupancy certificate and/or unconditional final inspection approval, as applicable, from the applicable local government authority.

7.4 If the Licensee carries out construction of any buildings, structures or improvements on the Licence Area it must do so only at its sole cost and expense and must afterwards for the duration of the Term, at its sole cost and expense, maintain all such buildings, structures or improvements constructed or placed on the Licence Area to a good standard of repair in accordance with the School District's requirements, acting reasonably.

8.0 INSPECTION

8.1 The School District by its authorized representatives may enter the Licence Area at any time to inspect the Licence Area or anything thereon.

9.0 INSURANCE

9.1 The Licensee must take out and maintain during the Term a policy of commercial general liability insurance against claims for bodily injury,

death or property damage in respect of the Licence Area in the amount of not less than five million dollars (\$5,000,000.00) inclusive per occurrence (or such greater amount as the School District may from time to time designate), adding the School District as an additional insured party thereto. Such insurance policy shall include a cross liability clause. The Licensee must provide the School District with evidence of such insurance in the form of a certificate of insurance prior to commencement of the agreement .

10.0 WORKERS COMPENSATION

- 10.1 The Licensee will register for and maintain workers compensation coverage in accordance with the *Workers Compensation Act* (British Columbia) (the “**Workers Compensation Act**”), including, if applicable, Personal Optional Protection coverage, during the Term of the Licence and during any period of construction in the Licence Area during the Term and will provide proof of coverage to the School District upon the request of the School District.
- 10.2 The Licensee alone will at all times be responsible for the safety of its employees while on the Licence Area and for the safety, adequacy, efficiency and sufficiency of its machines, apparatus and equipment. All work in the Licence Area must comply with all applicable regulations, policies, orders and directives of the Workers Compensation Board of British Columbia.
- 10.3 The Licensee agrees with the School District that for the Term of the Licence granted herein the Licensee will be the “prime contractor” as defined in the Workers Compensation Act with respect to the Licence Area and any portion of the Land occupied by the Licensee for the purposes of completing the Licensee’s work in the Licence Area.
- 10.4 The Licensee will indemnify the School District for any costs, fines, expenses and penalties that the School District is required to pay as a result of or arising from the Licensee’s activities in the Licence Area which are in breach of the Workers Compensation Act or any regulation, order or directive under the Workers Compensation Act or arising from the Licensee’s employees, agents or contractors carrying out work on or about the Licence Area.

11.0 NOTICE OF INJURY OR ACCIDENT

- 11.1 The Licensee must provide the School District with prompt written notice of any injury or accident occurring in or near the Licence Area, and where reasonable take immediate steps to secure the area and mitigate the risk of any further injury or accident re-occurring, all to the satisfaction of the School District, acting reasonably.

12.0 INDEMNIFICATION

- 12.1 The Licensee will indemnify and save the School District and its elected officials, appointed officers, employees, representatives, agents, successors and assigns harmless from and against any actions or causes of action, claims, lawsuits, damages, costs, loss or expenses of whatever kind which such indemnified parties may sustain, incur or be put to (collectively "Claims") by reason of or arising out of this Licence, or the use of the Licence Area by any person, or any activity in relation or any act or omission of the Licensee or any persons for whom the Licensee is, at law, responsible, and without limiting the generality of the foregoing, from the non-observance or non-performance by the Licensee, or any persons for whom the Licensee is, at law, responsible, of any of the obligations imposed under the provisions of any laws, bylaws, regulations or requirements of any federal, provincial, municipal or other authorities, or any of the covenants and agreements contained in this Agreement and such liability to indemnify and save harmless will survive any termination of this Agreement, and the expiry of the Term or any extension or renewal thereof, notwithstanding anything in this Agreement to the contrary.
- 12.2 Notwithstanding the provisions of section 12.1, no provision of this Agreement will require the Licensee to indemnify and save the School District harmless against any Claims arising out of the wilful blindness or negligent acts or omissions of the School District, its servants, agents, or contractors.
- 12.3 The Licensee hereby releases and forever discharges the School District and its elected officials, appointed officers, employees, representatives, agents successors and assigns from any and all claims, demands, actions, suits or other proceedings which the Licensee may have in any matter whatsoever with respect to the Licence Area, including any claims or demands for loss of or damage to machines or equipment brought onto the Licence Area or injuries or death to persons on the Licence Area, pursuant to this Licence, except only to the extent that such loss, damage, injury or death is caused by the negligence of the School District and is not covered by insurance which the Licensee has effected or is required to effect pursuant to this Agreement. This release will survive the expiry or earlier termination of this Agreement.
- 12.4 Each party shall forthwith, upon receiving any notice of any suit brought against it in connection with the Licence Area, deliver to the other full particulars thereof and render all reasonable assistance requested by the other in defense thereof.

13.0 BUILDERS LIENS

- 13.1 The Licensee must indemnify and save harmless the School District from and against any builder's liens on the Land that pertain to work on or at the Licence Area and any all costs and expenses associated therewith and must upon the request of the School District immediately cause any registered lien pertaining to work on or at the Licence Area to be discharged from title to the Land.

14.0 NOTICES

14.1 Notices

- (a) Each notice ("**Notice**") sent pursuant to this Agreement shall be in writing and shall be sent to the relevant party at the relevant address, facsimile number or e-mail address set out below. Each Notice may be sent by registered mail, by commercial courier, by facsimile transmission, or by electronic mail.
- (b) The Contact Information for the parties is:

The Board of Education of School District No 69 (Qualicum)	Regional District of Nanaimo
100 East Jensen Avenue PO Box 430 Parksville, British Columbia V9P 2G5	6300 Hammond Bay Road Nanaimo, British Columbia V9T 6N2
Ph: (250) 248-4241	Ph: (250) 390-4111
Attention: Rollie Koop Superintendent Email: RKOOP@sd69.bc.ca	Attention: Tom Osborne General Manager Recreation and Parks Dept. Email: tosborne@rdn.bc.ca

- (c) Each Notice sent by electronic mail ("**E-Mail Notice**") must show the e-mail address of the sender, the name or e-mail address of the recipient, and the date and time of transmission, must be fully accessible by the recipient, and unless receipt is acknowledged, must be followed within twenty-four (24) hours by a true copy of such Notice, including all addressing and transmission details, delivered (including by commercial courier) or sent by facsimile transmission.

- (d) Subject to section 14.1(e) through (g) each Notice shall be deemed to have been given or made at the following times:
 - (i) if delivered to the address (including by commercial courier), on the day the Notice is delivered;
 - (ii) if sent by registered mail, seven (7) days following the date of such mailing by sender;
 - (iii) if sent by facsimile transmission, on the date the Notice is sent by facsimile transmission; or
 - (iv) if sent by electronic mail, on the date the E-Mail Notice is sent electronically by e-mail by the sender.
- (e) If a Notice is delivered, sent by facsimile transmission or sent by electronic mail after 4:00 p.m., or if the date of deemed receipt of a Notice falls upon a day that is a Saturday or Sunday or statutory holiday in the Province of British Columbia, then the Notice shall be deemed to have been given or made on the next business day (being the next day that is not a Saturday or Sunday or statutory holiday in the Province of British Columbia).
- (f) Notice given by facsimile transmission in accordance with the terms of this section 14.1 will only be deemed to be received by the recipient if the sender's facsimile machine generates written confirmation indicating that the facsimile transmission was sent.
- (g) If Canada Post mail service, facsimile or electronic mail is interrupted by strike, slow down, force majeure or other cause beyond the control of the parties, then a Notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the Notice shall utilize any other such services which have not been so interrupted or shall personally deliver such Notice in order to ensure prompt receipt thereof.
- (h) Each party shall provide Notice to the other party of any change of address, facsimile number, or e-mail address of such party promptly following such change.

15.0 TERMINATION

- 15.1 If the Licensee is in default on the payment of the Licence Fee, or the payment of any other sum payable by the Licensee under this Agreement, or is in breach of any term of this Agreement, and if the default continues after the giving of five days' written notice of such default in writing by the

School District to the Licensee, then the School District may terminate this Agreement and the rights of the Licensee with respect to the Licence Area will upon such termination lapse and are absolutely forfeited.

- 15.2 If the whole or substantially whole of the Licence Area is expropriated or is damaged rendering the Licence Area or a substantial part thereof not reasonably capable of use by the Licensee, then the School District may by notice terminate this Agreement and the rights of the Licensee with respect to the Licence Area will upon such termination lapse and are absolutely forfeited.
- 15.3 In the event the School District passes a motion to operate a school on or adjacent to the Licence Area, the School District may terminate this Agreement with six (6) months notice and the rights of the Licensee with respect to the Licence Area will upon such termination lapse and are absolutely forfeited.

16.0 FORFEITURE

- 16.1 The School District, by waiving or neglecting to enforce its right to forfeiture under this Agreement, does not waive the School District's rights under this Agreement with respect to any subsequent breach by the Licensee of any provision of this Agreement.

17.0 FIXTURES

- 17.1 That, unless the Licensee upon notice from the School District removes them, all buildings, structures and/or improvements constructed on the Licence Area by the Licensee will at the termination of the Agreement, become the sole property of the School District at no cost to the School District.
- 17.2 If the School District gives notice to the Licensee, the Licensee will, at the end of the Term hereof, promptly remove all buildings, structures and/or improvements constructed on the Licence Area. If the Licensee fails to remove such buildings, structures and/or improvements constructed on the Licence Area within a reasonable period of time from the termination of this Agreement, the School District may remove same and the Licensee shall pay to the School District the cost thereof, together with a 15% administrative fee on such cost.

18.0 REPAIRS AND MAINTENANCE

- 18.1 The Licensee must at its sole cost and expense repair and maintain the Licence Area and any buildings, structures and/or improvements to a good standard of repair and cleanliness and, without limiting the foregoing:

- (a) in accordance with Section 7.4 and Schedule "C" to this Agreement; and
 - (b) in compliance with all applicable fire, health, safety, governmental or other regulatory authority requirements.
- 18.2 (a) If the Licensee fails to repair or maintain the Licence Area or buildings, structures and/or improvements on the Licence Area in accordance with this Agreement, the School District may, by its agents, representatives, employees or contractors make the required repairs or do the required maintenance and the cost of the repairs or maintenance is a debt due from the Licensee to the School District, together with a 15% administrative fee on such cost.
- (b) In making the repairs or doing the maintenance the School District may bring and leave upon the Licence Area the necessary materials, tools and equipment and the School District is not liable to the Licensee for any inconvenience, annoyance, loss of business or other injuries suffered by the Licensee by reason of the School District effecting the repairs or maintenance.

19.0 ENVIRONMENTAL MATTERS

19.1 For the purposes of section 19.2 below:

- (a) "Contaminants" means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, asbestos materials, hazardous, corrosive, or toxic substances, special waste or waste of any kind, or any other substance which is now or hereafter prohibited, controlled, or regulated under Environmental Laws; and
- (b) "Environmental Laws" means any statutes, laws, regulations, orders, bylaws, standards, guidelines, permits, and other lawful requirements of any governmental authority having jurisdiction over the Licence Area now or hereafter in force relating in any way to the environment, environmental assessment, health, occupational health and safety, or transportation of dangerous goods, including the principles of common law and equity.

19.2 The Licensee covenants and agrees as follows:

- (a) not to use or permit to be used all or any part of the Licence Area for the sale, storage, manufacture, handling, disposal, use, or any other dealing with any Contaminants, without the prior written consent of the School District, which consent may be arbitrarily and unreasonably withheld;

- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Licence Area;
- (c) to promptly provide to the School District a copy of any environmental site assessment, audit, report, or test results relating to the Licence Area conducted by or for the Licensee at any time;
- (d) to maintain all environmental site assessments, audits, reports, and test results relating to the Licence Area in strict confidence and not to disclose their terms or existence to any third party (including without limitation any governmental authority) except as required by law, to the Licensee's professional advisers and lenders on a need-to-know basis, or with the prior written consent of the School District, which consent may be arbitrarily and unreasonably withheld;
- (e) to promptly notify the School District in writing of any release of a Contaminant or any other occurrence or condition at the Licence Area or any adjacent property which could contaminate the Licence Area or subject the School District or the Licensee to any fines, penalties, orders, investigations, or proceedings under Environmental Laws;
- (f) on the expiry or earlier termination of this Agreement, or at any time if requested by the School District or required by any governmental authority under Environmental Laws, to remove from the Licence Area all Contaminants, and to remediate by removal any contamination of the Licence Area or any adjacent property resulting from Contaminants, in either case brought onto, used at, or released from the Licence Area by the Licensee, or its employees, agents, representatives, invitees, or those doing business with the Licensee, or any person for whom the Licensee is in law responsible. The Licensee shall perform these obligations promptly at its own cost and in accordance with Environmental Laws. All such Contaminants shall remain the property of the Licensee, notwithstanding any rule of law or other provision of this Agreement to the contrary and notwithstanding the degree of their affixation to the Licence Area; and
- (g) to indemnify and save harmless the School District and its elected officials, appointed officers, employees, agents, representatives, successors, and assigns from any and all liabilities, actions, damages, claims, remediation cost recovery claims, losses, costs, orders, fines, penalties, and expenses whatsoever (including all legal and consultants' fees and expenses and the cost of

remediation of the Licence Area and any adjacent property) arising from or in connection with:

- (i) any breach of or non-compliance with the provisions of this section 19.2 by the Licensee; or
- (ii) any release or alleged release of any Contaminants at or from the Licence Area related to or as a result of the use and occupation of the Licence Area or any act or omission of the Licensee or any person for whom it is in law responsible.

19.3 The obligations of the Licensee under section 19.2 above shall survive the expiry or earlier termination of this Agreement.

20.0 REMEDIAL ACTION

20.1 (a) If the Licensee fails to do anything required of the Licensee under this Agreement, (the "**Licensee Requirement**") the School District may fulfill or complete the Licensee Requirement at the cost of the Licensee and may, if necessary, by its agents, officers, employees or contractors enter onto the Land to fulfill and complete all or part of the Licensee Requirement as the School District determines in its sole discretion and the Licensee shall pay the cost thereof together with a 15% administrative fee on such cost.

(b) The Licensee releases the School District, its elected officials, appointed officers, employees, representatives, agents, successors and assigns from and waives any claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability which the Licensee may have against any or all of them in respect of an act of the School District under this section or section 18.0 except insofar as such claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability arises from the negligence of the School District, its elected officials and appointed officers, employees, agents, representatives or contractors.

21.0 TREE CUTTINGS, EXCAVATIONS AND HAZARDOUS SUBSTANCES

21.1 (a) The Licensee must not carry on or do or allow to be carried on or done on the Licence Area any cutting, clearing or removal of trees, bushes or other vegetation or growth or any excavation or disturbance of the surface of the Licence Area and must not bring on or deposit any soil or fill on the Licence Area except with the written consent of the School District, or as reasonably necessary in connection with the works set out in Section 1.1 of this Agreement.

(b) The Licensee must not bring on, deposit, store, spray or apply nor

cause or permit to brought on, deposited, stored, sprayed or applied on or to the Licence Area or any trees, bush or vegetation on the Licence Area any chemical fertilizer, herbicide, pesticide or other chemical or petroleum product or any substance which is capable of contaminating the Licence Area or any water on the Licence Area.

22.0 CLEAN UP

- 22.1 At the discretion of the School District, at the end of the Term, the Licensee must clean up the Licence Area and restore the surface of the Licence Area as reasonably as may be possible to the condition of the Licence Area prior to the commencement of the Term of this Agreement.

23.0 REGULATIONS

- 23.1 The Licensee must comply promptly at its own cost and expense with the legal requirements of all authorities with jurisdiction over the Land and/or the Licensee, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the School District or the Licensee.

24.0 NO COMPENSATION

- 24.1 The Licensee is not entitled to compensation for any loss, including economic loss, or injurious affection or disturbance resulting in any way from the termination of the Licence or the loss of the Licensee's interest in any building, structure or improvement built or placed on the Licence Area.

25.0 MISCELLANEOUS

- 25.1 (a) The Licensee covenants with and represents to the School District that the execution and delivery of this Agreement, and the completion of the transactions contemplated by this Agreement, if any, have been duly and validly authorized by all necessary governmental and/or statutory action of the Licensee, and this Agreement constitutes a legal, valid and binding obligation of the Licensee, enforceable against the Licensee in accordance with its terms.
- (b) In consideration of being granted access to and use of the Licence Area, the Licensee agrees to be bound by the terms and conditions of this Agreement and, if the Licensee represents a group or organization, the Licensee agrees to inform all responsible persons associated with the group or organization of the terms and conditions of this Agreement.

- (c) Waiver of any default by a party is not a waiver of any subsequent default.
- (d) This Licence is personal to the Licensee and the Licensee may not assign or sublicense its interest to any other person without the written consent of the School District, which consent may be withheld by the School District in its sole discretion.

26.0 INTERPRETATION

- 26.1 (a) That when the singular or neuter are used in this Agreement they include the plural or the feminine or the masculine or the body politic or corporate or statutory where the context or the parties require.
- (b) The headings to the sections in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.
- (c) That this Agreement must enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assignees.
- (d) This Agreement must be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- (e) All provisions of this Agreement are to be construed as covenants and agreements as though the word importing covenants and agreements were used in each separate paragraph.
- (f) A provision in this Agreement granting the School District a right of approval must be interpreted as granting a free and unrestricted right to be exercised by the School District in its sole discretion.
- (g) This is the entire agreement between the parties with respect to the Licence granted herein.
- (h) Time is of the essence of this Agreement.
- (i) No amendments to this Agreement will be binding on the parties unless mutually agreed by the parties, made in writing and executed by the signing authority for each party.


- (j) Each of the parties, and each person acting for either of them in doing any act or making any determination under this Agreement, will act reasonably, in good faith and in accordance with commercially reasonable standards.
- (k) If the parties have any dispute with respect to any issue in this Agreement, such dispute shall be determined by the arbitration of one arbitrator (to be selected by mutual agreement of the School District and the Licensee under the *Arbitration Act* (British Columbia) and amendments thereto, or any like statute in effect from time to time, and the decision of such arbitrator will be final and binding upon the parties. The cost of such arbitration will be awarded in the arbitrator's discretion. Except as otherwise provided for herein, the provisions of the *Arbitration Act* (British Columbia) will apply.
- (l) This Agreement may be executed in counterparts, with the same effect as if the parties had signed the same document. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date set forth above. In addition, this Agreement may be executed by the parties and delivered by facsimile or other electronic transmission and if so executed and delivered this Agreement will be for all purposes as effective as if the parties had delivered an originally executed Agreement.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

THE BOARD OF EDUCATION OF)
SCHOOL DISTRICT NO. 69 (QUALICUM),)
by its authorized signatories:)


)
_____)


Name:)

)
_____)

Name:)

REGIONAL DISTRICT OF NANAIMO,
by its authorized signatories:

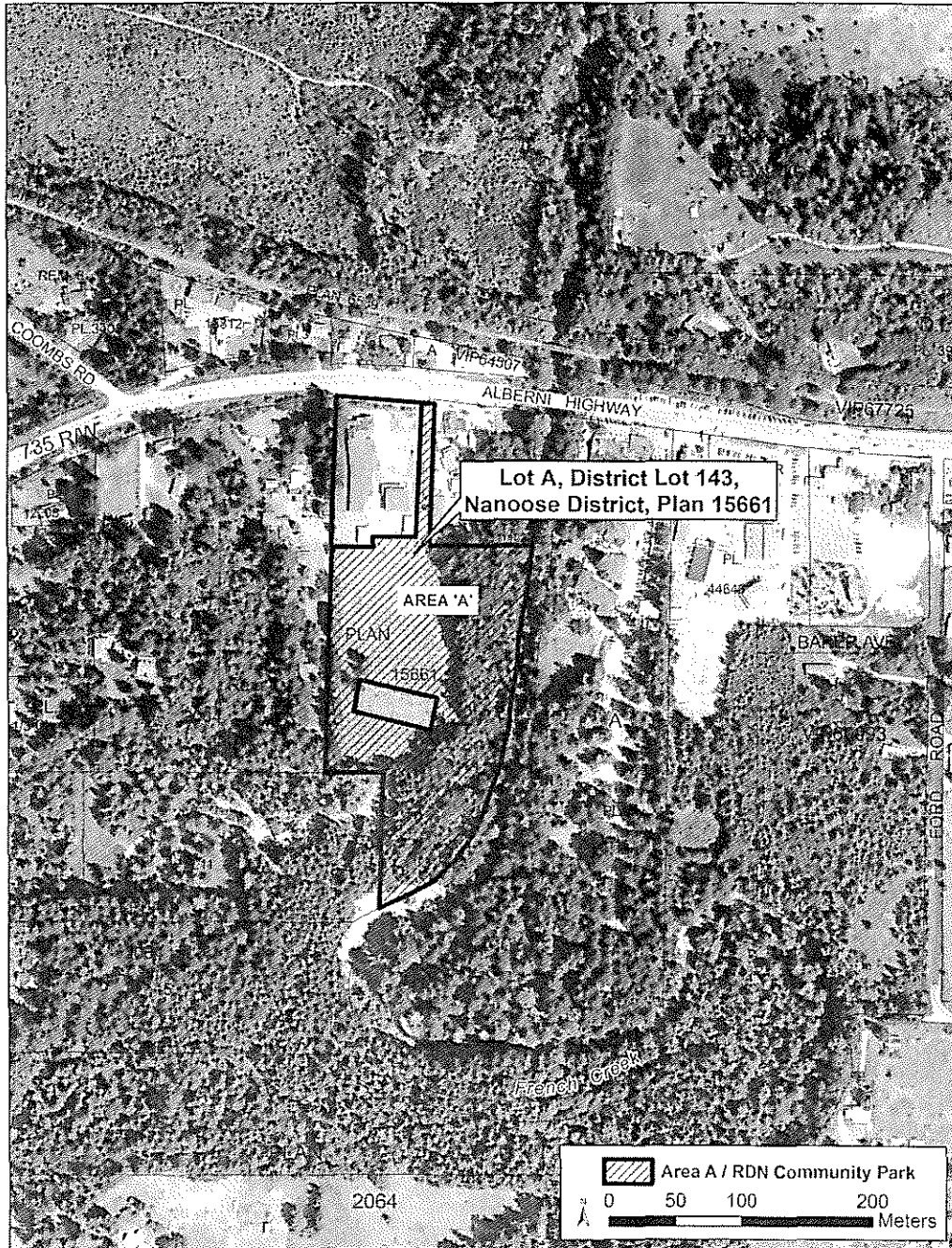

Name: _____
Joe Stanhope, Chairperson


Name: _____
Jacquie Hill, Corporate Officer

	Initial	Date
Content (Mgr)	WJ	Nov 20, 2014
Approved (GM)	JS	Nov 20, 2014
Legal Form (CO)	JH	Nov 21/14
Authority (CAO)	JH	Nov 21/2014

SCHEDULE "A"

Legal: That Part of Lot A, District Lot 143, Nanoose District, Plan 15661 marked as Area "A"



SCHEDULE "B"

Terms of Use

Other Users

1. For clarity, this Agreement pertains to a non-exclusive licence to access, use and build upon the Licence Area. The Licensee must cooperate with the School District and other users of the Licence Area to permit other persons and organizations to have access to the Licence Area at reasonable times as required by the School District from time to time.

SCHEDULE "C"

Repair and Maintenance

1. Without limitation to the Licensee's obligations under this Agreement to repair and maintain the Licence Area and the buildings, structures and/or improvements thereon, the Licensee must ensure that the Licence Area is repaired and maintained as follows:
 - a) Garbage is picked up and removed from the site at least weekly.
 - b) Washroom facilities are cleaned at least weekly.
 - c) Lawns, landscaping and plant material are maintained, cut, pruned and weeded at least monthly.
 - d) Facility inspections for safety and repairs are carried out at least monthly, and repairs and/or maintenance work required as a result of such inspections are completed promptly thereafter.
 - e) Maintenance and repairs take place regularly and as required.
 - f) If the Licensee uses the Licence Area for a community event, cleanup of the Licence Area will be completed immediately following such event.

**Appraisal of
2350 Alberni Highway
Coombs, BC
for
School District 69 (Qualicum)**



CUNNINGHAM & RIVARD APPRAISALS LTD.

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1 – 15 Cadillac Avenue
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300 – 394 Duncan Street
Duncan, BC V9L 3W4
Tel: (250) 737-1777

April 12, 2023

Our File: CR23-18199

School District 69 (Qualicum)

Box 430, 100 Jensen Avenue E.
Parksville, BC V9P 2G5

Attention: Ron Amos, CPA, CMA
Secretary Treasurer

Re: 2350 Alberni Highway, Coombs, BC

At your request, I have completed an appraisal report of the property legally described as: Lot A, District Lot 143, Nanoose District, Plan 15661 (PID: 004-523-555), for the purpose of estimating the current market value of its fee simple interest.

Based on my research and analyses, it is my opinion that as of March 30, 2023, the market value of the subject property was:-

TWO MILLION FIVE HUNDRED FIFTEEN THOUSAND DOLLARS
(\$2,515,000)

The subject property was inspected on March 30, 2023 and all necessary investigations and analyses were completed. The accompanying report, which forms the basis of my value opinion, subject to the assumptions and limiting conditions contained in the body of this report, is enclosed.

This report has been prepared for **School District 69 (Qualicum)** for consultation purposes only. No other users were intended, and I deny any liability in this respect.

I hereby certify that I have no interest, present or contemplated, in the subject property.

Yours truly,

CUNNINGHAM & RIVARD APPRAISALS LTD.

Jason Mikes
AACI, P.App.

JM/jcm
Encl.

PHOTOGRAPHS OF SUBJECT PROPERTY



FRONT ELEVATION VIEW



AERIAL PHOTO

TABLE OF CONTENTS

	Page
SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS	1
DEFINITION OF APPRAISAL PROBLEM AND PERTINENT INFORMATION	2
ASSUMPTIONS AND LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS ON LIABILITY	8
<u>PROPERTY DESCRIPTION</u>	
REGIONAL DATA.....	12
DESCRIPTION OF LAND	15
DESCRIPTION OF IMPROVEMENTS.....	18
ASSESSMENT AND TAXES.....	23
LAND USE CONTROLS.....	24
<u>VALUATION ANALYSIS</u>	
HIGHEST AND BEST USE	30
APPRAISAL TECHNIQUES	33
DIRECT COMPARISON APPROACH	34
FINAL ESTIMATE OF VALUE.....	48
CERTIFICATION	49
QUALIFICATIONS OF APPRAISER	50

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Civic Address:	2350 Alberni Highway, Coombs, BC	
Legal Description:	Lot A, District Lot 143, Nanoose District, Plan 15661 (PID: 004-523-555)	
Effective Date of Appraisal:	March 30, 2023	
Appraisal Purpose:	To estimate the current market value of the subject property.	
Intended Use of Appraisal:	Consultation only.	
Land Area:	3.70 hectares (9.15 acres)	
Improvements:	Public school building and ancillary site improvements.	
Zoning:	T-1 (Institutional/Community Facility 1)	
Probable Highest and Best Use:	Continued utilization as improved in the short term, with a long term view toward commercial redevelopment pending investigation of market demand for occupancy of the building, demolition and debris removal costs, and rezoning approval options with the Regional District of Nanaimo.	
Assessments (2023):	Land	\$776,000
	Improvements	<u>\$3,102,000</u>
	Total	\$3,878,000
Gross Taxes (2022):	\$0	
Estimate of Market Value:	\$2,515,000	

DEFINITION OF APPRAISAL PROBLEM AND PERTINENT INFORMATION

Purpose of the Appraisal

The purpose of this appraisal is to estimate the current market value of the subject property.

Definition of Market Value

An accepted Canadian definition of market value, from The Appraisal of Real Estate (3rd Canadian Edition, copyright 2010), is as follows:-

“The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.”

Implicit in this definition is the consummation of a sale as of the specified date and the passing of title from seller to buyer under conditions whereby:-

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Definition of Exposure Time

Exposure time is the time a property remains on the market. In an appraisal, the term means the estimated length of time an owner would likely need to market the appraised property interest before the hypothetical consummation of a sale at market value on the effective date of the appraisal. An opinion of exposure time is a retrospective estimate that has its basis in an analysis of past events assuming a competitive and open market.

The period of exposure time occurs immediately before the effective date of the appraisal. The overall concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable marketing effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

Intended Use of the Appraisal

This appraisal was prepared for use only by **School District 69 (Qualicum)** for consultation only. It was not intended for use by any others and any liability in this respect is strictly denied. A party receiving a copy of this report does not become an intended user unless authorized by the appraiser.

Scope of the Appraisal

This appraisal encompasses the research and analysis necessary to provide a full estimate of market value for the subject property and meets the requirements of the Canadian Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Institute of Canada effective January 1, 2022. The scope of the analysis is as follows:-

Inspection

I inspected the subject property on March 30, 2023. Identification of the property also involved a review of mapping prepared by the Regional District of Nanaimo and ParcelMap BC. The photographs appended were taken on March 30, 2023.

Data Research

I received my instructions from the client. Publications produced by the Regional District of Nanaimo provided information on applicable land use controls. Sources of market evidence included the local Real Estate Board, Land Title Office transactions (including those reported by BC Assessment and local assessors) and real estate agents, vendors and purchasers active in the market. BC Land Title and Survey Authority provided information on the state of title.

Audits and Technical Investigations

I did not complete technical investigations such as:

- Detailed inspections or engineering review of the structure, roof or mechanical systems;
- An environmental review of the property;
- A site or building survey;
- Investigations into the bearing qualities of the soils;
- Audits of financial and legal arrangements.

Verification of Third-Party Information

The analysis set out in this report relied on written and verbal information obtained from a variety of sources that were considered reliable. All reasonable efforts have been undertaken to verify this information from primary sources. The mandate for this appraisal did not require a report prepared specifically for in-depth cross-examination within a court or arbitration hearing, so I did not include full documentation, confirmation and/or include the reference material to primary sources for all information reported herein.

Type of Analysis

The research and analysis necessary to provide a full estimate of market value, including formulation of opinion of Highest and Best Use and review of market data necessary to properly apply the approaches to value was undertaken. In this regard, the Direct Comparison Approach has been applied and later reconciled to a final estimate of value.

Extraordinary Assumptions, Limiting Conditions, and Hypothetical Conditions

An *Extraordinary Assumption* refers to a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions. Full disclosure of any *Extraordinary Assumption* must accompany statements of each opinion / conclusion so affected (Appraisal Institute of Canada's Canadian Uniform Standards of Professional Appraisal Practice).

An *Extraordinary Limiting Condition* refers to a necessary modification or exclusion of a Standard Rule. The burden is on the appraiser to explain and justify such necessity in the report, and to conclude before accepting an assignment and invoking an *Extraordinary Limiting Condition* that the scope of work applied will result in opinions / conclusions that are credible (Appraisal Institute of Canada's Canadian Uniform Standards of Professional Appraisal Practice).

Hypothetical Conditions may be used when they are required for legal purposes, for the purpose of reasonable analysis, or for purposes of comparison. For every *Hypothetical Condition*, an *Extraordinary Assumption* is required in the report. The *Hypothetical Condition* must be clearly disclosed in the report, with a description of the hypothesis, the rationale for its use, and its

effect on the result of the assignment. An analysis based on a *Hypothetical Condition* must not result in an appraisal report that is misleading (Appraisal Institute of Canada's Canadian Uniform Standards of Professional Appraisal Practice).

The Cost Approach was not applied in this case as the existing improvements do not match the highest and best use of the land 'as if vacant'. Assuming that the subject property was vacant, it would not be developed as a public school. For older improvements such as the subject, the Cost Approach, furthermore, is weakened by the difficulty in estimating loss in value arising from all forms of depreciation, including both physical depreciation and functional obsolescence. The subject property type, furthermore, is not typically transacted for rental investment purposes and for this reason, the Income Approach was also not developed in this appraisal.

Effective Date of Appraisal

March 30, 2023

Litigation and Compliance with Supreme Court Civil Rules

In the event that this appraisal report is used in a civil action, the appraiser is aware of and acknowledges a duty to assist the British Columbia Supreme Court and not be an advocate for any party. This appraisal report is prepared in conformity with the appraiser's duty to the court. If the appraiser is called upon to give oral or written testimony, that testimony will be in conformity with the duty to the court.

Real Property Interest to be Valued

Interests in real property vary so real property is said to include a "bundle of rights" that are inherent in the ownership of real estate. Ownership rights include the right to use real estate, to sell it, to lease it, to give it away or to choose to exercise all or none of these rights.

A person who owns all of the property rights has fee simple title. A fee simple estate implies absolute ownership unencumbered by any other interest or estate. Partial interests in real estate are created by selling, leasing or otherwise limiting the bundle of rights in a fee simple estate. A leased fee estate is an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease or leases.

The interest valued in this report is the fee simple estate.

Possession

Neither possession of this report nor a copy of it carries with it the right of publication. All copyright is reserved to the author and is considered confidential by the author and his client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner without the express written consent of the appraiser. This is subject only to confidential review by the APPRAISAL INSTITUTE OF CANADA as provided in the Canadian Uniform Standards.

Validity

Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the value expressed as of the date of this appraisal cannot be relied upon to estimate the market value as of any other date except with further advice of the appraiser.

Competency Provision

The Canadian Uniform Standards require that competency for the type of property to be appraised must be demonstrated by the appraiser. In this regard, I advise that I have completed numerous appraisals on similar type properties throughout Vancouver Island and have first-hand knowledge of the issues involved in the valuation of this type of property.

Legal Description

Lot A, District Lot 143, Nanoose District, Plan 15661 (PID: 004-523-555)

Registered Owner

The Board of School Trustees of School District No. 69 (Qualicum).

Market History

The Canadian Standards require that the appraiser report and analyze any listings or sales of the subject property over the previous three years.

According to the records of the Vancouver Island Real Estate Board, BC Assessment, and the BC Land Title and Survey Authority, there has been no sale or listing for sale of the subject property over the past three years.

Title and Encumbrances

TITLE SEARCH PRINT

File Reference: CR23-18199

2023-03-14, 09:44:31

Requestor: Vicki White

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	320205I
From Title Number	319547I 76043N
Application Received	1962-10-18
Application Entered	1962-10-23
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 69 (QUALICUM) QUALICUM BEACH, BC
Taxation Authority	Port Alberni Assessment Area
Description of Land	
Parcel Identifier:	004-523-555
Legal Description:	LOT A, DISTRICT LOT 143, NANOOSE DISTRICT, PLAN 15661
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA A.F.B. 9.693.7434A 271563G; SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

Title Number: 320205I

TITLE SEARCH PRINT

Page 1 of 2

TITLE SEARCH PRINT

File Reference: CR23-18199

2023-03-14, 09:44:31

Requestor: Vicki White

Pending Applications

NONE

The title search indicates that there is an Exceptions and Reservations charge registered against the subject property. Financial and legal charges registered against title (if any) are **not** considered. This appraisal assumes that title is free and clear of financial and legal charges. This is not to be construed as a legal opinion of title.

Exceptions and Reservations Charge No. M76300 is registered against title in favour of the Esquimalt and Nanaimo Railway Company. Documentation related to this charge was **not** reviewed. Similar Exemptions and Reservations charges in favour of the railway are known to be commonly registered to property on Vancouver Island with no discernible influence on value.

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS ON LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information Protection and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP"), and the following conditions:-

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. It is assumed that the property is in full compliance with all applicable federal, provincial, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
6. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described and considered in the appraisal report.
7. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, provincial, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.

9. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
10. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
11. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report, have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
12. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to, pollution or contamination of land, buildings, water, groundwater or air which may include, but are not limited to, moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection, or that became apparent during the normal research involved in completing the report, have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
13. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
14. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
15. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.

16. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
17. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
18. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within, for any commercial, or other, use.
19. This report is valid only if it bears the original signature and seal of the author. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
20. As a member of the Appraisal Institute of Canada, the appraiser carries professional liability insurance for errors and omissions in the amount of \$2,000,000 per occurrence and \$2,000,000 in the aggregate annually. In the event that a claim of liability is made against the appraiser and Cunningham & Rivard Appraisals Ltd. pursuant to this report, the client and / or the authorized users of this report agree to limit the claim to a maximum of \$2,000,000.
21. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
22. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.
23. Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

PROPERTY DESCRIPTION

REGIONAL DATA

The Coombs - Hilliers - Errington area is essentially rural in nature and is located south of the Town of Qualicum Beach and west of the City of Parksville. The area lies within the Regional District of Nanaimo, Electoral Area "F" planning district, having a population of 8,216 (2021 Census), with 9,303 people residing in Qualicum Beach, and 13,642 people residing in Parksville. The Regional District of Nanaimo has a population of 170,295.

The main rural centre is at Coombs on the Alberni Highway No. 4 which has developed a "Frontier Town" image and is a popular tourist stop. There is also a small retail centre at Errington and elementary schools are located in both locations. Logging and agriculture are also factors in the economy plus there are a number of small industrial and commercial uses scattered along the Alberni Highway.

Parksville is located on the Strait of Georgia on the northeast end of Oceanside (Parksville /Qualicum area) and on the east coast of Vancouver Island. Location is within the Regional District of Nanaimo. The City of Nanaimo is located 37 km southeast on Island Highway No. 19. Parksville is accessed via Island Highway Nos. 19 and 19A. Island Highway 19A is the older, Oceanside route, dotted with rental cottages along the coast. There are five golf courses in the local area. Two gently sloping, walk-on sandy beaches, Parksville Beach and Rath Trevor Beach (part of Rath Trevor Beach Provincial Park), have been the City's main attractions. The south east part of the city fronting Craig Bay and Rath Trevor Beach contains numerous tourist resorts providing temporary accommodation and recreational amenities. Parksville's best-known annual event, since 1982, is a sandcastle-building competition in the summer.

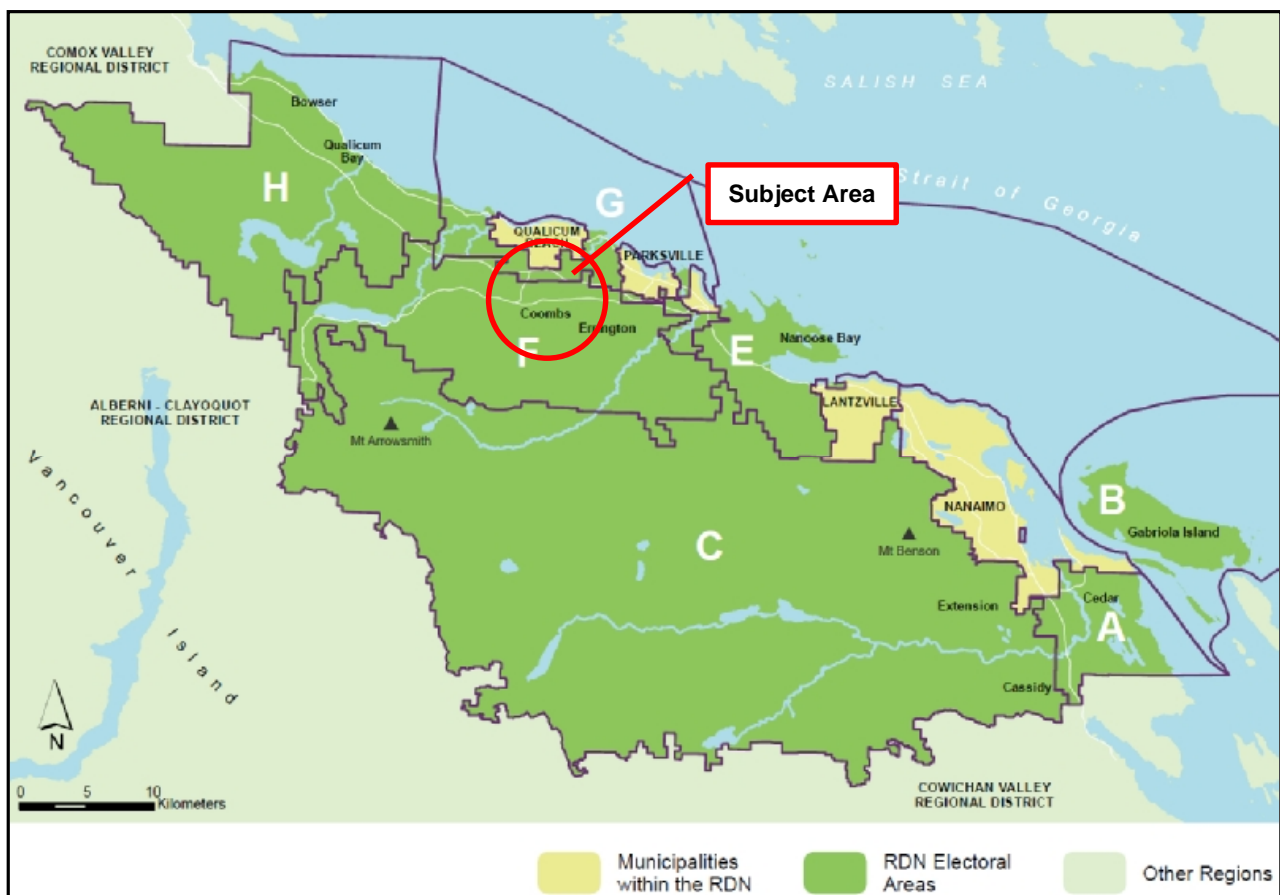
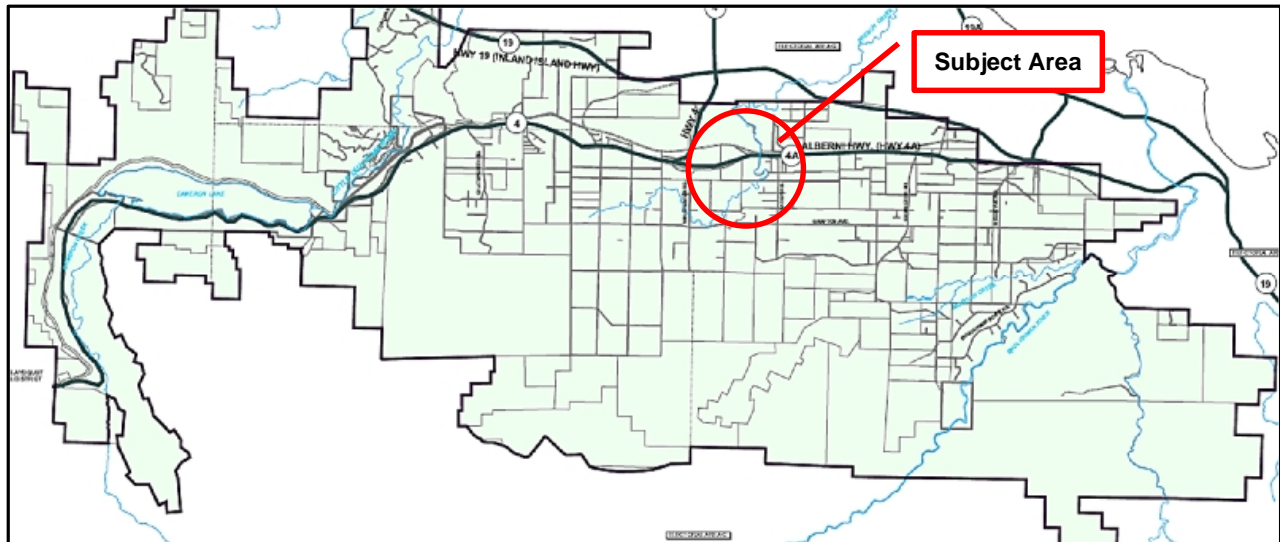
Parksville and the Oceanside area are dependent on the quality of environment with tourism and retirement being the main factors in the economy. Logging, fishing, and agriculture are secondary contributors. The climate offers one of the more moderate in Canada with a mean annual temperature of 8° C (40° F) and extremes of -6°C (20°F) and 32°C (90°F). Average precipitation is 810 mm (31.9 in.) with most rain and snow falling between November and April.

In due part to its moderate climate, level topography, and affordability, the area has emerged as a retirement town. A large number of families do, however, live in the City of Parksville, which contains two elementary schools, a middle school, and secondary school. Vancouver Island University (formerly Malaspina University College), has a satellite campus located within the new Civic & Technology Centre, with the main campus located in Nanaimo. Regional commercial, government, and institutional services, as well as transportation to and from the mainland are centred in the City of Nanaimo. Transportation facilities via Nanaimo include two BC Ferries terminals which provide passenger and vehicular service to Vancouver via the Tsawwassen - Duke Point and Horseshoe Bay - Departure Bay routes and seaplane flights from the Inner Harbour to downtown Vancouver.

The local residential real estate market has generally favoured sellers in recent years as market statistics represent a region defined by low-supply, high-demand, and increasing prices, a trend that had been intensified by the COVID-19 pandemic. The IC&I market is functioning in a similar fashion. Commercial, industrial, and residential rental property vacancy rates are extremely low, with demand outpacing supply for most property types. Recent Bank of Canada rate increases have softened residential market conditions; however, most industry experts predict stabilized market conditions by the end of the year.

Source of information:-

City of Parksville: www.city.parksville.bc.ca
 Regional District of Nanaimo website: www.rdn.bc.ca
 Statistics Canada: www.statcan.ca
 Town of Qualicum Beach website: www.qualicumbeach.com
 BC Stats: www.bcstats.gov.bc.ca



Location Maps



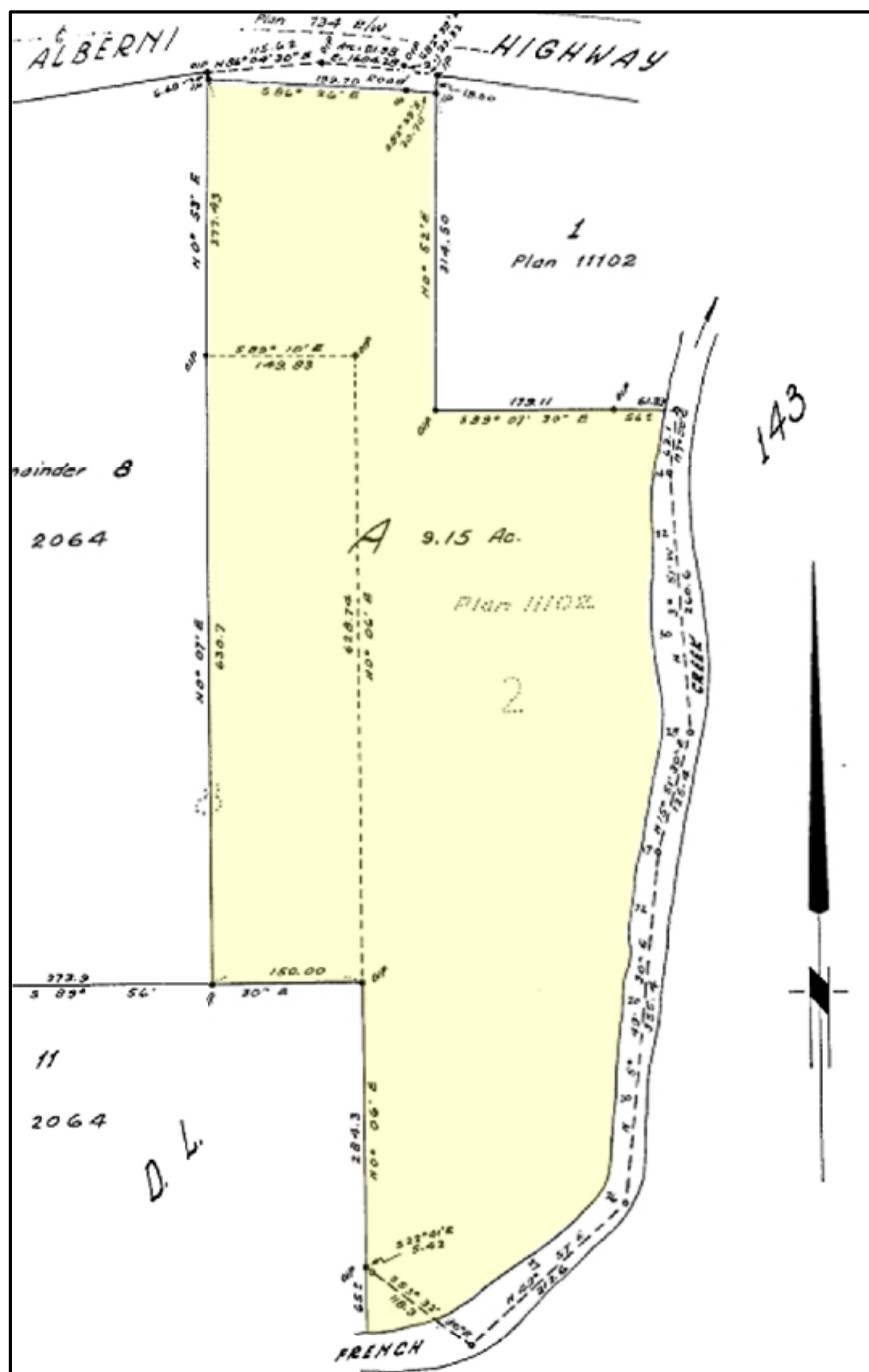
DESCRIPTION OF LAND

Location

The subject property is located fronting the Alberni Highway (Island Highway No. 4a) in the unincorporated community of Coombs, BC. Jurisdiction is within the Regional District of Nanaimo, Electoral Area 'F.'

Lot Size and Configuration

The subject property is irregular in shape, with frontage to the Alberni Highway of 60.9 metres (199.7 ft), depth along the west property line of 383.3 metres (1,257.4 ft), and area of 3.70 hectares (9.15 acres), as shown by the excerpt of Plan 15661 appended below:-



Topography

The subject property is fairly level and entirely cleared throughout, situated slightly above elevation of the public road. The exception is for an estimated $\pm 15\%$ of the overall site area, stretching along the property frontage to French Creek which contains a steeply sloping, treed embankment to French Creek.

Access

The subject is directly accessed from the Alberni Highway. Highway No. 4a merges with Highway No. 4, approximately 2 km west and connects to Island Highway No. 19 a further 2½ km north via Memorial Avenue.

Visibility

The subject is reasonably visible from the Alberni Highway which carries local residential and commercial traffic of the Coombs area, as well as serving as an alternative route for traffic to Port Alberni and the west coast of Vancouver Island.

Street Improvements

The Alberni Highway is asphalt-paved and carries one lane of traffic in each direction. There are minimal street lights in the area and storm water drainage is by open ditch. Utility lines are strung overhead. The Coombs Bridge is immediately east of the subject, over French Creek.

Utilities

Municipal water and sewer services are not available in the area. Electricity, telecommunications, and garbage collection are available. Fire protection is provided by the Coombs-Hilliers Fire Department and police protection is provided by the RCMP. The nearest Fire Hall is located approximately 500 metres southeast, and the nearest RCMP detachment is located in Parksville, approximately 10 km northeast.

Surrounding Developments

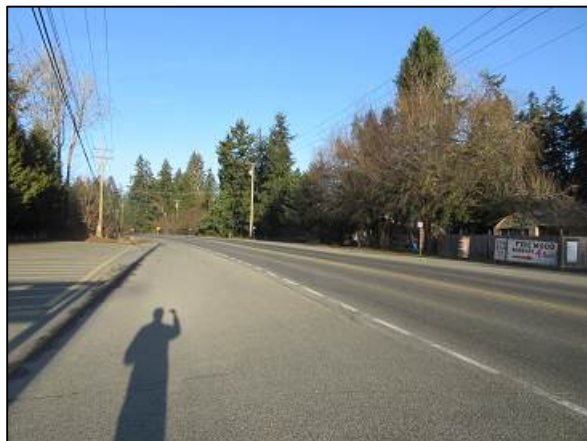
The Coombs 'frontier' village centre, a major tourist attraction containing various specialty retail shops, food market, and restaurants, is located immediately on the other side of French Creek. The No. 4a section of the Alberni Highway, extending further west to Highway No. 4 and east to Island Highway 19, contains a mix of specialty retail shops, light industrial, self storage, and residential and agricultural uses, with the area off the highway containing residential uses on small to medium sized acreages and agricultural hobby farms.

Environmental Hazards

The appraiser is not aware of any environmental hazards relating to the existing use and is not qualified to comment on the current environmental condition of the property. No hazardous substances were called to the attention of the appraiser, nor did the appraiser become aware of such, during the property inspection. The appraiser has no knowledge of the existence of hazardous substances on or in the property unless otherwise stated. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. For the purpose of this report, the subject property has been valued assuming that it is free of any environmental hazards or contamination. If any further clarification in this regard is required, it is suggested that an environmental assessment report be prepared.



Site Inspection Photos



Alberni Highway



View Toward French Creek Ravine



Rear Playfields

DESCRIPTION OF IMPROVEMENTS

A (former) public elementary school, detached gymnasium and ancillary site improvements, briefly described as follows:-

Foundations

Poured concrete footings and foundation walls; assumed reinforced.

Floor Structure

Main floor of wood deck on wood joists over crawlspace; assumed insulated. Part basement floor of concrete slab; assumed reinforced, on structural fill on grade.

Floor Cover

Primarily resilient flooring throughout, except for ceramic tile in washrooms, and hardwood in gymnasium.

Ceilings

Mix of ceiling tile and painted gypsum board throughout, except for exposed (painted) wood shiplap with exposed engineered steel joists in gymnasium.

Interior Construction

Interior demising walls are wood frame with a mix of gypsum board, pressed fibreboard, and wood panelling, except for ceramic tile in student bathrooms. Concrete block walls in mechanical and boiler rooms.

The floor plan is very typical of the occupancy, containing numerous classrooms, library, reception office and administrative offices, staff room, kitchen, staff and student washrooms, and mechanical rooms. The detached gymnasium building contains an entry foyer, two student washrooms, furnace room, storage room, and open gymnasium.

Floor plans are included within the following pages.

Plumbing

Most classrooms are equipped with a stainless steel sink. There is one 6-piece and one 8-piece student washroom located within the basement level, and two 2-piece staff washrooms. The staff room and kitchen are each equipped with stainless steel kitchen sinks, with the janitor's closet containing a utility sink. The detached gymnasium contains two 2-piece student washrooms.

Heating

Gas-fired hot water boilers, air handlers, and internal forced air ducting system to school and gas-fired furnace and internal forced air ducting to gymnasium. Electric baseboard supplements.

Electrical

Three-phase, 400 ampere main service with multiple sub-panels and circuit breaker disconnects. Standard fluorescent tube light fixtures are predominantly installed throughout.

Exterior Walls

Wood stud frame with a mix of stucco and wood panelling; assumed on building paper, and wood sheathing with insulation to stud cavity. Single pane windows in a mix of metal and wood frame.

Roof

Pitched roof structure to original schoolhouse section with asphalt-shingles; assumed on roof felt, wood deck, and engineered wood joists. Flat roof structure to balance of school building with torch-on bitumen membrane; assumed on built-up wood deck and engineered wood joists. Flat roof structure to gymnasium; assumed with torch-on bitumen membrane on built-up wood deck and engineered open-web steel joists. Insulation is assumed. Standard ventilation and drainage systems installed. The roof membrane to the school building has reportedly reached the end of its physical life expectancy and needs replacement.

Size

1,564.8 m² (16,843 sf)

Age, Quality and Condition

The original schoolhouse dates to 1911, with office files indicating the balance of the construction occurring in multiple phases ending in 1977. Quality of construction is considered average for the time period, construction class, and occupancy type. The operation as a public school was closed in 2014. Since this time, portions of the building have been occupied by various daycares and education service providers through license agreements. The current occupants have been served notice to vacate by June 30.

Overall, the building appears reasonably maintained, but does not appear to have been significantly upgraded for many years prior to closure and maintained only on an 'as needed' basis since this time. The roof has reportedly reached the end of its physical life expectancy and needs replacement. Elements of the construction, furthermore, reportedly contain asbestos. As a result, renovation and repair of any kind requires commission of an asbestos inventory, and adoption of WorkSafe BC and Public Health precautions.

Assuming implementation of a regular program of maintenance and repair, the subject improvements have a long remaining physical life; however, there are several factors to suggest that they may in fact, be approaching, or at, the end of their remaining economic life.

Economic life is the period over which improvements to real property contribute to property value. This period is usually shorter than the improvement's physical life expectancy, which is the total period the improvement can be expected to exist physically. With reference to the analysis of highest and best use that follows later herein, assuming that the subject property was hypothetically vacant, it would be developed much differently. There is currently strong demand for commercial development land in the Coombs / Parksville area. The subject property is zoned T-1 (Institutional/Community Facility 1), but under the OCP, it is designated 'Village Centre Comprehensive Mixed Use' and is within the 'Coombs Village Centre'. As a result, the subject would be in high demand by developers motivated by the opportunity to rezone the property in accordance with the OCP. The improvements, furthermore, were purpose-built as a public school, but are now deemed surplus to the needs of School District No. 69; providing evidence that the improvements are no longer in demand.

As presently constructed, the subject improvements would most likely be in highest demand in the private education sector, such as children's daycare providers, recreational or fine arts instructors, vocational, or other specialized skills training. The market for the subject property type within the private education sector, however, is untested. This raises the uncertainty of highest and best use. Complicating the matter is the high anticipated cost of building demolition and removal, particularly given that elements of the construction reportedly contain asbestos.

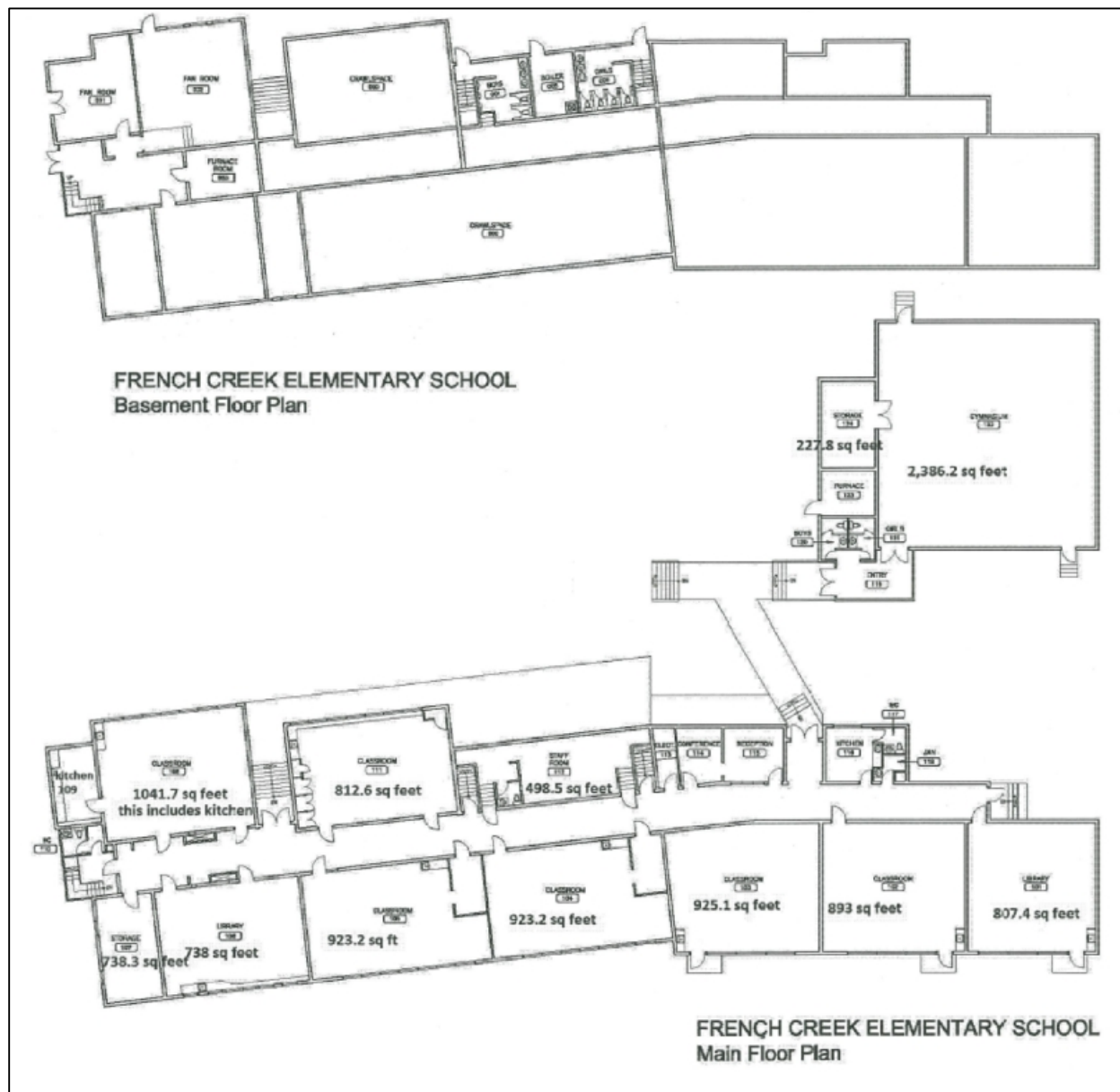
To most potential buyers, the improvements represent a liability to the land, and a barrier toward redevelopment, which ironically, may serve to extend remaining economic life.

In summary, the market for the subject property type is relatively untested and the full costs of demolition are uncertain at this time. As a result, the remaining economic life expectancy of the building is also uncertain but estimated to be in the range of 0 to 25 years.

Yard

Asphalt-paved driveways and parking lot, playgrounds, perimeter chain link fencing, drilled well and septic system.

Building Floor Plans



Site Inspection Photos



School Exterior Views



Gymnasium Exterior Views



Typical Classrooms



Student Bathroom



Staff Room



Gymnasium



Playground

ASSESSMENT AND TAXES

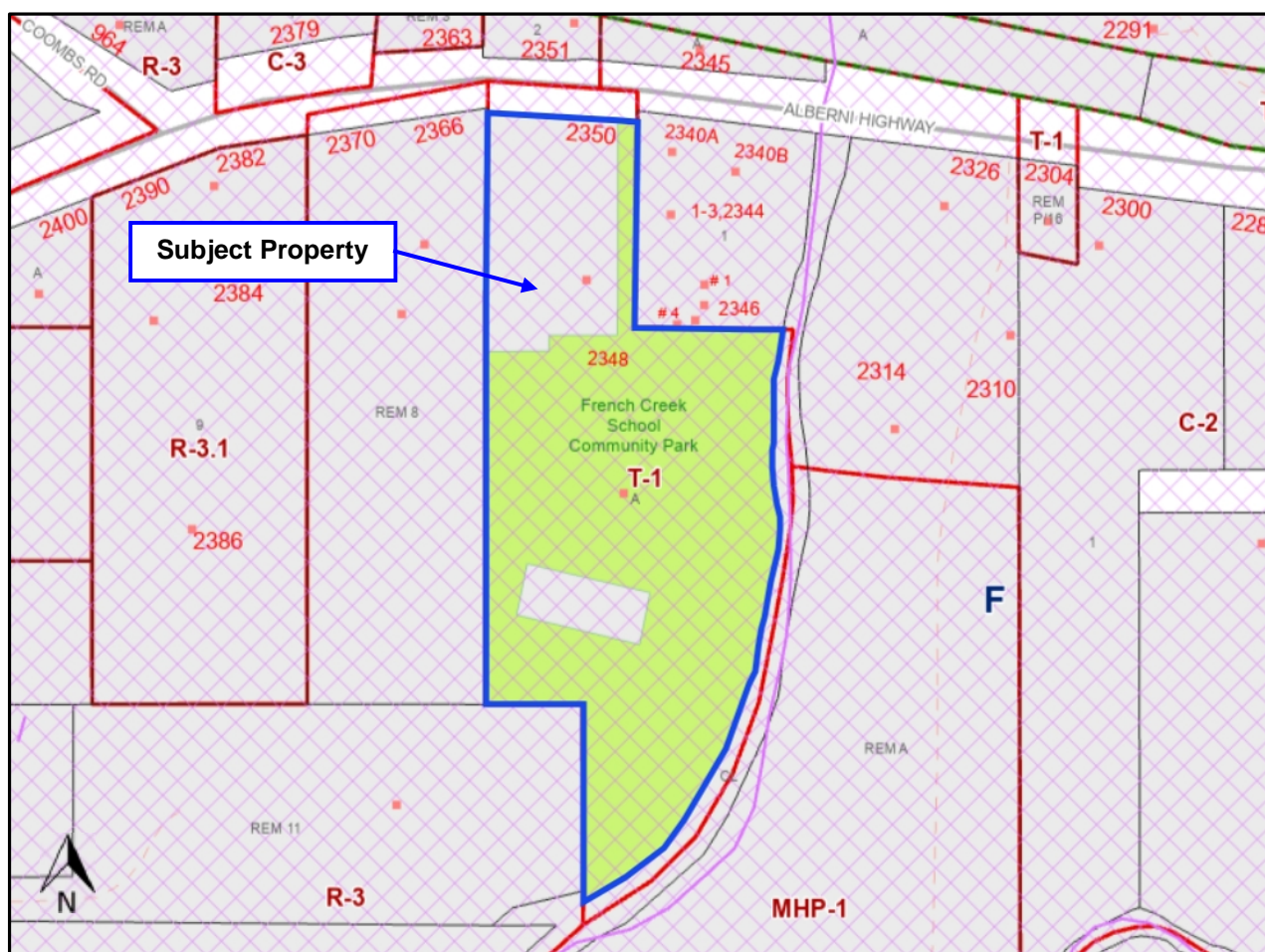
Assessment Data							
BC Assessment Data							
Year:	2023	%Chg	2022	%Chg	2021	%Chg	2020
Land:	\$776,000	0.04	\$749,000	0.73	\$432,000	0.02	\$425,000
Improv.:	\$3,102,000	0.14	\$2,730,000	0.09	\$2,514,000	0.5	\$1,676,000
Total:	\$3,878,000	0.11	\$3,479,000	0.18	\$2,946,000	0.4	\$2,101,000
Land/Total:	0.20		0.22		0.15		0.20
Property Data							
Property Identification							
Assessment Area:	Central Vancouver Island	PID:	004-523-555				
Jurisdiction:	Alberni Rural	Neighbourhood:	COOMBS, ERRINGTON, HILLIERS				
Roll Number:	000000000010384001	Legal:	Narrative: LOT A, PLAN VIP15661, DISTRICT LOT 143, NANOOSE LAND DISTRICT, FRENCH CREEK SCHOOL				
Lot Data							
Property Type:	SCHOOLS & UNIVERSITIES, COLLEGE OR TECHNICAL SCHOOLS		Lot Size:	398574.00 sq.ft/9.15 acres			
Taxation Type:	Civic, Institutional, Recreational		Lot Dimension:	N/A X N/A feet			
ALR:	No		Co-op:	No			
Lot Characteristics:	Location within Neigh Code						
Interior Data							
Year Built:	N/A		Stories:	N/A			
Effective Year:	N/A		Fireplace:	0			
Foundation:	N/A		Manual Class:	NON-MANUALIZED STRUCTURES - COMM			
Living Area			Bedrooms:	N/A			
Main Floor:	N/A		Bathroom(s):	0			
Basement:	0		4 Pc:	0			
Unfinished Basement:	0		3 Pc:	0			
Total Area:	N/A		2 Pc:	0			
Exterior Data							
Uncovered Deck Area:	0		Single Garage:	0			
Covered Deck Area:	0		Multiple Garage:	0			
Other Buildings:	No		Carport:	0			
Pool:	No						
Sales History							
Date:	Amount:	Title Certificate:	Sale Type:				
N/A	N/A	N/A	N/A				

“Actual Value” reflects the opinion of the local Assessment Authority of the market value of the fee simple interest in the property as at July 1, 2022 on the basis of October 31, 2022 physical condition. The Assessment Authority valuations are based on mass appraisal techniques such as multiple regression analysis, and inspection data may be several years old. Actual assessed values, therefore, can be less precise than a full appraisal.

LAND USE CONTROLS

Zoning

The zoning for the subject property has been established from bylaws, as they were in effect at the time of the appraisal. Pertinent sections of this bylaw, as they affect the subject property, are included in the following pages. The subject property is zoned T-1 (Institutional/Community Facility 1), as per the Regional District of Nanaimo, Electoral Area F Zoning and Subdivision Bylaw No. 1285, 2002, enacted June 25, 2002 and subsequent amendments.



Regional District of Nanaimo online mapping labels the rear ± 2.75 ha (6.80 acres) of the subject property as 'French Creek School Community Park'. This section of the subject property is under a 'License of Use' agreement with the RDN for use as a public community park. The license agreement is for a 10-year term expiring December 29, 2024. The license agreement provides no right-of-renewal to the RDN.

Zoning Bylaw

Section 4 – Page 27

**T-1 – INSTITUTIONAL /
COMMUNITY FACILITY 1****SECTION 4.20****4.20.1 Permitted Principal Uses**

- | | |
|------------------|------------------------|
| a) Care Services | f) Public Assembly |
| b) Cemetery | g) Public Hospital |
| c) Dwelling Unit | h) Recreation Facility |
| d) Fairground | i) School |
| e) Funeral Home | |

4.20.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.20.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.20.4. Regulations

- a) All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from all watercourses, streams or any property line adjacent to an R-2, R-3 or MHP zone.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

4.20.5 Additional T-1 Zones

Principal and accessory uses as set out in Section 4.23 (T-1.1 to T-1.3 inclusive) are permitted in addition to those uses permitted in the T-1 zone. ¹

¹ Bylaw No. 1285.01, adopted April 13, 2004

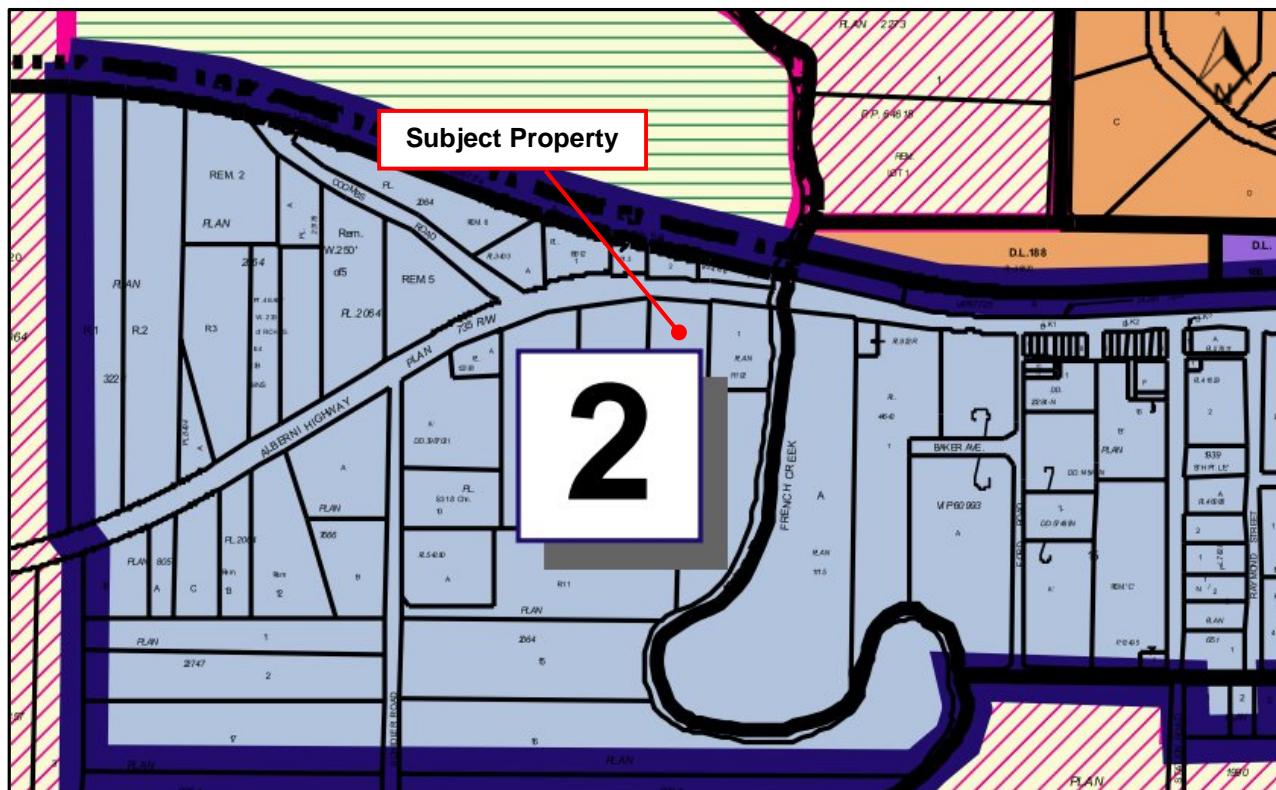
Official Community Plan (OCP)

All local governments are required to ensure that zoning bylaws and new development conform to the OCP. Proposed zoning changes must comply with land uses permitted by the OCP in order to be passed by city council. Proposed rezoning not supported by the OCP requires that the OCP be amended. Such applications are also considered by city council.

In the OCP, the subject is designated 'Village Centre Comprehensive Mixed Use' and is within the 'Coombs Village Centre'.

The OCP can be accessed at:

<https://www.rdn.bc.ca/dms/documents/planning/electoral-area-f---errington,-coombs-&-hilliers/official-community-plan/area-f-official-community-plan-complete-text-document.pdf>



LAND USE DESIGNATIONS

	Park Lands
	Rural Lands
	Rural Residential Lands
	Tourist Commercial Lands
	Village Centre Comprehensive Mixed Use
	Commercial / Industrial Mixed Use
	Industrial
	Resource Lands
	Resource Lands within Agricultural Land Reserve
	Resource Lands within Forest Land Reserve
	Resource Lands that are Crown Land (not in FLR or ALR)

VILLAGE CENTRES & RURAL SEPARATION BOUNDARIES

	Qualicum River Estates Village Centre
	Coombs Village Centre
	Errington Village Centre
	Hilliers Village Centre
	Bellevue / Church Rd. Rural Separation Areas



Village Centres

Village Centres are mixed-used ‘focal points’ of a community or neighbourhood, potentially supporting a variety of commercial, recreational, community and professional services. A Village Centre may also contain multi family or smaller lot residential development. This OCP contains four village centres: the Coombs Village Centre, the Errington Village Centre, the Hilliers Village Centre and the Qualicum River Estates Village Centre.

The Coombs Village Centre contains the largest concentration of commercial and tourist related services in the Plan Area. Currently, the Centre contains the Coombs Market, several retail stores providing a wide range of products and services, the French Creek Elementary School, a church and outdoor amusement rides. Approximately 270 dwelling units could be accommodated in this Centre.

The Errington Village Centre has been the location for commercial, cultural and social activities in the eastern part of the Plan Area since the early 1900s. Currently, the Centre contains a general store, several retail/service stores, a community centre, a sawmill, and the Errington Elementary School. Approximately 60 dwelling units could be accommodated in this Centre.

Qualicum River Estates is located in the northwest corner of the Plan Area adjacent to the Little Qualicum River. Lands have been acquired for a future school site and park land as part of the subdivision approval process. It is anticipated that the Centre will provide the services and facilities needed by local residents. Approximately 153 dwelling units could be accommodated in this Centre.

The Hilliers Village Centre, located on Highway 4 to the west of the Coombs Village Centre, contains a mix of commercial/industrial services and smaller residential lots. There is a long history of commercial activity in the Village Centre, and potential for future commercial/industrial and residential development. Approximately 116 dwelling units could be accommodated in this Centre.

Lands within all Centres are designated Comprehensive Mixed Use. The lands designated as village centres and each centre’s corresponding Rural Separation Boundary are shown on Map No. 2.

Objectives

1. Concentrate compatible uses to improve the function of the Village Centres.
2. Establish limits to the Village Centres by designating lands as ‘Village Centre’.
3. Establish a Rural Separation Boundary around each Village Centre to allow for community servicing to parcels within the Boundary (the lands designated within each Centre exactly coincide with the Rural Separation Boundary for each Village Centre).

General Policies

1. A mix of uses compatible with the Village Centre may be permitted in the Village Centres without an amendment to the Official Community Plan. Compatible uses include (*but are not limited to*): tourist accommodations, retail stores, smaller lot or multi-family residential developments, tourist information booths, offices, restaurants, recreation facilities, public markets, neighbourhood pubs, public assembly uses, personal care services, and schools.
2. The RDN may, with the participation of local residents and stakeholders, initiate the preparation of a Village Plan for any and/or all Village Centres. A Village Plan shall contain specific goals, objectives and implementation measures for the Centre.

3. The ultimate number of dwelling units to be accommodated within the Village Centres and servicing infrastructure shall be determined through the Village Plans. In the interim, build-out projections are established in the text of this Plan as a guide for future planning. These calculations are based on the amount of undeveloped land, the introduction of community services and the retention of existing business uses. The number of potential dwelling units is based on allowing a ½ acre per unit on a gross area calculation. This calculation may be amended following the Village Plan process.
4. A single or two-storey pedestrian oriented form of development that recognizes the form and character of existing establishments shall be encouraged for properties in the Village Centres.



Rural Separation Boundaries

Rural Separation Boundaries are used to define the limits of mixed-use development. The delineation of a boundary around an area also recognizes that community servicing may ultimately be necessary to deal with septic and potable water concerns on parcels within the boundary or to allow for a higher level of development. There are five areas designated for Rural Separation Boundaries: the Errington Village Area, the Coombs Village Area, the Qualicum River Estates Village Area, the Hilliers Village Area, and the Bellevue-Church Road Area. Map No. 2 designates Rural Separation Boundaries around these Areas. Lands within the Bellevue-Church Road Boundary are designated Industrial or Commercial/Industrial Mixed Use.

Objectives

1. Direct future commercial, industrial, public utility and community services uses to lands within the Rural Separation Boundaries. A compatible mix of uses is supported within the Boundaries.
2. Consider the provision of community water, sewer and stormwater services to parcels within the Rural Separation Boundaries, subject to the community expressing an interest in the provision of services, or for health or environmental reasons.

General Policies

1. The provision of complete community services to lands within the Rural Separation Boundaries shall be supported in principle pursuant to the policies contained in Section 7 of this Plan.
2. A mix of uses is encouraged within the Rural Separation Boundaries
3. Significant areas of park land and open space are desirable within the Rural Separation Boundaries. Not all lands within the boundaries should be developed.

VALUATION ANALYSIS

HIGHEST AND BEST USE

An accepted definition of highest and best use is:

"That reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The highest and best use of a property is an economic concept that measures the interaction of four criteria: legal permissibility, physical possibility, financial feasibility, and maximum profitability. Determining the highest and best use of a property is a critical appraisal component that provides the valuation framework that market participants and appraisers require to identify and analyze comparable market information for valuation purposes.

An appraiser considers highest and best use of the property as if vacant separately from the highest and best use of the property as improved. This is because the highest and best use of the site as if vacant and available for development determines the value of the land, even if the property's existing improvement does not represent the highest and best use of the site.

Highest and Best use of land or a site is the use among all reasonable alternative uses that yields the highest present land value, after payments are made for labour, capital and co-ordination. The conclusion assumes that the parcel of land is vacant or can be made vacant by demolishing any improvements.

As if Vacant

The subject property is somewhat irregular in shape, but is overall sufficient in size, configuration, and road frontage to support a wide range of development options. It is a fairly level site that does not appear to impose extraordinary site development conditions, except for along the east side which contains a steeply descending embankment fronting French Creek. Municipal services are not available in the area. Consequently, development is reliant upon on-site wells and septic systems.

The subject is located fronting the highway in the Coombs commercial village centre. The Coombs market is located directly east of the subject on the opposite side of French Creek. The Coombs market is a very popular tourist attraction containing various specialty retail shops, food market, and restaurants. The subject is well exposed to highway traffic of the Alberni Highway (Island Highway No. 4) which is the primary commercial corridor through the Coombs area, and also serves as an alternative route for traffic to Port Alberni and the west coast of Vancouver Island. Overall, the subject location is judged to be well suited to a range of commercial development options, including commercial or clean light industrial uses that are reliant on large land parcels for customer parking and outdoor product storage and display.

The subject property is zoned T-1 (Institutional/Community Facility 1) which provides for a limited range of uses including care services, cemetery, dwelling unit, fairground, funeral home, public assembly, public hospital, recreation facility, and school. The permitted uses of zoning are very specialized and not considered economic for development in the private sector. Further considering the small local area population and demographics, it is unlikely that there is a current or future need in the short to medium term for many of the uses permitted by zoning that are typically provided within the public sector, such as care services, hospital, and schools.

Under the OCP, the subject is designated 'Village Centre Comprehensive Mixed Use' and is within the 'Coombs Village Centre'. According to the OCP, 'Village Centres' are 'focal points' of a community or neighbourhood, potentially supporting a variety of commercial, recreational, community and professional services. The 'Coombs Village Centre' contains the largest concentration of commercial and tourist related services in the Plan Area, with the potential to accommodate approximately 270 dwelling units. According to the OCP, a mix of uses compatible with the Village Centre, including (but not limited to) are: tourist accommodations, retail stores, smaller lot or multi-family residential developments, offices, restaurants, recreation facilities, public markets, and neighbourhood pubs. Given the lack of municipal water and sanitary sewer service infrastructure in the area, however, the subject is judged to be better suited to commercial rather than intensive residential use.

When a rezoning amendment in accordance with the OCP is made, the application is typically judged on the merits of a specific land use proposal and is subject to public review and input. Given the commercial characteristics of the neighbourhood, the probability of successful achievement of rezoning is strong; however, the form and allowable density remains uncertain. Rezoning, furthermore, will need to be weighed in the context of costs to the applicant, as even when a proposed zoning change is in conformity to the OCP, approval is quite often conditional upon the applicant posting a 'community contribution', such as to parks or for public infrastructure. These conditions create disincentives to the applicant and can sometimes outweigh the financial feasibility of projects.

Recent Bank of Canada interest rate increases have raised the uncertainty of future market trends; however, the demand for vacant commercial land continues to be strong. The Coombs market area is rural in nature, but is a well-established tourist destination, and there are few competing development sites in the region of comparably large size. In summary, the highest and best use of the subject property 'as if vacant', is concluded to be pursuit of commercial rezoning in accordance with the policies of the 'Coombs Village Centre' designation of the OCP, followed by commercial development in accordance with the adopted rezoning.

As Improved

The subject property is improved with an older, purpose-built, institutional (public school) building. The building is older in age, and since closed in 2014, appears to have been maintained only on an 'as needed' basis. The building has been deemed surplus to the district's needs, and in need of significant reinvestment for public education purposes. Assuming that the building could be repurposed for an alternative use permitted by zoning, significant reinvestment would continue to be required.

Notwithstanding the need for reinvestment, it is the large size of the building that is judged to be the greatest barrier toward the repurposing and marketing of the subject property. The market for the subject property type tends to be populated by local non-profit community groups operating on modest budgets, with very few having the need for space as large as the subject. Many former public schools on Vancouver Island are often leased to multiple public and private sector tenants and non-profit organizations that provide services consistent with 'institutional' zoning, but it is doubtful in this case that the market is sufficient in scale given the rural area location. Therefore, the subject is likely to be in highest demand in the private education sector, such as in vocational or other specialized skills training. The market for the subject property type within the private education sector, however, is untested, and this raises the uncertainty of highest and best use.

To most potential buyers, the subject improvements represent a liability to the land, as in order to develop the property to its highest and best use (assuming rezoning), demolition and debris removal is required. Ironically, the large size of the building, as well as elements of the construction that contain asbestos, serve as a significant barrier toward redevelopment, as demolition costs are known to start from \$25 to \$35 per sf, and typically exceed this range when management of hazardous materials such as asbestos is required.

Highest and best use is an economic concept that measures the interaction of four criteria: legal permissibility, physical possibility, financial feasibility, and maximum profitability. In the consideration of highest and best use 'as improved', the subject improvements are found to be legally permissible (i.e., developed in conformance with zoning), and although in need of reinvestment, physically capable of supporting a wide range of the permitted uses of zoning. Based on the analysis of the comparable sales evidence, however, the criteria as it relates financial feasibility and maximum profitability is very uncertain. While the vacant land is in highest demand for commercial development, the high costs associated with demolition, which are unknown at this time, would be factored as a discount in value by most developers. As a result, there might be an opportunity for some buyers operating in the private education sector to out-bid the typical market participant that would consider the improvements to be a liability to the land.

Overall, given that market for the subject property is relatively untested and the full costs of demolition are uncertain, there is insufficient evidence at this point in time to conclude that demolition and redevelopment of the vacant land is representative of highest and best use at this time. In summary, the highest and best use of the subject property is concluded to be continued utilization as improved in the short term, with a long term view toward commercial redevelopment pending investigation of market demand for occupancy of the building, demolition and debris removal costs, and rezoning approval options with the Regional District of Nanaimo.

APPRAISAL TECHNIQUES

In completing an appraisal assignment and formulating an opinion of the fair market value of a property, consideration must be given to the method of valuation. Over the years, three approaches to value have become basic and are:

Cost Approach

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial profit, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.

Direct Comparison Approach

A process in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison. The Direct Comparison Approach may be used to value improved properties, vacant land, or land being considered as though vacant. It is the most common and preferred method of land valuation when comparable sales data is available.

Income Approach

A method through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flow and reversion) into property value. This conversion can be accomplished in two ways. One year's (stabilized) income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.

Method(s) Applied

Only the Direct Comparison was applied in support of the estimate of market value for the subject property.

The Cost Approach was not applied in this case as the existing improvements do not match the highest and best use of the land 'as if vacant'. In other words, assuming that the subject property was vacant, it would be developed much differently. For older improvements such as the subject, the Cost Approach, furthermore, is weakened by the difficulty in estimating loss in value arising from all forms of depreciation; physical and functional inclusive.

The subject property type is not typically transacted for rental investment purposes; consequently, the Income Approach has no validity in this case.

DIRECT COMPARISON APPROACH

The Direct Comparison Approach produces an estimate of value of a property by comparing it with similar properties that have been recently sold, on which offers have been made, or are currently offered for sale. The approach involves the gathering, analyzing and comparing of data.

The Direct Comparison Approach implies the principle of substitution, which states that a prudent purchaser will not pay more for a property than it would cost to buy an equally desirable substitute property. The properties selected for comparison should ideally be as similar as possible to the subject and require little in the way of adjustment. This is not always possible, however, and in most appraisals the comparables must be adjusted for dissimilar characteristics. In the adjustment process, the appraiser is putting himself in the place of a typical purchaser by analyzing the data available and producing a conclusion of the most probable price to pay for a property. The adjustment process allows for many factors such as location, time of sale, terms of sale, building age, lot size, condition and quality.

The following comparables and others have been analyzed to estimate a probable value for the subject property.

1. Lot 1, Shawnigan Lake Road, Malahat, BC



Legal Description: Lot 1, District Lot 132, Malahat District, Plan EPP83484
(PID: 031-215-483)

Instrument Number: CB362088

Sale Price: \$4,000,000

Sale Date: September 2022 (Private Sale)

Conveyance Date: November 2022

Land Area: 4.05 ha (10.01 acres)

SP/ha: \$987,654 (\$399,600 per acre)

Remarks: A vacant, I-5 (Eco-Industrial) zoned acreage located fronting Shawnigan Lake Road and Stebbings Road, approximately 1.5 km northwest of the Trans-Canada Highway. Jurisdiction is within the Cowichan Valley Regional District, Electoral Area B. The Shawnigan village core is approximately 7 km north and the City of Victoria is approximately 35 km south. Municipal services are not available in the area. A drilled well is reportedly installed and septic is approved.

The property contains undulating terrain that generally carries a moderate downward slope toward the north. The property is also bisected by Van Horne Creek, with a restrictive covenant registered against title prohibiting disturbance of 1.33 ha (3.29 acres) within Plan EPP20333. As a result, the effective area is reduced to 2.72 ha (6.72 acres), indicating an effective SP/ha of \$1,470,588 (\$595,238 per acre).

The I-5 zone permits a wide range of industrial uses, to maximum site coverage of 50%. The previous sale of this property was in July 2021 (negotiated January 2021) for \$2,100,000 (Instrument No. CA9206625).

2. 1754 Alberni Highway, Coombs, BC



Legal Description: Lot 1, Salvation Army Lots, Nanoose District, Plan EPP17783 (PID: 028-829-522)

Instrument Number: CB99441

Sale Price: \$2,450,000

Sale Date: April 2022 (75 Days on Market)

Conveyance Date: July 2022

Land Area: 2.77 ha (6.84 acres)

SP/ha (Land): \$884,477 (\$358,187 per acre)

Building Area: 333 m² (3,589 sf) [not including greenhouses]

SP/m² (Building): \$7,357 (\$683 per sf)

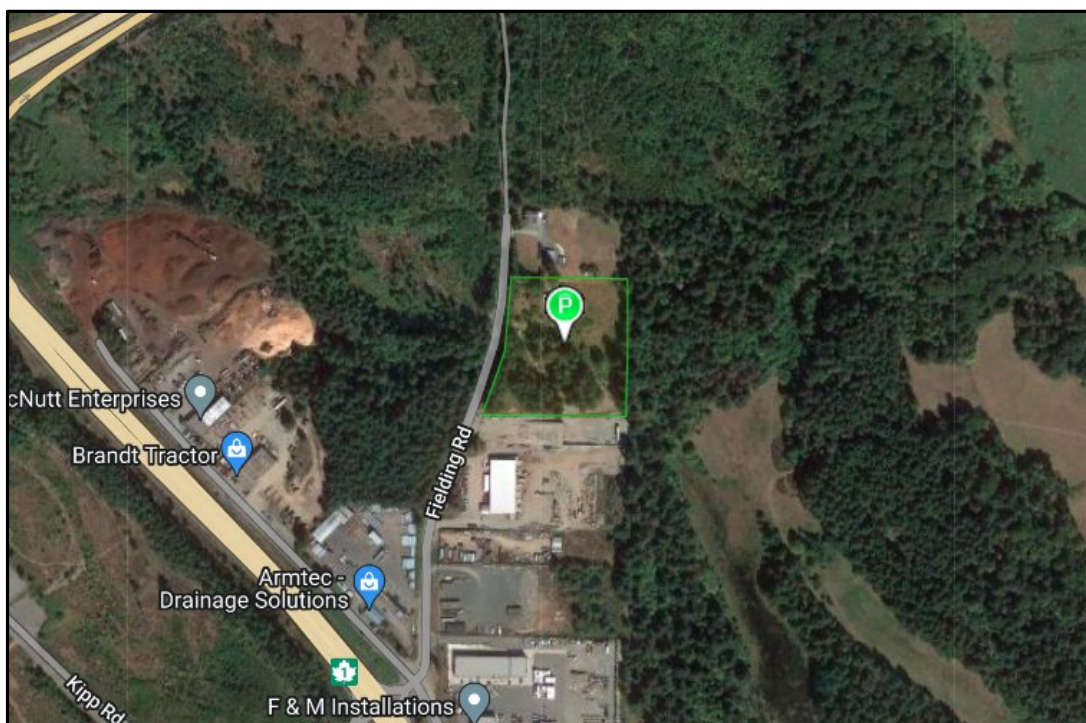
Site Coverage: 0.8%

Remarks: An improved, C3 (Commercial 3) and R3 (Village Residential 3) zoned property located fronting the Alberni Highway, $\pm 2 \frac{1}{2}$ km east of the Coombs Market. Jurisdiction is within the Regional District of Nanaimo Electoral Area 'F'. Municipal services are not available in the area. The C3 zone applies to the northerly ± 1.27 ha (3.13 acres) and permits a broad range of commercial uses. The R3 zone applies to the balance and allows for care services, dwelling unit, public assembly and school, to a minimum lot size of 1.0 ha (2.47 acres). Under the OCP, the property is designated 'Commercial / Industrial Mixed Use'.

Improvements comprise a ± 30 -year-old, 85 m² (916 sf), retail building, two low-cost greenhouses measuring 139 and 279 m² (1,500 and 3,000 sf), and a ± 40 -year-old, 2-storey, 248 m² (2,673 sf), 3-bedroom / 3-bathroom, single family dwelling.

This property was listed for sale through the MLS in January 2022 for \$2,499,000 before selling as detailed above.

3. 1788 Fielding Road, Nanaimo, BC



Legal Description: Lot B, Sections 14 & 15, Range 6, Cranberry District, Plan VIP78751 (PID: 026-276-071)
 Instrument Number: CA9881346
 Sale Price: \$4,000,000
 Sale Date: January 2022 (256 Days on Market)
 Conveyance Date: April 2022
 Land Area: 1.61 ha (3.97 acres)
 SP/ha: \$2,484,472 (\$1,007,557 per acre)

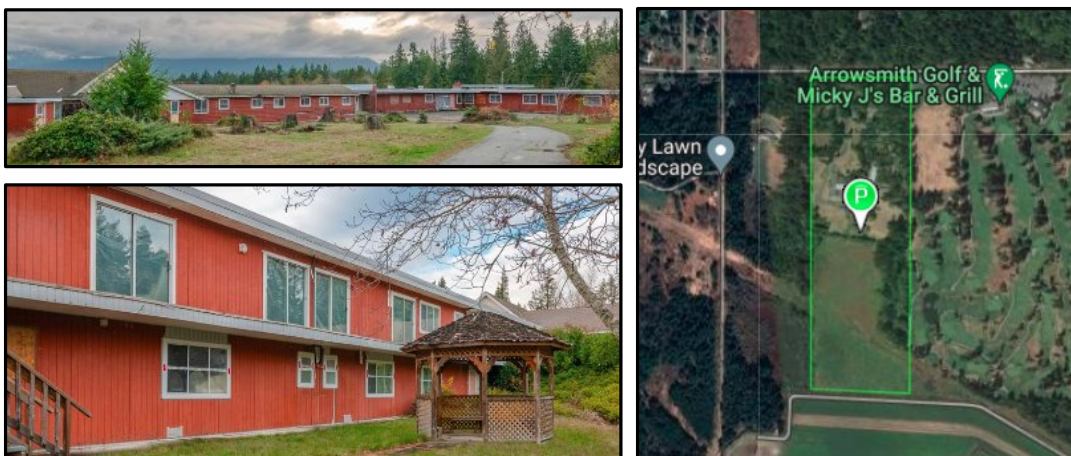
Remarks: An improved, RS2 (Residential 2) zoned property located near the end of Fielding Road, off Schoolhouse Road and the Trans-Canada Highway within Electoral Area "A" in the Regional District of Nanaimo. The site is fairly level to moderately downward sloping toward the east. Municipal water and sewer services are not available.

The RS2 zone allows for residential and home-based business use only. Under the OCP, it is designated 'South Wellington Light Industrial & Commercial' which is supportive of industrial rezoning, consistent with the area.

Improvements comprise an old single-family dwelling dating to 1925; judged to be of not contributory value to the land.

This property was listed through the MLS in May 2021 for \$4,200,000 before selling as detailed above.

4. 2300 Fowler Road, Qualicum Beach, BC



Legal Description: Lot 26, District Lot 81, Newcastle District, Plan 1967, (PID: 001-979-710)

Instrument Number: CA9807792

Sale Price: \$1,300,000

Sale Date: January 2022 (99 Days on Market)

Conveyance Date: March 2022

Land Area: 13.33 ha (32.95 acres)

SP/ha (Land): \$97,524 (\$39,454 per acre)

Building Area: 2,694 m² (29,000 sf)

SP/M² (Building): \$483 (\$45 per sf)

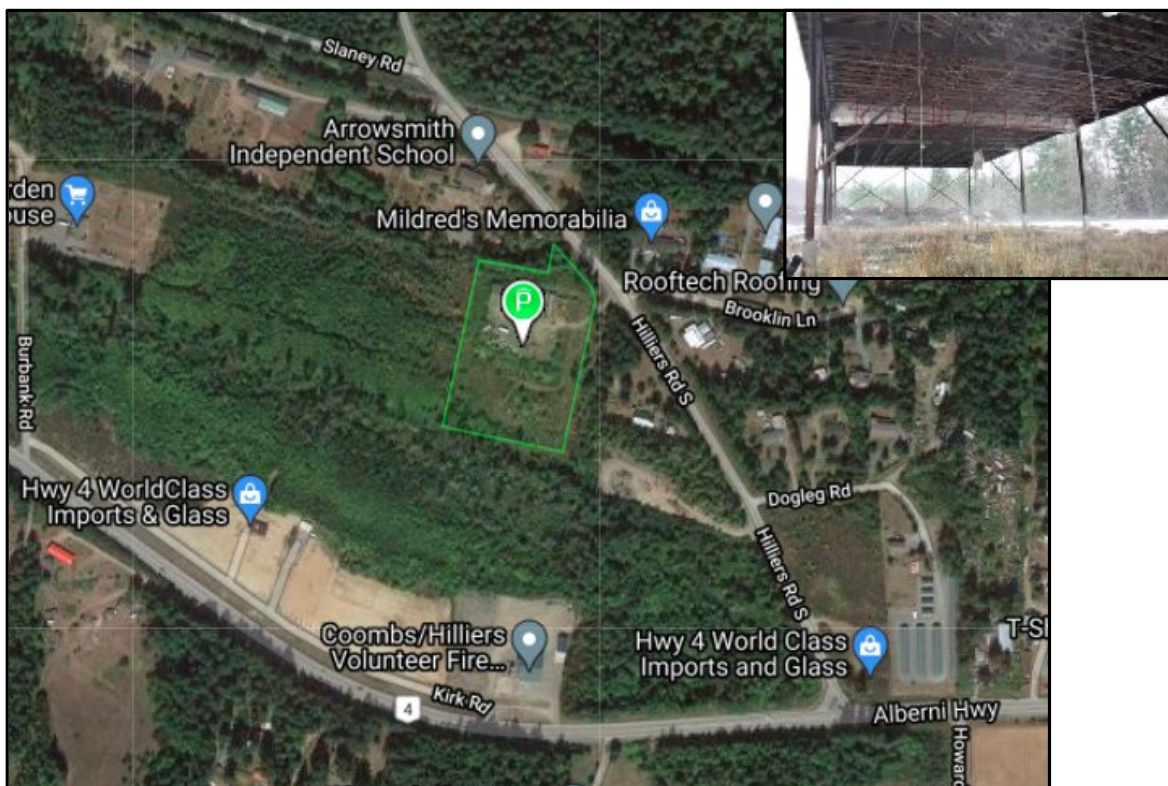
Site Coverage: ±1.0%

Remarks: An improved, PU-1B (Public 1) and RU-1D (Rural 1) zoned property located west of the Arrowsmith Golf Course, approximately 11 km northwest of Qualicum Beach. Jurisdiction is within the Regional District of Nanaimo, and the property is located entirely within the ALR. The acreage is mostly cleared and slopes gently downward from Fowler Road. There are two ponds near the mid-western boundary. The southern half contains seasonally flooded fields.

The north half of the property is zoned PU-1 and improved with the former Arranglen Lodge, a 1- and 2-storey intermediate care facility with 88 bedrooms and ensuite bathrooms, totalling 2,694 m² (29,000 sf). Originally, construction was as a farm house, with additions completed in 1976, 1980, and 1986. According to the listing realtor, the building interior had been largely deconstructed to studs and had been vacant for the past number of years. Ancillary buildings include an approximate 56 m² (600 sf) three-car garage, 74 m² (800 sf) workshop and a 37 m² (400 sf) guest cottage.

This property was listed for sale in October 2021 for \$1,300,000 before selling as detailed above. The previous sale was in April 2014 for \$850,000 (Instrument No. CA3684172). The vendor of the previous transaction was CPAC (Arranglen Gardens) Inc. (a subsidiary of Chartwell Seniors Housing Real Estate Investment Trust) who had previously closed the facility several years prior upon opening of a new facility in Qualicum Beach. The intention of the purchaser at the time was to convert the use of the property for licensed production of medical marijuana; however, it is understood that the requisite licenses were not secured.

5. **881 Hilliers Road, Hilliers (rural Qualicum Beach), BC**



Legal Description: Lot A, District Lot 4, Cameron District, Plan 41831
(PID: 000-897-825)

Instrument Number: CA9731391

Sale Price: \$865,000

Sale Date: February 2022 (26 Days on Market)

Conveyance Date: February 2022

Land Area: 1.54 (3.87 acres)

SP/ha: \$561,688 (\$223,514 per acre)

Remarks: An improved, R3.4 (Village Residential 3.4) zoned property located approximately 400 metres north of the Alberni Highway (Island Highway No. 4) in the rural Hilliers area, 6 to 7 km southwest of Qualicum Beach. Jurisdiction is within the Regional District of Nanaimo Electoral Area 'F'. Municipal services are not available in the area. The property is fairly level to gently undulating and predominantly cleared.

The R3.4 zone is a site-specific zoning designation permitting two single family dwellings, along with value added lumber remanufacturing and outdoor storage only. The minimum lot size permitted by zoning is 1.0 ha (2.47 acres), indicating that the property is not potentially subdividable. In the OCP, the property is designated 'Village Centre Comprehensive Mixed Use' within the 'Hilliers Village Centre'.

Improvements comprise an old, open-sided, 557 m² (6,000 sf) storage shed and manufactured home, of minimal to no contributory value to the property.

This property was listed for sale through the MLS in January 2022 for \$868,000 and sold as detailed above. This property previously sold in May 2020 for \$410,000

6. 3645 Tralee Road, Whiskey Creek, BC



Legal Description: Lot A, District Lot 9, Cameron District, Plan 51110 (PID: 016-492-251)
 Instrument Number: CA9352884
 Sale Price: \$1,000,000
 Sale Date: August 2021 (111 Days on Market – See Comments)
 Conveyance Date: September 2021
 Land Area: 2.43 ha (6.00 acres)
 SP/m²: \$411,623 (\$166,667 per acre)
 Building Area: 1,191 m² (12,817 sf)
 SP/m²: \$840 (\$78 per sf)
 Site Coverage: 4.3%

Remarks: An improved, MU1 (Mixed Use Chatsworth Road 1) zoned property located near the end of Tralee Road south of the Alberni Highway in the rural Whiskey Creek area, approximately 12 km southwest of Qualicum Beach. Jurisdiction is within the Regional District of Nanaimo Electoral Area 'F'. Municipal services are not available.

The MU-1 zone permits concrete and asphalt batch plant, dwelling unit, marshalling yard, primary mineral processing, and wood processing. Maximum density is 1 dwelling unit per lot; minimum lot size is 1 ha (2.47 acres); maximum lot coverage is 10%. The parcel appears to meet the minimum requirements for subdivision; however, the improvements are situated in such a manner that might impede subdivision. Designation under the OCP is 'Rural Residential'.

Improvements comprise a 929.03 m² (10,000 sf), low-cost shop / pole shed utilized for timber milling along with a 5-bedroom, 2-bathroom single family residence (circa 1990) totalling 216 m² (2,325 sf) plus an unfinished basement totalling 45.71 m² (492 sf).

This property was listed for sale May 2021 for \$1,249,900, with price reductions to \$1,149,900 and \$998,900 in July 2021 and August 2021 before selling as detailed above. There is a long prior listing history dating to 2010.

7. 8545 Hemlock Street, Youbou, BC

Legal Description: Lot A, Block 136, Cowichan Lake District, Plan 21269 (PID: 003-500-535); & Lot 1, Block 7, Cowichan Lake District, Plan 8301 (PID: 005-500-770)

Instrument Number: CA9114008 & CA9114009

Sale Price: \$750,000

Sale Date: June 2021 (28 Days on Market)

Conveyance Date: June 2021

Land Area: 2.11 ha (5.22 acres)

SP/ha (Land): \$355,450 (\$143,678 per acre)

Building Area: 1,552 m² (16,706 sf)

SP/M² (Building): \$483.25 (\$44.89 per sf)

Site Coverage: ±7.3%

Remarks: An improved, P-2,(Institutional 2) zoned property located at the corner of Hemlock Street and Youbou Road in the community of Youbou, on the north shore of Cowichan Lake, approximately 16 km northwest of the Town of Lake Cowichan. Jurisdiction is within the Cowichan Valley Regional District. The property is comprised of two lots measuring 11,493 and 9,632 m² (2.84 and 2.38 acres). The larger parcel (Lot A) is moderately upward sloping and is improved with the school buildings (former Yount Elementary), whereas the smaller parcel (Lot 1) is generally level and developed with the school playfields. Community water service is available in the area, but no sewer.

The P-2 zone permits 'institutional' uses only, with single family residential as an accessory use. The minimum permitted lot size is 4,000 m² (0.99 acre) for lots serviced with community water but no sewer. Under the OCP, the property is designated 'Institutional' which is consistent with zoning.

Yount Elementary School dates to 1944, with renovations dating to 1987. The main school building measures 1,320 m² (14,206 sf) with the attached gymnasium adding 232 m² (2,500 sf). The floor plan and finished interior construction is typical of the occupancy and construction type, with the building known to contain asbestos.

This property was listed for sale through the MLS in June 2021 for \$675,000 before selling as detailed above. The vendor was School District No. 79. The buyer reportedly has preliminary plans to build on the vacant lot and partially repurpose the school for potential use as a martial arts studio or gym.

8. 1390 Industrial Way, Parksville, BC

Legal Description: Lot B, District Lot 123, Nanoose District, Plan VIP58761 (PID: 018-771-971)

Instrument Number: CA8897617

Sale Price: \$3,500,000

Sale Date: Unknown (Private Sale – See Comments)

Conveyance Date: April 2021

Land Area: 3.29 ha (8.13 acres)

SP/ha (Land): \$1,063,830 (\$430,504 per acre)

Building Area: 1,196 m² (12,868 sf)

SP/m² (Building): \$2,928 (\$272 per sf)

Site Coverage: 7.0% (industrial land component only)

Remarks: An improved, I-1 (Light Industrial) and A-1 (Agricultural) zoned property bisected by Industrial Way and backing onto Island Highway 19a at the entrance to the Parksville Industrial Park. Direct highway access is not available. Municipal water service is available, with the nearest sewer connection approximately 110 metres south.

The 1.52 ha (3.76 acres) east of Industrial Way is zoned I-1. It is entirely level and equal in elevation to road frontage. The balance of 1.77 ha (4.37 acres) is zoned A-1 but designated 'Industrial' under the OCP. Roughly 25% of the area west of Industrial Way has been levelled and cleared, with the balance remaining wooded and situated ± 10 metres below an embankment. The estimated contributory value of the A-1 zoned land is \$655,000 (\$150,000 per acre).

Improvements comprise an average to good quality 743 m² (8,000 sf) steel frame warehouse/office dating to 1995, an older (renovated), wood frame, 257 m² (2,762 sf) industrial repair shop, and a 4-bedroom, 196 m² (2,106 sf), single-family residence. The buildings are generally well maintained and in average to good condition.

At the time of sale, the warehouse / office was owner-occupied, with the repair shop and single family dwelling being tenant-occupied; generating \$42,000 and \$26,400 per annum in rent.

This was a private sale; however, it was previously listed through VIREB in August 2020 for \$3,998,000, with the listing expiring after 94 days on the market.

9. 2450 Alberni Highway, Coombs, BC



Legal Description: Lot 12, District Lot 143, Nanoose District, Plan 2064, Except Part in Plan 167R (PID: 000-837-181)

Instrument Number: CA8843860

Sale Price: \$1,450,000

Sale Date: February 2021 (548 Days on Market)

Conveyance Date: March 2021

Land Area: 1.55 ha (3.84 acres)

SP/ha (Land): \$935,484 (\$377,604 per acre)

Building Area: 739.9 m² (7,964 sf)

SP/m² (Building): \$1,960 (\$182 per sf)

Site Coverage: 4.0%

Remarks: An improved, C3 (Commercial 3) zoned property located fronting the Alberni Highway nearby the Coombs Market. Jurisdiction is within the Regional District of Nanaimo Electoral Area 'F'. Municipal services are not available in the area.

Improvements comprise a 418.6 m² (4,506 sf) veterinary clinic with 3-bedroom suite. Extensive renovations, inclusive of new electrical, plumbing, roof, and interior partitions were completed in 2007. The property is additionally improved with a renovated 3-bedroom / 2-bathroom, 200.9 m² (2,162 sf) single-family dwelling to the back. Additional site improvements include a 120.4 m² (1,296 sf) stable and small barn.

This property was listed for sale in September 2019 for \$1,599,000, with ensuing price reductions to \$1,575,000 and \$1,540,000 before selling as detailed above. It is known that during the listing period, the property was under contract for \$1,510,000; however, the sale ultimately collapsed for unknown reasons.

10. 2175 Campbell River Road, Campbell River, BC

Legal Description: Lot B, District Lot 66, Sayward District, Plan 34524, Except Part in Plan VIP67238 (PID: 000-293-270)

Instrument Number: CA6768975

Sale Price: \$1,650,000

Sale Date: January 2018 (324 Days on Market)

Conveyance Date: April 2018

Land Area: 2.79 ha (6.91 acres)

SP/ha (Land): \$591,397 (\$238,784 per acre)

Building Area: ± 1,886 m² (20,300 sf)

SP/m² (Building): \$875 (\$81 per sf)

Site Coverage: 6.7%

Remarks: An improved, C-4 (Commercial 4) zoned property located near the intersection of Island Highways 19 and 19a in the Campbellton area. 2 to 3 km west of the downtown core. The site is level, entirely cleared, and fully serviced. The C4 zone permits a wide range of commercial uses, including mixed-use commercial and multi-family residential, to a maximum FAR of 1.5.

Improvements comprise two former public school buildings (Campbellton Elementary) measuring ± 697 and 1,189 m² (7,500 & 12,800 sf). Original construction dates to 1955. The school, however, had been closed for several years prior to this sale.

This property was listed for sale through the MLS in February 2017 for \$1,750,000 before selling as detailed above. The purchaser has since converted the building to a self-storage warehouse and is proposing development of the balance with a building supplies warehouse and several additional self-storage buildings.

Indicators 1 through 10 are summarized by the following table:-

No.	Sale Price	Date	Zoning	Land (Acre)	SP/acre (Land)	Bldg. (SF)	SP/SF (Bldg.)	Site Coverage	DOM
1.	\$4,000,000	11/22	I5	10.01	\$399,600	--	--	--	Private
2.	\$2,450,000	07/22	C3/R3	6.84	\$358,187	3,589	\$683	0.8%	75
3.	\$4,000,000	04/22	RS2	3.97	\$1,007,557	--	--	--	256
4.	\$1,300,000	03/22	PU1/RU1	32.95	\$39,454	29,000	\$45	1.0%	99
5.	\$865,000	02/22	R3.4	3.87	\$223,514	--	--	--	26
6.	\$1,000,000	09/21	MU1	6.00	\$166,667	12,817	\$78	4.3%	111
7.	\$750,000	06/21	P2	5.22	\$143,678	16,706	\$45	7.3%	28
8.	\$3,500,000	04/21	I1/A1	8.13	\$430,504	12,868	\$272	7.0%	Private
9.	\$1,450,000	03/21	C3	3.84	\$377,604	7,964	\$182	4.0%	548
10.	\$1,650,000	04/18	C4	6.91	\$238,784	20,300	\$81	6.7%	324
Subject Property			T1	9.15		16,843		4.2%	

There have been few recent sales of the subject property type in the local market area and, for this reason, the parameters of research were expanded to include a range of vacant and improved property sales from a wider range of time and location. Indicators 1 through 10 were selected as the most relevant data. The comparables sold in the range of \$750,000 to \$4,000,000 from April 2018 through November 2022.

A brief review of the comparables relative to the subject is as follows:-

Indicator 1 is a vacant land sale located within a new light industrial subdivision in the rural Malahat area. The location is off the highway and, therefore, does not have the equivalent traffic exposure of the subject, but the area is within close proximity of Greater Victoria. Zoning is in place to permit a wide range of light industrial and commercial uses. This comparable contains environmentally sensitive land and a restrictive covenant reducing the effective area to 6.72 acres, indicating an effective SP/ac of \$595,238.

Indicator 2 is located nearby the subject, also fronting the Alberni Highway. The property is split-zoned C3 and R3; therefore, zoning is immediately in place to support commercial and residential development. Under the OCP, the property is designated 'Commercial / Industrial Mixed Use', which supports rezoning that would allow the entire property to be developed for commercial use. The property is modestly improved with a small retail building and single family dwelling.

Indicator 3 is a vacant land sale located in the South Wellington area south of Nanaimo. This is a very well-defined industrial area. Zoning is RS2 but designation under the OCP is 'Light Industrial & Commercial'.

Indicator 4 is located in a rural area outside Qualicum Beach. The property is situated in the ALR; consequently, there is little to no potential to redevelop the property for commercial purposes. Improvements comprise a former senior's intermediate care facility. The operation

was closed approximately 15 years before this sale, when the building was deemed to be no longer functionally suited to its original construction, and according the realtor, had been largely deconstructed to the interior and vacant for several years. Based on analysis of recent agricultural and rural residential acreage land sales in the area, the sale price is judged to largely reflect the value for the 32.95 acres of land.

Indicator 5 is located nearby the subject, but off the highway. This comparable is site-specifically zoned, with the permitted use being two single-family dwellings and lumber remanufacturing. In the OCP, it is designated 'Village Centre Comprehensive Mixed Use' within the 'Hilliers Village Centre'. Therefore, similar to the subject, a wider range of development options are supported. The property is minimally improved with an open-side storage shed that is judged to be of little to no contributory value.

Indicator 6 is located in the Whiskey Creek area west of the subject. The location is off the highway and inferior to the subject. Zoning permits a limited range of uses that are generally restricted to resource management such as mineral and wood processing. Designation under the OCP is 'Rural Residential'.

Indicator 7 is the most recent sale of a former public school building on Vancouver Island. Location is in Youbou which is a smaller and more remote central Vancouver Island community; inferior to the subject. Community water service is available, but no sewer. Zoning is P2 (Institutional). Under the OCP, it is designated 'Institutional', which does not support rezoning unless an OCP amendment is also adopted. The buildings are similar in size and effective age as the subject, and are also known to contain asbestos.

Indicator 8 is located in the City of Parksville and is well exposed to traffic of Island Highway 19a. Location is superior to the subject. The property is split-zoned I1 and A1. The A1 zoned component is designated 'Industrial' under the OCP, but it is low lying land at the bottom of an embankment and is subject to seasonal flooding. Improvements comprise a steel-frame warehouse, a renovated workshop and a single family dwelling. The improvements are considered to provide a very good level of utility.

Indicator 9 is located nearby the subject fronting the Alberni Highway. Zoning (C3) is in place to support a wide range of commercial uses. Improvements comprise a renovated vet clinic with rental suite and a single-family dwelling.

Indicator 10 is a dated sale, with market values having strengthened since this time. Location is fronting Island Highway 19a in Campbell River; superior to the subject. Improvements comprise a former elementary school that had been closed for several years prior to sale. Zoning is C4 which permits a very wide range of commercial uses, including mixed-use commercial / multi-family residential development. The property had formerly been zoned PA1 (Public Areas) but was rezoned following closure of the school.

The comparable sales encompass a range of building and land size and for this reason, comparison with the subject is based on unit rate analysis. Sale Price per Square Foot to the Building and Sale Price per Acre to the Land are identified as the most relevant unit rates. The comparables demonstrate a SP/sf (building) range of \$45 to \$683 per sf and a SP/ac (land) range of \$39,454 to \$1,007,557 per ac.

Relative to most of the comparable data, the subject is a very large property in terms of both building and land size. Outside of the public sector, there are very few market participants that provide services consistent with zoning that have the need for, and the financial backing, to both

purchase, operate, and maintain a building of such size. To most potential buyers, the subject improvements represent a liability to the land. The costs associated with demolition, which are unknown at this time, would be factored as a discount in value by most developers.

Based on the analysis of the comparable data, the intermediate value range of the subject property is concluded to be \$80 to \$180 per sf to the building and \$225,000 to \$350,000 per acre to the land. After weighing all factors, the applicable unit rates are concluded at \$130 per sf (building) and \$275,000 per acre (land).

The estimate of value by the SP/sf (building) rate of comparison is as follows:-

16,843 sf @ \$130 per sf	=	\$2,189,590
	Rounded to	\$2,190,000

The estimate of value by the SP/ac (land) rate of comparison is as follows:-

9.15 acres @ \$275,000 per acre	=	\$2,516,250
	Rounded to	\$2,515,000

Reconciliation of Value by the Direct Comparison Approach

The estimates of value by SP/sf (building) and SP/ac (land) differ in this case by approximately 14%. The wide value range reflects the broad range of the comparable sales and value influences. Due to the unique nature of the subject property type, market research found few recent sales bearing similarity in zoning and location, and fewer bearing similarity with respect to improvement type. For this reason, the estimate of value is predicated on the SP/acre unit rate.

In the final analysis, the estimate of value by the Direct Comparison Approach is concluded at **\$2,515,000**.

FINAL ESTIMATE OF VALUE**Direct Comparison Approach****\$2,515,000**

The Direct Comparison Approach was the only method applied in support of the estimate of market value.

In the final analysis, based on the data, analyses and conclusions contained herein, the market value of the fee simple interest in the subject property as at March 30, 2023, is estimated at:-

TWO MILLION FIVE HUNDRED FIFTEEN THOUSAND DOLLARS**(\$2,515,000)****Exposure Time**

The subject property ought to trade within a time typical for its market. On the current market, this exposure time would be in the order of six to eighteen months for the subject property assuming it were reasonably priced and professionally marketed. This estimate does not include the time for typical due diligence and closing time subsequent to an agreement in principle.

CERTIFICATION

I certify to the best of my knowledge and belief, that:-

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal impartial, and unbiased professional analysis, opinions and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the client;
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Canadian Uniform Standards of Professional Practice of the Appraisal Institute of Canada*;
7. I have the knowledge and experience to complete the assignment competently;
8. No one provided significant professional assistance to the person signing this report;
9. As of the date of this report, the undersigned has fulfilled the requirements of the Appraisal Institute of Canada's Continuing Professional Development Program;
10. The undersigned personally inspected the subject property, legally described as: Lot A, District Lot 143, Nanoose District, Plan 15661 (PID: 004-523-555), on March 30, 2023.

Based on the data, analyses and conclusions contained herein, the market value of the fee simple interest in the subject property, as of March 30, 2023, was estimated at:-

TWO MILLION FIVE HUNDRED FIFTEEN THOUSAND DOLLARS
(\$2,515,000)

April 12, 2023



Jason Mikes
AACI, P.App.

QUALIFICATIONS OF APPRAISER

Jason Mikes, AACI, P.App.

Education and Memberships

Bachelor of Commerce Urban Land Economics
University of British Columbia, May 2001

Accredited Appraiser and
Professional Appraiser..... Appraisal Institute of Canada
AACI, P.App. – December 6, 2006
Certificate No. 4062

Environment Canada
Ecological Gifts Program Appraisers Workshop. – March 2013

Experience

I have worked with Cunningham & Rivard Appraisals since July of 2003, developing experience in comprehensive appraisal of residential, commercial, industrial, and agricultural properties for sale, purchase, mortgage, taxation and assessment, expropriation, insurance, and other purposes. Other appraisal assignments have included consultation and highest and best use analysis, feasibility studies, rental and vacancy surveys, depreciation reports, and various related assignments.

I am presently a Partner of Cunningham & Rivard Appraisals (Nanaimo) Ltd.

Completed Appraisals for:-

Bank of Montreal	Scotiabank
Business Development Bank of Canada	TD Canada Trust
Vancouver City Savings Credit Union	Canadian Imperial Bank of Commerce
Royal Bank of Canada	HSBC
Coast Capital Credit Union	Island Savings Credit Union
Coastal Community Credit Union	Canadian Western Bank
BC Hydro	Suncor Energy
Home Hardware Stores Ltd.	NAI Commercial
Government of Canada	Provincial Government of British Columbia
City of Nanaimo	City of Parksville
Town of Qualicum Beach	Capital Regional District
Regional District of Nanaimo	Cowichan Valley Regional District
School District No. 68 (Nanaimo-Ladysmith)	School District No. 69 (Qualicum)
School District No. 79 (Cowichan Valley)	Cowichan Tribes
Numerous Law Firms	Numerous Strata Corporations
and others	



Asset Condition Assessment

School District: Qualicum

Facility: French Creek Community School

Asset: FRENCH CREEK COMMUNITY SCHOOL





Asset Condition Assessment

School District: Qualicum

Facility: French Creek Community School

Asset: FRENCH CREEK COMMUNITY SCHOOL-106347

Currency: CAD

Statistics

FCI Cost:	1,755,236	FCI:	0.47
RI Cost:	2,039,327	RI:	0.55
Total Requirements Cost:	2,039,332		
Current Replacement Value:	3,703,939	Date of most Recent Assessment:	Jul 7, 2022

Asset Description

FRENCH CREEK COMMUNITY SCHOOL - ASSET 106347

ARCHITECTURAL

General

The French Creek Community School, Asset Number 106347, is within the B.C. Ministry of Education's Qualicum School District No. 69 and is located at 2340 Alberni Highway, Coombs, BC. The two storey 1,598 SM facility was originally opened in 1911 and has received various additions in 1954 (163 SM), 1964 (156 SM), 1968 (453 SM), 1975 (493 SM) and 1977 (114 SM). Note: The facility was closed to the public in 2014 and parts of the building are currently leased to various tenants.

Additional Notes: The building summary information was obtained from BC Ministry of Education and the Qualicum School District No. 69. The building construction and system quantities are estimates based on site observations and are intended for budgetary purposes only.

Substructure Construction:

The substructures are typically constructed of cast-in-place, reinforced concrete strip and column footings with concrete slab on grade and foundation walls providing areas of partial crawlspace and basement. Ancillary components such as foundation drainage and damp proofing may also form part of this system component.

Superstructure:

The superstructures of the original building with subsequent additions consist of conventional wood frame construction and steel frame assemblies. The original building has wood sheathing on sloping wood roof rafters and subsequent additions include wood plank roof decks on wood roof beams supported by load bearing exterior and interior wood frame walls and columns. Wood floor assemblies include sheathing on wood joist floor decks supported by wood beams and columns on spread and strip footings. The gymnasium has wood plank roof decks on open web steel joist assemblies.

Exterior Construction:

The exterior finishes include painted horizontal wood clapboard and panel siding with areas of cementitious stucco. Fenestration systems include operable and fixed wood and aluminum framed window units with non-insulating glass. Entry doors and exit doors typically include 900 by 2100 or 1800 by 2100 glazed wood doors in steel frames at public entrances, and full panel wood doors at utility and service areas. The sloped roof sections are covered with asphalt shingle roofing and the flat roof sections are covered with multi-ply SBS adhered modified bitumen membrane systems installed over rigid insulation.

Interior Construction:

The typical interior finishes in classrooms consist of linoleum sheet flooring with walls and ceilings of painted gypsum wallboard (GWB). The corridors contain ceilings of 300 x 600 acoustic ceiling tiles. The student reception areas typically contain roll carpet flooring. The gymnasium has wood strip flooring with an exposed roof structure and painted plywood wall panels. The mechanical and electrical utility rooms typically have painted or sealed concrete floors with GWB walls and ceilings. The student washrooms and change rooms are typically finished with painted GWB ceilings and ceramic wall and floor tile. The washroom fittings include floor mounted, painted metal toilet partitions with mirrors, grab bars, paper towel dispensers or electric hand dryers, toilet paper holders and soap dispensers. The interior door assemblies include glazed and non-glazed painted hollow metal and solid core wood doors, all in pressed steel frames. Interior door operating hardware is typically knob type with panic devices where required at exterior fire exit locations. The building includes fixed casework for classrooms, library, kitchen and administration offices typically found in an elementary school.

Hazardous Materials:

The school district has an established program in place for the identification of asbestos containing materials (ACM's). Hazardous materials such as asbestos containing materials (ACM's) were identified within the facility, and are suspected to exist in the gypsum wallboard and 300x 600 ceiling tile.

Accessibility:

The building is not considered barrier free as per the requirements of Section 3.8., Building Requirements for Persons with Disabilities of the 2018 British Columbia Building Code. The main entrance lacks power door operators for handicapped access. The interior doors in the facility are lacking lever type door opening hardware. The doors and fixtures in the student washrooms do not meet minimum interior dimensions for accessibility. The interior and exterior stairs and ramps have non-compliant handrails.

Vertical Transportation:

Wood frame staircases in the facility provide for vertical transportation between the lower and upper levels.

Occupancy Type:

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group A (Assembly), Division 2. Article 3.2.2.26. of the code requires the

Asset Condition Assessment

facility to be fully sprinklered and to be of either combustible or non-combustible construction used singly or in combination with specific fire-resistance assemblies and ratings. The building is not sprinklered.

MECHANICAL

HVAC

The heating needs for the French Creek Community School are provided by two gas fired hot water boilers each rated 491 MBH, located in the boiler room. These boilers are equipped with hot water distribution piping and circulating pumps and provide heating hot water to the heating coils of air handling units, perimeter heating system, radiant ceiling panels and unit heaters located in the building. The supply and return water temperatures of the air supply units and reheat and radiation loops are monitored from the building automation system.

The fresh air and heating is provided by an air handling unit and make-up air units equipped with distribution ductwork and diffusers: 1) an air handling unit HV1 rated 13,367 CFM is located in the mechanical fan room; 2) a gas-fired make-up air unit serves the gymnasium.

Exhaust fans remove air from the spaces throughout the facility. The HVAC ventilation system includes general exhaust fans and residential exhaust fans located in the building.

The facility's energy management system includes DDC system for system optimization, basic pc control, moderate sensor types and quantities.

Plumbing

The building domestic water system includes main water line located in the building and associated distribution piping system. The water to the school is feed from a water well, located outside. A water softener system and diaphragm pressure tank is located in the crawl space.

The domestic hot water is provided by two water heaters: 1) a gas-fired water heater rated 38 MBH/150 litres is located in the boiler room; 2) an electric water heater rated 3000 watts\113.56 litres is located in gym furnace room. Hot and cold water is distributed to restroom fixtures, custodial sinks and other points of use.

The restroom fixtures include vitreous china urinals, water closets and lavatories. The plumbing fixtures also include classroom sinks, drinking fountains, emergency eyewash unit and custodial sink.

Rain water is removed from the roof via drains equipped with strainers and connected to rainwater leaders, which discharge to surrounding property. Perimeter gutters and downspouts remove rain water from the slop roof.

The building includes sanitary waste piping system with gravity discharge to the septic system, located outside.

The building includes a natural gas distribution system for the mechanical HVAC units.

Fire Protection

Handheld type fire extinguishers are located throughout the building as required.

ELECTRICAL

Electrical Service and Distribution

French Creek Community School is provided with a 400A 120/208V three phase four wire main electrical service which includes incoming feeders, pull section, 400A main breaker, two 5 KVAR capacitors, CT section and metering. The distribution has feeders supplying mechanical loads, panelboards rated at 100Amps and 200Amps, and associated equipment.

Lighting

Interior lighting is provided by T18fluorescent fixtures throughout the building. The hallways are lighted with ceiling mounted fixtures whereas classrooms are lighted with a mix of pendant mounted direct/indirect fixtures and ceiling mounted fluorescent fixtures.

Exterior lighting is provided by low pressure sodium fixtures and a few CFL fixtures.

Motion sensing lights are found outside the gymnasium.

Branch Wiring Devices

The branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment.

Fire Alarm System

The facility is provided with an addressable type fire alarm system consisting of a main control panel with an annunciator panel located at the entrance; manual pull stations, smoke detectors, heat detectors, audible bell alarms and magnetic door holders.



Asset Condition Assessment

Communications and Security

Telephone and LAN Systems are installed in the building.

The building includes a Petcom public address system which includes amplifier, microphone, intercom/monitor, volume control, speakers, conduit and shielded wiring.

The school is provided with a Simplex master clock system which controls the bells.

The school is equipped with a Europlex security system which includes detection devices and keypads.

Other Electrical Systems

The school is provided with emergency battery packs with both self-contained and remote heads.

Illuminated exit signs are provided over exit doors and in strategic positions in the corridors to indicate the direction to means of egress.

Type	Building		
Area	1,598 SM		
Use	Other	Construction Type	Wood Frame
Floors	2	Historical Category	
Address 1	BOX 160	City	COOMBS
Address 2	2340 ALBERNI HIGHWAY	State/Province/Region	CANADA
Year Constructed	1911	Zip/Postal Code	V0R 1M0
Year Renovated	-	Architect	-
Ownership	School District Owned	Commission Date	-
		Decommission Date	-

Architectural Inspector:

Pragya Sharma

Inspection Date:

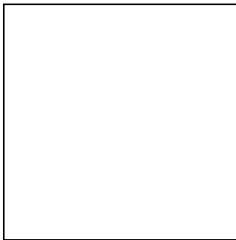
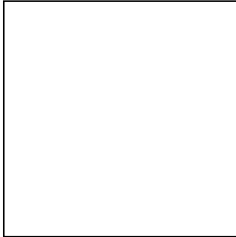
07, Jul 2022

Asset Condition Assessment

Systems

A - Substructure

System Name: Concrete Column Footings



System EID: SYS-250329
Description: Interior concrete column footings.
Comments: Based on measured asset footprint.

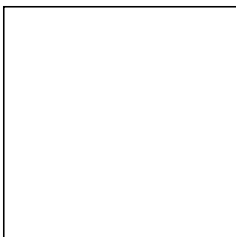
System Group: Structure
Quantity: 1,215
Unit Cost: 33.18
Replacement Cost: 40,314.98
Unit of Measure: SM
Years Remaining: 17 (Observed)
% Used: 0.77333333 (Observed)

Year Installed: 1,964
Inspector: Pragma Sharma
Date Inspected: Jul 7, 2022 12:00:00 AM
Lifetime: 75
Modeled Renewal FY: 2039
Modeled Renewal Cost: 2,519.69
% Renew: 6.25
Renewal Action FY: 2039
Renewal Action Cost: 2,519.69
Age: 59

Requirements

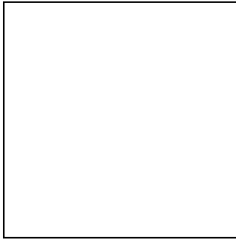
No Requirement Data Available

System Name: Concrete Skim Coat (Crawlspace Floor)



Asset Condition Assessment

Systems

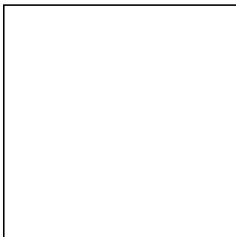
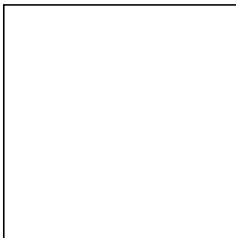
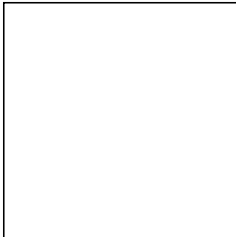


System EID:	SYS-250285	Year Installed:	1,964
Description:	There is a concrete skim coat on the floor of the crawlspace. Unit cost adjusted for slab thickness of 50mm.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	1,215	Modeled Renewal FY:	2039
Unit Cost:	39.34	Modeled Renewal Cost:	2,987.64
Replacement Cost:	47,802.21	% Renew:	6.25
Unit of Measure:	SM	Renewal Action FY:	2039
Years Remaining:	17 (Observed)	Renewal Action Cost:	2,987.64
% Used:	0.77333333 (Observed)	Age:	59

Requirements

No Requirement Data Available

System Name: Concrete Slab-On-Grade



System EID:	SYS-250283	Year Installed:	1,964
Description:	The building has a concrete slab on grade. The cost estimate also	Inspector:	Pragya Sharma

Asset Condition Assessment

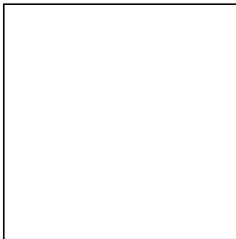
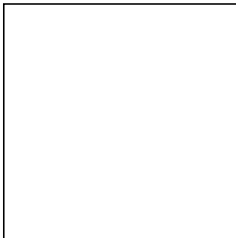
Systems

Comments:	includes perimeter under drains.	Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	110	Modeled Renewal FY:	2039
Unit Cost:	125.22	Modeled Renewal Cost:	860.88
Replacement Cost:	13,774.13	% Renew:	6.25
Unit of Measure:	SM	Renewal Action FY:	2039
Years Remaining:	17 (Observed)	Renewal Action Cost:	860.88
% Used:	0.77333333 (Observed)	Age:	59

Requirements

No Requirement Data Available

System Name: Foundation Wall and Footings - Crawlspace



System EID:	SYS-250287	Year Installed:	1,964
Description:	Basic perimeter foundation for building with crawlspace. System cost includes strip footing, 1.8 meter high foundation wall, damp proofing and underdrain and is based on average height of crawlspace at 600mm.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	243	Modeled Renewal FY:	2039
Unit Cost:	815.94	Modeled Renewal Cost:	12,392.16
Replacement Cost:	198,274.61	% Renew:	6.25
Unit of Measure:	LM	Renewal Action FY:	2039
Years Remaining:	17 (Observed)	Renewal Action Cost:	12,392.16
% Used:	0.77333333 (Observed)	Age:	59

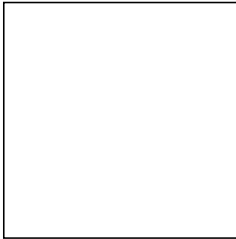
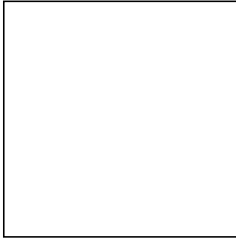
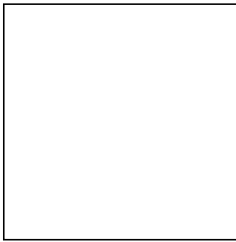
Requirements

No Requirement Data Available

System Name: Foundation Wall and Footings 2400mm - Basement

Asset Condition Assessment

Systems



System EID:	SYS-250288	Year Installed:	1,954
Description:	Full basement wall and foundation with a 2400mm height to include strip footing, foundation walls and damp proofing. Also included are the underdrains.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	49	Modeled Renewal FY:	2029
Unit Cost:	1,164.27	Modeled Renewal Cost:	3,565.58
Replacement Cost:	57,049.31	% Renew:	6.25
Unit of Measure:	LM	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	3,565.58
% Used:	0.90666667 (Observed)	Age:	69

Requirements

No Requirement Data Available

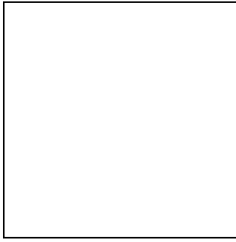
B - Shell

B10 - Superstructure

System Name: Flat Roof Assembly - Wood Beams and Decking

Asset Condition Assessment

Systems

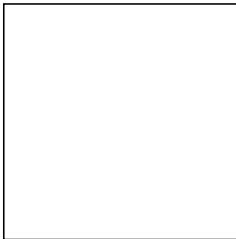
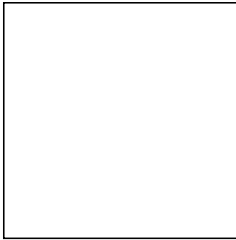


System EID:	SYS-250289	Year Installed:	1,964
Description:	The building superstructure has a flat roof with wood beams supporting a wood roof deck. Thermal insulation included in the roof cover system.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	791	Modeled Renewal FY:	2039
Unit Cost:	256.54	Modeled Renewal Cost:	12,682.6
Replacement Cost:	202,921.56	% Renew:	6.25
Unit of Measure:	SM	Renewal Action FY:	2039
Years Remaining:	17 (Observed)	Renewal Action Cost:	12,682.60
% Used:	0.77333333 (Observed)	Age:	59

Requirements

No Requirement Data Available

System Name: Flat Roof Assembly - Wood Deck Steel Framing - Gymnasium



System EID:	SYS-250292	Year Installed:	1,968
Description:	Roof superstructure (at Gymnasium) consists of steel joist roof structure supporting wood roof decking. Exterior walls are covered under a separate System.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	210	Modeled Renewal FY:	2043
Unit Cost:	174.71	Modeled Renewal Cost:	2,293.06
Replacement Cost:	36,688.97	% Renew:	6.25
		Renewal Action FY:	2043

Asset Condition Assessment

Systems

Unit of Measure:	SM	Renewal Action Cost:	2,293.06
Years Remaining:	21 (Observed)	Age:	55
% Used:	0.72 (Observed)		

Requirements

No Requirement Data Available

System Name: Flat Roof Assembly - Wood Framing (Covered Play Area)

System EID:	SYS-250291	Year Installed:	1,975
Description:	The building superstructure includes a covered play area framed in wood. Includes wood joists, roof sheathing, plywood ceiling finish, wood or steel columns, column footings and trim fascia.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Structure	Lifetime:	75
Quantity:	86	Modeled Renewal FY:	2050
Unit Cost:	194.45	Modeled Renewal Cost:	1,045.19
Replacement Cost:	16,723.02	% Renew:	6.25
Unit of Measure:	SM	Renewal Action FY:	2050
Years Remaining:	28 (Observed)	Renewal Action Cost:	1,045.19
% Used:	0.62666667 (Observed)	Age:	48

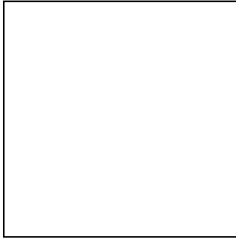
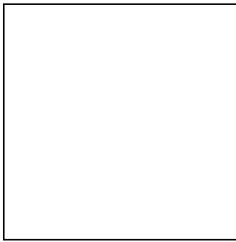
Requirements

No Requirement Data Available

System Name: Floor Assembly - Wood Joists and Subfloor

Asset Condition Assessment

Systems

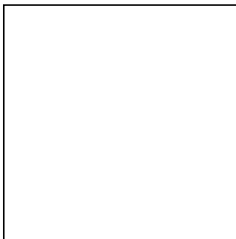
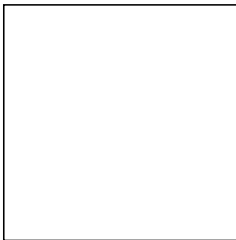


System EID:	SYS-250290	Year Installed:	1,964
Description:	Floor assembly includes wood floor joists and wood subfloor.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	75
System Group:	Structure	Modeled Renewal FY:	2039
Quantity:	1,215	Modeled Renewal Cost:	4,675.59
Unit Cost:	61.57	% Renew:	6.25
Replacement Cost:	74,809.47	Renewal Action FY:	2039
Unit of Measure:	SM	Renewal Action Cost:	4,675.59
Years Remaining:	17 (Observed)	Age:	59
% Used:	0.77333333 (Observed)		

Requirements

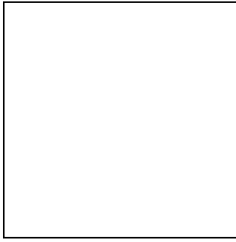
No Requirement Data Available

System Name: Sloped Roof Assembly - Wood Rafters and Decking



Asset Condition Assessment

Systems



System EID:	SYS-876345	Year Installed:	1,911
Description:	The building superstructure has a conventionally framed sloped roof using wood rafters covered with roof decking. Assumes ceiling insulation. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Structure	Lifetime:	75
Quantity:	219	Modeled Renewal FY:	2029
Unit Cost:	286.43	Modeled Renewal Cost:	3,920.49
Replacement Cost:	62,727.78	% Renew:	6.25
Unit of Measure:	SM	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	3,920.49
% Used:	0.90666667 (Observed)	Age:	112

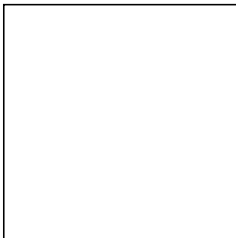
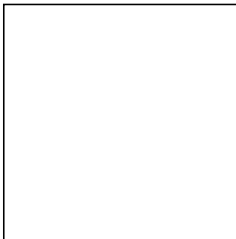
Requirements

No Requirement Data Available

B1010 - Floor Construction

B1014 - Ramps

System Name: Accessible Ramp - Exterior - Wood



System EID:	SYS-250335	Year Installed:	1,994
Description:	Wooden exterior ramp including railings. This system exhibits areas of decay and general wear and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
		Lifetime:	20

Asset Condition Assessment

Systems

System Group:	Structure	Modeled Renewal FY:	2027
Quantity:	10	Modeled Renewal Cost:	2,318.64
Unit Cost:	207.02	% Renew:	112.00
Replacement Cost:	2,070.21	Renewal Action FY:	2027
Unit of Measure:	LM	Renewal Action Cost:	2,318.64
Years Remaining:	5 (Observed)	Age:	29
% Used:	0.75 (Observed)		

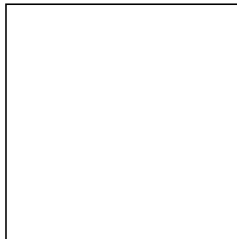
Requirements

Requirement Name	Accessible Ramp - Exterior - Wood Renewal		
Requirement ID	REQ-257692	Action Date	Jul 7, 2027
Linked System	Accessible Ramp - Exterior - Wood	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B1014 - Ramps	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	2,319

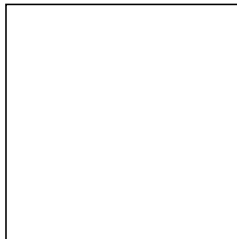
Requirement Description

Auto generated renewal for Accessible Ramp - Exterior - Wood. System Description: Wooden exterior ramp including railings. This system exhibits areas of decay and general wear and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term

Linked Photos



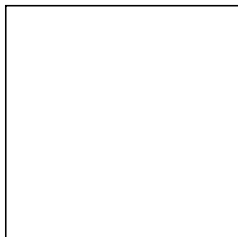
B1014 - Accessible Ramp - Exterior - Wood



B1014 - Accessible Ramp - Exterior - Wood

B1015 - Exterior Stairs and Fire Escapes

System Name: Exterior Stairs - Concrete



System EID: SYS-250294

Year Installed: 1.968

Asset Condition Assessment

Systems

Description:	Exterior concrete stairs (1800mm wide x 5 risers) with railing. Each flight. The system is in marginal condition. Renewal is warranted in long term. The observed years remaining are adjusted accordingly.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Structure	Lifetime:	50
Quantity:	2	Modeled Renewal FY:	2027
Unit Cost:	3,552.15	Modeled Renewal Cost:	8,880.38
Replacement Cost:	7,104.3	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	8,880.38
% Used:	0.9 (Observed)	Age:	55

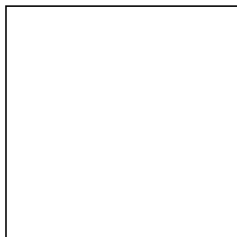
Requirements

Requirement Name	Exterior Stairs - Concrete Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257651	Date Inspected	Jul 7, 2022
Linked System	Exterior Stairs - Concrete	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	B1015 - Exterior Stairs and Fire Escapes	Actual Cost	0
Priority	3- Long Term	Estimated Cost	8,880
Inspector	System Renewal		

Requirement Description

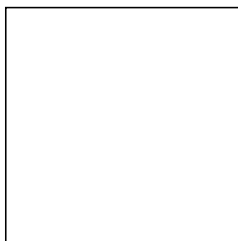
Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs (1800mm wide x 5 risers) with railing. Each flight. The system is in marginal condition. Renewal is warranted in long term. The observed years remaining are adjusted accordingly.

Linked Photos



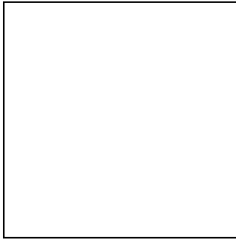
B1015 - Exterior Stairs - Concrete

System Name: Exterior Stairs - Precast Concrete



Asset Condition Assessment

Systems



System EID:	SYS-250339	Year Installed:	1,968
Description:	Exterior concrete stairs (1200mm wide x 2 risers) with railing. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Structure	Lifetime:	50
Quantity:	1	Modeled Renewal FY:	2028
Unit Cost:	5,139.61	Modeled Renewal Cost:	6,424.51
Replacement Cost:	5,139.61	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2028
Years Remaining:	6 (Observed)	Renewal Action Cost:	6,424.51
% Used:	0.88 (Observed)	Age:	55

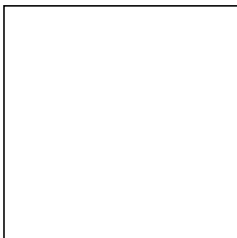
Requirements

Requirement Name	Exterior Stairs - Precast Concrete Renewal		
Requirement ID	REQ-257696	Action Date	Jul 7, 2028
Linked System	Exterior Stairs - Precast Concrete	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B1015 - Exterior Stairs and Fire Escapes	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	6,425

Requirement Description

Auto generated renewal for Exterior Stairs - Precast Concrete. System Description: Exterior concrete stairs (1200mm wide x 2 risers) with railing. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.

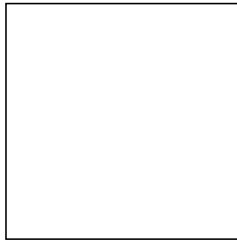
Linked Photos



B1015 - Exterior Stairs - Precast Concrete

Asset Condition Assessment

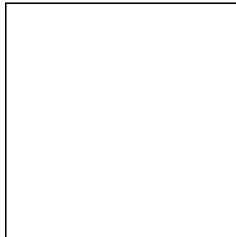
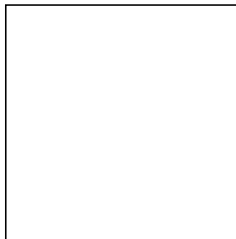
Systems



B1015 - Exterior Stairs - Precast Concrete

System Name:

Exterior Stairs - Wood



System EID: SYS-250295

Description: The building has wooden exterior stairs including railings. This system exhibits areas of decay and general wear and is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term.

Comments:

System Group: Structure

Quantity: 1

Unit Cost: 3,874.65

Replacement Cost: 3,874.65

Unit of Measure: Each

Years Remaining: 5 (Observed)

% Used: 0.75 (Observed)

Year Installed: 1,994

Inspector: Pragma Sharma

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 20

Modeled Renewal FY: 2027

Modeled Renewal Cost: 4,339.61

% Renew: 112.00

Renewal Action FY: 2027

Renewal Action Cost: 4,339.61

Age: 29

Requirements

Requirement Name	Exterior Stairs - Wood Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257652	Date Inspected	Jul 7, 2022
Linked System	Exterior Stairs - Wood	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	B1015 - Exterior Stairs and Fire Escapes	Actual Cost	0
Priority	3- Long Term	Estimated Cost	4,340
Inspector	System Renewal		

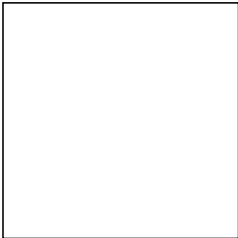
Requirement Description

Asset Condition Assessment

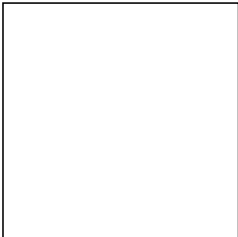
Systems

Auto generated renewal for Exterior Stairs - Wood. System Description: The building has wooden exterior stairs including railings. This system exhibits areas of decay and general wear and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

Linked Photos



B1015 - Exterior Stairs - Wood

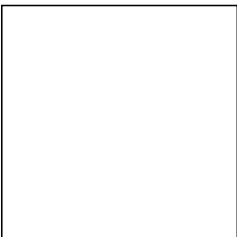
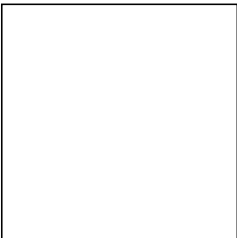
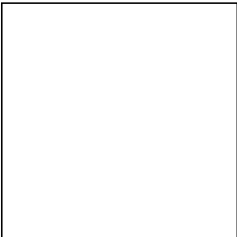


B1015 - Exterior Stairs - Wood

B20 - Exterior Enclosure

B2010 - Exterior Walls

System Name: Stucco on Framing



System EID: SYS-250298
 Description: The exterior walls are of stucco on stud walls with interior GWB finish.

Year Installed: 1,968
 Inspector: Pragya Sharma

Asset Condition Assessment

Systems

Comments:

System Group: Exterior Enclosure
 Quantity: 1,300
 Unit Cost: 200.75
 Replacement Cost: 260,979.55
 Unit of Measure: SM
 Years Remaining: 6 (Observed)
 % Used: 0.9 (Observed)

Date Inspected: Jul 7, 2022 12:00:00 AM
 Lifetime: 60
 Modeled Renewal FY: 2028
 Modeled Renewal Cost: 114,178.55
 % Renew: 43.75
 Renewal Action FY: 2028
 Renewal Action Cost: 114,178.55
 Age: 55

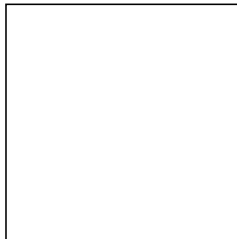
Requirements

Requirement Name	Stucco on Framing Renewal	Action Date	Jul 7, 2028
Requirement ID	REQ-257654	Date Inspected	Jul 7, 2022
Linked System	Stucco on Framing	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	B2010 - Exterior Walls	Actual Cost	0
Priority	3- Long Term	Estimated Cost	114,179
Inspector	System Renewal		

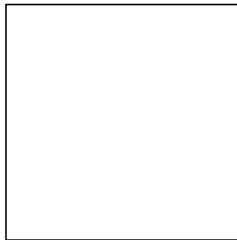
Requirement Description

Auto generated renewal for Stucco on Framing. System Description: The exterior walls are of stucco on stud walls with interior GWB finish.

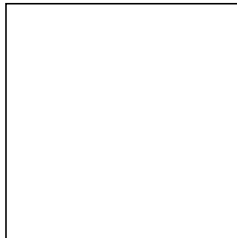
Linked Photos



B2010 - Stucco on Framing



B2010 - Stucco on Framing

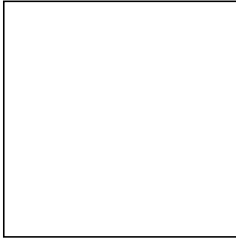
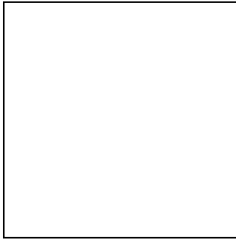


B2010 - Stucco on Framing

System Name: Wood Siding on Framing

Asset Condition Assessment

Systems



System EID: SYS-250346

Description: The exterior walls are of wood siding and stud exterior wall framing with interior GWB finish. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.

Comments:

System Group: Exterior Enclosure

Quantity: 380

Unit Cost: 206.46

Replacement Cost: 78,454.25

Unit of Measure: SM

Years Remaining: 7 (Observed)

% Used: 0.86 (Observed)

Year Installed: 1,968

Inspector: Pragya Sharma

Date Inspected: Jul 7, 2022 8:30:00 PM

Lifetime: 50

Modeled Renewal FY: 2029

Modeled Renewal Cost: 43,149.84

% Renew: 55.00

Renewal Action FY: 2029

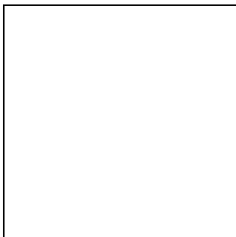
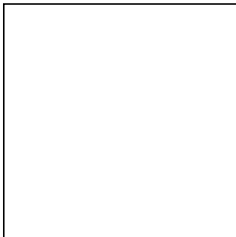
Renewal Action Cost: 43,149.84

Age: 55

Requirements

No Requirement Data Available

System Name: Wood Siding on Framing - Original



System EID: SYS-250300

Year Installed: 1,911

Asset Condition Assessment

Systems

Description:	The exterior walls are of wood siding and stud exterior wall framing with interior GWB finish. The system is in marginal condition. Renewal is warranted in long term. The observed years remaining are adjusted accordingly.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	50
Quantity:	60	Modeled Renewal FY:	2027
Unit Cost:	206.46	Modeled Renewal Cost:	6,813.13
Replacement Cost:	12,387.51	% Renew:	55.00
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	6,813.13
% Used:	0.9 (Observed)	Age:	112

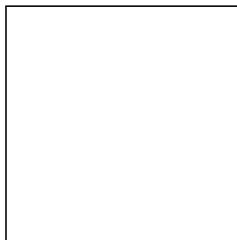
Requirements

Requirement Name	Wood Siding on Framing - Original Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257655	Date Inspected	Jul 7, 2022
Linked System	Wood Siding on Framing - Original	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	B2010 - Exterior Walls	Actual Cost	0
Priority	3- Long Term	Estimated Cost	6,813
Inspector	System Renewal		

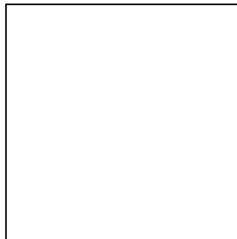
Requirement Description

Auto generated renewal for Wood Siding on Framing - Original. System Description: The exterior walls are of wood siding and stud exterior wall framing with interior GWB finish. The system is in marginal condition. Renewal is warranted in long term. The observed years remaining are adjusted accordingly.

Linked Photos



B2010 - Wood Siding on Framing - Original



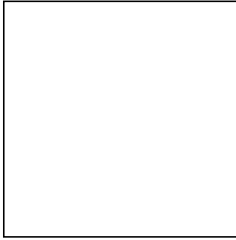
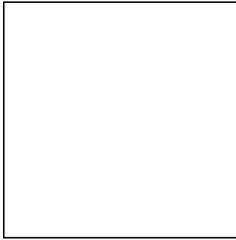
B2010 - Wood Siding on Framing - Original

B2020 - Exterior Windows

System Name: Aluminum Windows (Single Glazed)

Asset Condition Assessment

Systems



System EID:	SYS-250301	Year Installed:	1,977
Description:	The building includes operable and fixed aluminum framed exterior units with non-insulating glass. The window glazing is of various ages, so the observed years remaining in its useful life have been averaged. This system exhibits areas of worn seals and hardware and is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term. Note: This window system is obsolete, so an upgrade to insulated glazing is recommended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	30
Quantity:	40	Modeled Renewal FY:	2027
Unit Cost:	992.57	Modeled Renewal Cost:	49,628.63
Replacement Cost:	39,702.91	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	49,628.63
% Used:	0.83333333 (Observed)	Age:	46

Requirements

Requirement Name	Aluminum Windows (Single Glazed) Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257656	Date Inspected	Jul 7, 2022
Linked System	Aluminum Windows (Single Glazed)	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	B2020 - Exterior Windows	Actual Cost	0
Priority	3- Long Term	Estimated Cost	49,629
Inspector	System Renewal		

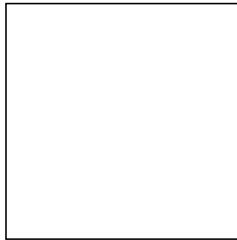
Requirement Description

Auto generated renewal for Aluminum Windows (Single Glazed). System Description: The building includes operable and fixed aluminum framed exterior units with non-insulating glass. The window glazing is of various ages, so the observed years remaining in its useful life have been averaged. This system exhibits areas of worn seals and hardware and is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term. Note: This window system is obsolete, so an upgrade to insulated glazing is recommended.

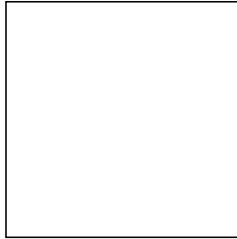
Linked Photos

Asset Condition Assessment

Systems



B2020 - Aluminum Windows (Single Glazed)



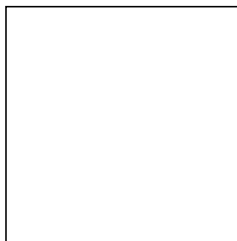
B2020 - Aluminum Windows (Single Glazed)

Requirement Name	<i>Exterior Aluminum Windows - Glazing Not Seismically Restrained</i>		
Requirement ID	<i>REQ-257673</i>	Action Date	
Linked System	<i>Aluminum Windows (Single Glazed)</i>	Date Inspected	<i>Nov 15, 2010</i>
Category	<i>OFC's</i>	Finish Date	
Prime System	<i>B2020 - Exterior Windows</i>	Status	<i>Open</i>
Priority	<i>6- Non Structural Seismic Vulnerability</i>	Actual Cost	<i>0</i>
Inspector	<i>Na Hu</i>	Estimated Cost	<i>2,209</i>

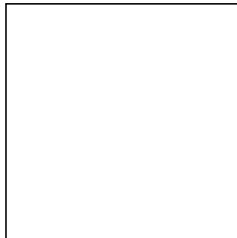
Requirement Description

Glazing is not seismically restrained so as to reduce the spread of broken glass along an egress passage. Based on the industry accepted analyses provided by CAN/CSA S832-06 entitled "Seismic Risk Reduction of Operational and Functional Components of Buildings."

Linked Photos



Exterior Aluminum Windows - Glazing Not Seismically Restrained
Exterior Aluminum Windows - Glazing Not Seismically Restrained



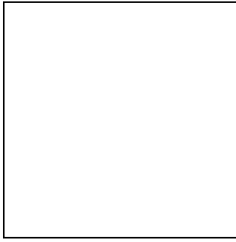
Exterior Aluminum Windows - Glazing Not Seismically Restrained
Exterior Aluminum Windows - Glazing Not Seismically Restrained

System Name:

Windows - Aluminum

Asset Condition Assessment

Systems



System EID:	SYS-250302	Year Installed:	1,980
Description:	The building includes aluminum framed exterior units with insulating glass. System condition is generally poor and replacement is necessary in the long term. Note: This window system is obsolete, so an upgrade to insulated glazing is recommended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	30
Quantity:	4	Modeled Renewal FY:	2027
Unit Cost:	1,263.4	Modeled Renewal Cost:	6,317.01
Replacement Cost:	5,053.61	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	6,317.01
% Used:	0.83333333 (Observed)	Age:	43

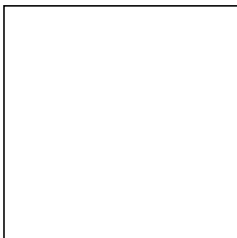
Requirements

Requirement Name	Windows - Aluminum Renewal		
Requirement ID	REQ-257657	Action Date	Jul 7, 2027
Linked System	Windows - Aluminum	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	6,317

Requirement Description

Auto generated renewal for Windows - Aluminum. System Description: The building includes aluminum framed exterior units with insulating glass. System condition is generally poor and replacement is necessary in the long term. Note: This window system is obsolete, so an upgrade to insulated glazing is recommended.

Linked Photos



B2020 - Windows - Aluminum

System Name: Wood Windows (Single Glazed)

Asset Condition Assessment

Systems

System EID:	SYS-250304	Year Installed:	1,984
Description:	The building includes operable and fixed wood framed exterior units with non-insulating glass. The window glazing is of various ages, so the observed years remaining in its useful life have been averaged. This system exhibits areas of decay with deteriorated hardware and finishes. It is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term. Note: This window system is obsolete, so an upgrade to insulated glazing is recommended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	30
Quantity:	80	Modeled Renewal FY:	2027
Unit Cost:	685.84	Modeled Renewal Cost:	68,584.5
Replacement Cost:	54,867.6	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	68,584.50
% Used:	0.83333333 (Observed)	Age:	39

Requirements

Requirement Name	Wood Windows (Single Glazed) Renewal		
Requirement ID	REQ-257659	Action Date	Jul 7, 2027
Linked System	Wood Windows (Single Glazed)	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	68,585

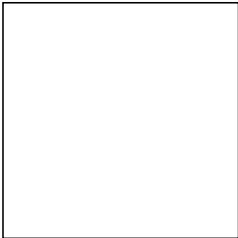
Requirement Description

Asset Condition Assessment

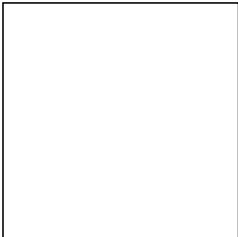
Systems

Auto generated renewal for Wood Windows (Single Glazed). System Description: The building includes operable and fixed wood framed exterior units with non-insulating glass. The window glazing is of various ages, so the observed years remaining in its useful life have been averaged. This system exhibits areas of decay with deteriorated hardware and finishes. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term. Note: This window system is obsolete, so an upgrade to insulated glazing is recommended.

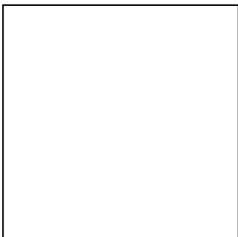
Linked Photos



B2020 - Wood Windows (Single Glazed)



B2020 - Wood Windows (Single Glazed)



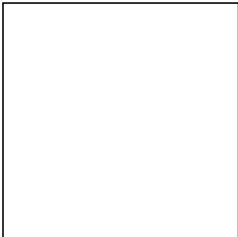
B2020 - Wood Windows (Single Glazed)

Requirement Name	Exterior Wood Windows (Single Glazed) - Glazing Not Seismically Restrained		
Requirement ID	REQ-257674	Action Date	
Linked System	Wood Windows (Single Glazed)	Date Inspected	Nov 15, 2010
Category	OFC's	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	6- Non Structural Seismic Vulnerability	Actual Cost	0
Inspector	Na Hu	Estimated Cost	4,110

Requirement Description

Glazing is not seismically restrained so as to reduce the spread of broken glass along an egress passage. Based on the industry accepted analyses provided by CAN/CSA S832-06 entitled "Seismic Risk Reduction of Operational and Functional Components of Buildings."

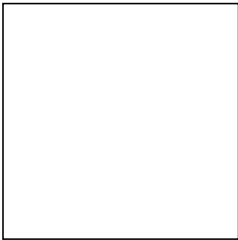
Linked Photos



Exterior Wood Windows (Single Glazed) - Glazing Not Seismically Restrained
Exterior Wood Windows (Single Glazed) - Glazing Not Seismically Restrained

Asset Condition Assessment

Systems

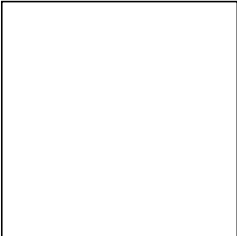
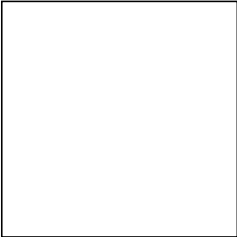
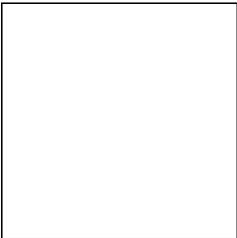
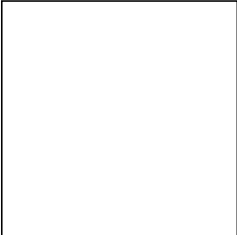
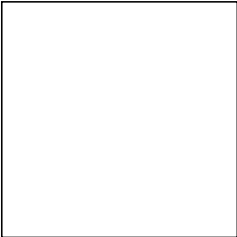


Exterior Wood Windows (Single Glazed) - Glazing Not Seismically Restrained
 Exterior Wood Windows (Single Glazed) - Glazing Not Seismically Restrained

B2030 - Exterior Doors

System Name:

Door Assembly - Double



Asset Condition Assessment

Systems

System EID:	SYS-250377	Year Installed:	1,968
Description:	Exterior door assemblies include glazed and full panel wood and metal doors of double leaf configurations in painted metal frames. Standard hardware included. The doors are of various materials and ages and are typically replaced on an "as needed" basis, so the year installed and observed years remaining in its useful life have been averaged. This system is aged and exhibits worn paint, hardware and deteriorated seals. It is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	30
Quantity:	3	Modeled Renewal FY:	2027
Unit Cost:	6,097.23	Modeled Renewal Cost:	22,864.61
Replacement Cost:	18,291.69	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	22,864.61
% Used:	0.83333333 (Observed)	Age:	55

Requirements

Requirement Name	Entrance Doors - Not Handicapped Accessible		
Requirement ID	REQ-1074559	Action Date	
Linked System	Door Assembly - Double	Date Inspected	Jul 7, 2022
Category	Accessibility	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	5- Does Not Meet Current Codes / Standards	Actual Cost	0
Inspector	Pragya Sharma	Estimated Cost	1,375

Requirement Description

The main entrance does not meet 2018 BC Building Code for handicapped access, specifically, BCBC 3.8.3.5. (4) Power operation, which functions for passage in both directions, shall be provided for all doors in the accessible path of travel at the exterior accessible entrances.

Note: This requirement is in addition of the auto-generated system renewal requirement.

No photo available.

Requirement Name	Exterior Doors - Double - Exit Doors Lack Seismic Isolation		
Requirement ID	REQ-257670	Action Date	
Linked System	Door Assembly - Double	Date Inspected	Nov 15, 2010
Category	OFC's	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	6- Non Structural Seismic Vulnerability	Actual Cost	0
Inspector	Na Hu	Estimated Cost	10,188

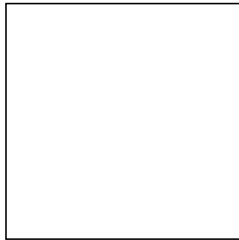
Requirement Description

Exit doors located at the exterior walls are not seismically isolated to prevent jamming.

Linked Photos

Asset Condition Assessment

Systems



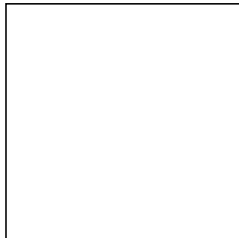
Exterior Doors - Double - Exit Doors Lack Seismic Isolation
Exterior Doors - Double - Exit Doors Lack Seismic Isolation

Requirement Name	Door Assembly - Double Renewal		
Requirement ID	REQ-257733	Action Date	Jul 7, 2027
Linked System	Door Assembly - Double	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	22,865

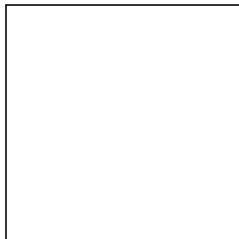
Requirement Description

Auto generated renewal for Door Assembly - Double. System Description: Exterior door assemblies include glazed and full panel wood and metal doors of double leaf configurations in painted metal frames. Standard hardware included. The doors are of various materials and ages and are typically replaced on an "as needed" basis, so the year installed and observed years remaining in its useful life have been averaged. This system is aged and exhibits worn paint, hardware and deteriorated seals. It is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term.

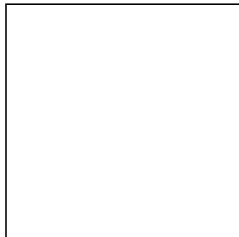
Linked Photos



B2030 - Door Assembly - Double



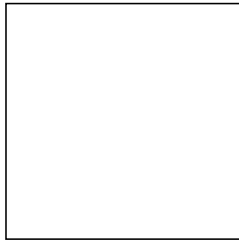
B2030 - Door Assembly - Double



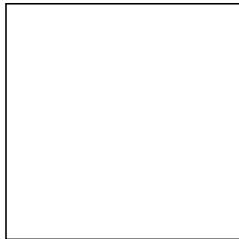
B2030 - Door Assembly - Double

Asset Condition Assessment

Systems



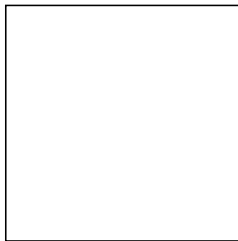
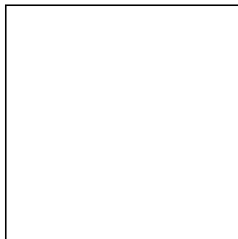
B2030 - Door Assembly - Double



B2030 - Door Assembly - Double

System Name:

Door Assembly - Single



System EID: SYS-250378

Year Installed: 1,975

Description: Exterior door assemblies include glazed and full panel wood and metal doors of single leaf configurations in painted metal frames. Standard hardware included. The doors are of various materials and ages and are typically replaced on an "as needed" basis, so the year installed and observed years remaining in its useful life have been averaged. This system exhibits worn paint, hardware and deteriorated seals and is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term.

Inspector: Pragya Sharma

Comments:

Date Inspected: Jul 7, 2022 8:30:00 PM

System Group: Exterior Enclosure

Lifetime: 30

Modeled Renewal FY: 2027

Quantity: 7

Modeled Renewal Cost: 27,440.7

Unit Cost: 3,136.08

% Renew: 125.00

Replacement Cost: 21,952.56

Renewal Action FY: 2027

Unit of Measure: Each

Renewal Action Cost: 27,440.70

Years Remaining: 5 (Observed)

Age: 48

% Used: 0.83333333 (Observed)

Asset Condition Assessment

Systems

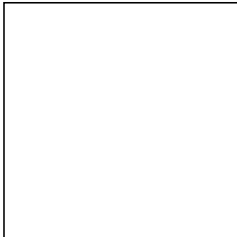
Requirements

Requirement Name	Exterior Doors - Single - Exit Doors Lack Seismic Isolation		
Requirement ID	REQ-257669	Action Date	
Linked System	Door Assembly - Single	Date Inspected	Nov 15, 2010
Category	OFC's	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	6- Non Structural Seismic Vulnerability	Actual Cost	0
Inspector	Na Hu	Estimated Cost	23,772

Requirement Description

Exit doors located at the exterior walls are not seismically isolated to prevent jamming.

Linked Photos



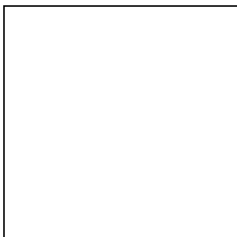
Exterior Doors - Single - Exit Doors Lack Seismic Isolation
Exterior Doors - Single - Exit Doors Lack Seismic Isolation

Requirement Name	Door Assembly - Single Renewal		
Requirement ID	REQ-257734	Action Date	Jul 7, 2027
Linked System	Door Assembly - Single	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B2030 - Exterior Doors	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	27,441

Requirement Description

Auto generated renewal for Door Assembly - Single. System Description: Exterior door assemblies include glazed and full panel wood and metal doors of single leaf configurations in painted metal frames. Standard hardware included. The doors are of various materials and ages and are typically replaced on an "as needed" basis, so the year installed and observed years remaining in its useful life have been averaged. This system exhibits worn paint, hardware and deteriorated seals and is at the end of its useful service life. System condition is generally poor and replacement is necessary in the long term.

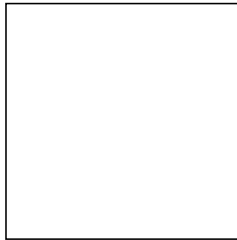
Linked Photos



B2030 - Door Assembly - Single

Asset Condition Assessment

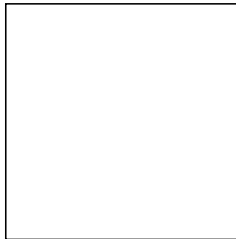
Systems



B2030 - Door Assembly - Single

B30 - Roofing

System Name: Asphalt Shingles



System EID:	SYS-250306	Year Installed:	1,995
Description:	The building roof is finished with asphalt strip shingles, typically including venting and metal flashings. The roofs exhibit evidence of surface wear, edge cracking and accumulation of organic growth. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	20
Quantity:	300	Modeled Renewal FY:	2025
Unit Cost:	99.35	Modeled Renewal Cost:	37,257.8
Replacement Cost:	29,806.24	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	37,257.80
% Used:	0.85 (Observed)	Age:	28

Requirements

Requirement Name	Asphalt Shingles Renewal	Action Date	Jul 7, 2025
Requirement ID	REQ-257661	Date Inspected	Jul 7, 2022
Linked System	Asphalt Shingles	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	B30 - Roofing	Actual Cost	0
Priority	3- Long Term	Estimated Cost	37,258
Inspector	System Renewal		

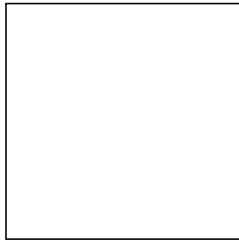
Requirement Description

Auto generated renewal for Asphalt Shingles. System Description: The building roof is finished with asphalt strip shingles, typically including venting and metal flashings. The roofs exhibit evidence of surface wear, edge cracking and accumulation of organic growth. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

Linked Photos

Asset Condition Assessment

Systems



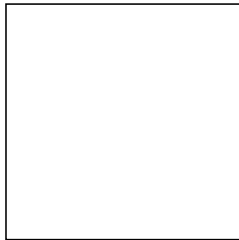
B30 - Asphalt Shingles

Requirement Name	Fall Restraint Lacking	Action Date	
Requirement ID	REQ-1074560	Date Inspected	Jul 7, 2022
Linked System	Asphalt Shingles	Finish Date	
Category	Building Code	Status	Open
Prime System	B30 - Roofing	Actual Cost	0
Priority	5- Does Not Meet Current Codes / Standards	Estimated Cost	69,906
Inspector	Pragya Sharma		

Requirement Description

It was observed that the sloped roof deck is lacking a fall protection system as required by WorkSafe BC, OHS Regulation 11.2, specifically, an employer must ensure that a fall protection system is used when work is being done at a place.

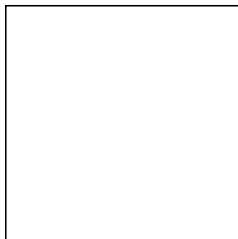
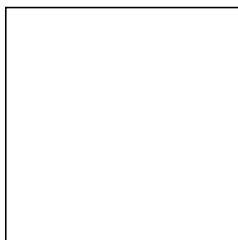
Linked Photos



B30 - Asphalt Shingles

System Name:

Gutters and Downspouts



System EID: SYS-250628

Year Installed: 1,999

Description: Rain water is removed from the slope roof by perimeter gutters and downspouts which discharge to the municipal main. The system is in fair condition. Hence, the observed years remaining are adjusted

Inspector: Pragya Sharma

Asset Condition Assessment

Systems

Comments:	accordingly.	Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	25
Quantity:	1	Modeled Renewal FY:	2029
Unit Cost:	3,149.2	Modeled Renewal Cost:	3,936.5
Replacement Cost:	3,149.2	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	3,936.50
% Used:	0.72 (Observed)	Age:	24

Requirements

No Requirement Data Available

System Name: SBS Modified Bitumen Membrane

No photo available.

System EID:	SYS-250303	Year Installed:	1,995
Description:	The roof sections are covered with a SBS modified bitumen membrane system typically comprised of a heavy roofing material employing multiple layers of asphalt and reinforcing. The roofs exhibit evidence of ponding, ridging, surface wear, alligator cracking and loss of adhesion (blistering) in isolated locations. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Exterior Enclosure	Lifetime:	20
Quantity:	1,120	Modeled Renewal FY:	2025
Unit Cost:	185.6	Modeled Renewal Cost:	259,845.43
Replacement Cost:	207,876.34	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	259,845.43
% Used:	0.85 (Observed)	Age:	28

Requirements

Requirement Name	SBS Modified Bitumen Membrane Renewal		
Requirement ID	REQ-257658	Action Date	Jul 7, 2025
Linked System	SBS Modified Bitumen Membrane	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	B30 - Roofing	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	259,845

Requirement Description

Auto generated renewal for SBS Modified Bitumen Membrane. System Description: The roof sections are covered with a SBS modified bitumen membrane system typically comprised of a heavy roofing material employing multiple layers of asphalt and reinforcing. The roofs exhibit evidence of ponding, ridging, surface wear, alligator cracking and loss of adhesion (blistering) in isolated locations. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

No photo available.

C - Interiors

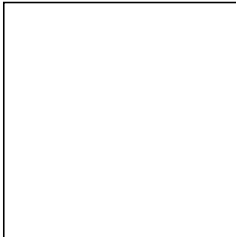
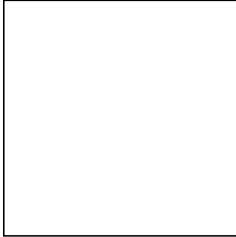
C10 - Interior Construction

C1010 - Partitions

Asset Condition Assessment

Systems

System Name: **GWB on Wood Stud**



System EID: SYS-250316

Year Installed: 1,968

Description: The building interior includes standard GWB on wood stud partitions, taped and finished, but not painted, no insulation. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.

Inspector: Pragya Sharma

Comments:

Date Inspected: Jul 7, 2022 8:30:00 PM

System Group: Interior Construction and Conveyance

Lifetime: 50

Quantity: 2,000

Modeled Renewal FY: 2029

Unit Cost: 60.6

Modeled Renewal Cost: 75,753.5

Replacement Cost: 121,205.6

% Renew: 62.50

Unit of Measure: SM

Renewal Action FY: 2029

Years Remaining: 7 (Observed)

Renewal Action Cost: 75,753.50

% Used: 0.86 (Observed)

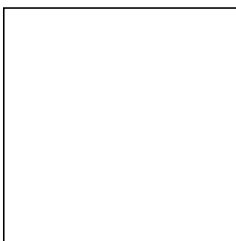
Age: 55

Requirements

No Requirement Data Available

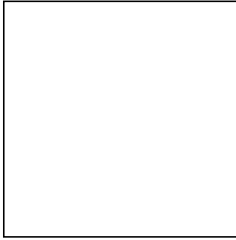
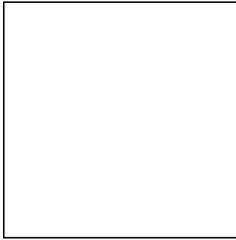
C1020 - Interior Doors

System Name: **Swinging Doors Wood and Metal**



Asset Condition Assessment

Systems



System EID:	SYS-250314	Year Installed:	1,968
Description:	Interior doors include wood and metal doors and frames with standard hardware. System cost includes both single and double doors. This system exhibits worn hardware and deteriorated finishes and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Interior Construction and Conveyance	Lifetime:	50
Quantity:	32	Modeled Renewal FY:	2027
Unit Cost:	4,199.73	Modeled Renewal Cost:	167,989.31
Replacement Cost:	134,391.45	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	167,989.31
% Used:	0.9 (Observed)	Age:	55

Requirements

Requirement Name	Interior Doors - FRR Labels Lacking	Action Date	
Requirement ID	REQ-1074564	Date Inspected	Jul 7, 2022
Linked System	Swinging Doors Wood and Metal	Finish Date	
Category	Building Code	Status	Open
Prime System	C1020 - Interior Doors	Actual Cost	0
Priority	5- Does Not Meet Current Codes / Standards	Estimated Cost	17,980
Inspector	Pragya Sharma		

Requirement Description

The interior door assemblies lack legible fire resistance labels and it is suspected that they do not comply with 2012 BC Building Code, 3.1.8.4 with regard to fire resistance rated construction. In addition, the facility is not sprinklered and it could not be determined if all exit corridor partition assemblies are of fire resistance rated construction. According to the 2018 British Columbia Building Code, Article 3.3.1.4 (1), a public corridor shall be separated from the remainder of the storey by a fire separation. Further investigation is warranted.

No photo available.

Requirement Name	Interior Doors - Non Compliant Hardware	Action Date	
Requirement ID	REQ-1074561	Date Inspected	Jul 7, 2022
Linked System	Swinging Doors Wood and Metal	Finish Date	
Category	Accessibility	Status	Open
Prime System	C1020 - Interior Doors	Actual Cost	0
Priority	5- Does Not Meet Current Codes / Standards		

Asset Condition Assessment

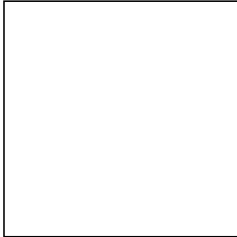
Systems

Inspector	Pragya Sharma	Estimated Cost	10,642
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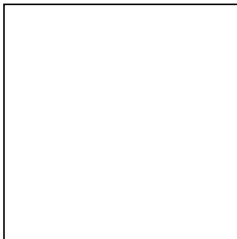
Requirement Description

The interior doors in the facility have a knob door hardware which does not conform to the requirements of the 2018 British Columbia Building Code section 3.3.1.13 (10c) as the door handles require tight grasping or twisting of the wrist to operate.

Linked Photos



C1020 - Swinging Doors Wood and Metal



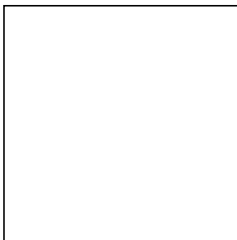
C1020 - Swinging Doors Wood and Metal

Requirement Name	Swinging Doors Wood and Metal Renewal		
Requirement ID	REQ-257706	Action Date	Jul 7, 2027
Linked System	Swinging Doors Wood and Metal	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	167,989

Requirement Description

Auto generated renewal for Swinging Doors Wood and Metal. System Description: Interior doors include wood and metal doors and frames with standard hardware. System cost includes both single and double doors. This system exhibits worn hardware and deteriorated finishes and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

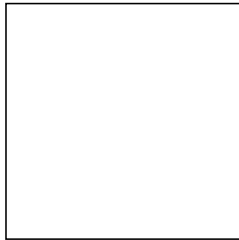
Linked Photos



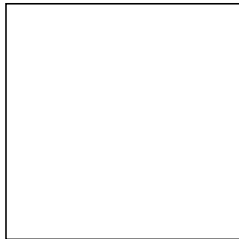
C1020 - Swinging Doors Wood and Metal

Asset Condition Assessment

Systems



C1020 - Swinging Doors Wood and Metal

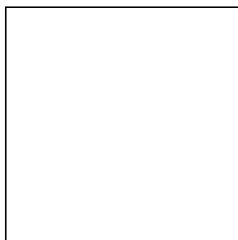
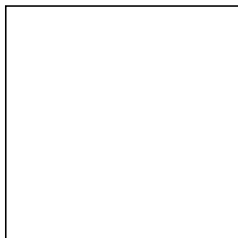


C1020 - Swinging Doors Wood and Metal

C1030 - Fittings

System Name:

Partitions Washrooms (Metal)



System EID: SYS-876344

Description: Washrooms and change rooms are equipped with quality ceiling, and or floor mounted plastic laminate toilet partitions.

Comments:

System Group: Interior Construction and Conveyance

Quantity: 3

Unit Cost: 1,294.59

Replacement Cost: 3,883.77

Unit of Measure: Each

Years Remaining: 18 (Observed)

% Used: 0.55 (Observed)

Year Installed: 2,000

Inspector: Pragya Sharma

Date Inspected: Jul 7, 2022 8:30:00 PM

Lifetime: 40

Modeled Renewal FY: 2040

Modeled Renewal Cost: 4,854.71

% Renew: 125.00

Renewal Action FY: 2040

Renewal Action Cost: 4,854.71

Age: 23

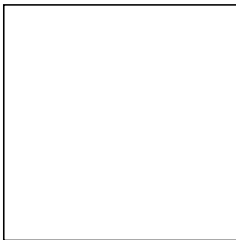
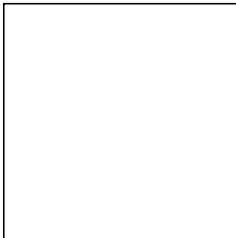
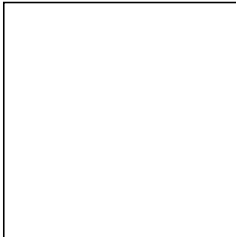
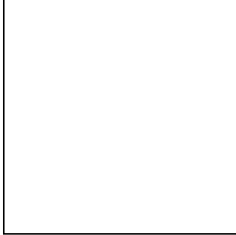
Requirements

No Requirement Data Available

Asset Condition Assessment

Systems

System Name: Washroom Accessories



System EID: SYS-250313

Year Installed: 2,000

Description: The washroom accessories typically include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser. The system is in fair condition. The observed years remaining are adjusted accordingly.

Inspector: Pragya Sharma

Comments:

Date Inspected: Jul 7, 2022 8:30:00 PM

System Group: Interior Construction and Conveyance

Lifetime: 25

Modeled Renewal FY: 2029

Quantity: 1,598

Modeled Renewal Cost: 23,210.35

Unit Cost: 11.62

% Renew: 125.00

Replacement Cost: 18,568.28

Renewal Action FY: 2029

Unit of Measure: SM

Renewal Action Cost: 23,210.35

Years Remaining: 7 (Observed)

Age: 23

% Used: 0.72 (Observed)

Requirements

Requirement Name Washrooms Not Accessible

Requirement ID REQ-1074563

Action Date

Linked System Washroom Accessories

Date Inspected Jul 7, 2022

Asset Condition Assessment

Systems

Category	Accessibility	Finish Date	
Prime System	C1030 - Fittings	Status	Open
Priority	5- Does Not Meet Current Codes / Standards	Actual Cost	0
Inspector	Pragya Sharma	Estimated Cost	32,166

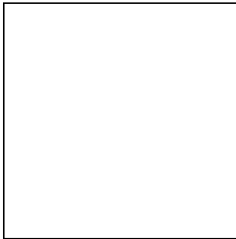
Requirement Description

The student washrooms do not comply with 2018 Building Code 3.7.2.10. (2). The fixtures do not meet minimum interior dimensions for accessibility. Renovations are warranted to comply with current codes.

No photo available.

C1035 - Identifying Devices

System Name: Signage (Room Numbering and Identification)



System EID:	SYS-250312	Year Installed:	2,000
Description:	The building has way finding signage which typically includes door numbers, names and graphics. This system exhibits worn hardware, is obsolete, does not comply with accessibility requirements and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Interior Construction and Conveyance	Lifetime:	10
Quantity:	1,598	Modeled Renewal FY:	2025
Unit Cost:	4.37	Modeled Renewal Cost:	8,728.8
Replacement Cost:	6,983.04	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	8,728.80
% Used:	0.7 (Observed)	Age:	23

Requirements

Requirement Name	Signage (Room Numbering and Identification) Renewal		
Requirement ID	REQ-257675	Action Date	Jul 7, 2025
Linked System	Signage (Room Numbering and Identification)	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	C1035 - Identifying Devices	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	8,729

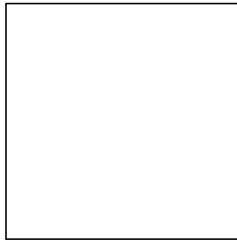
Requirement Description

Auto generated renewal for Signage (Room Numbering and Identification). System Description: The building has way finding signage which typically includes door numbers, names and graphics. This system exhibits worn hardware, is obsolete, does not comply with accessibility requirements and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

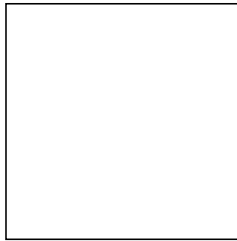
Linked Photos

Asset Condition Assessment

Systems



C1035 - Signage (Room Numbering and Identification)

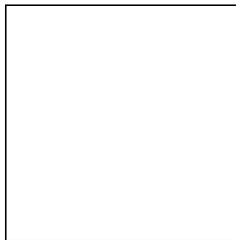
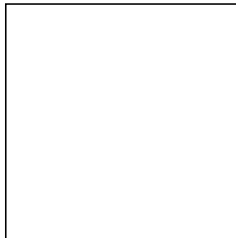


*Signage (Room Numbering and Identification) Renewal
Signage (Room Numbering and Identification) Renewal*

C20 - Stairs

System Name:

Stairs - Wood



System EID: SYS-250319

Description: The interior wood stairs include 7-riser flights with hand rails. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.

Comments:

System Group: Interior Construction and Conveyance

Quantity: 6

Unit Cost: 1,661.03

Replacement Cost: 9,966.18

Unit of Measure: Each

Years Remaining: 7 (Observed)

% Used: 0.86 (Observed)

Year Installed: 1,968

Inspector: Pragya Sharma

Date Inspected: Jul 7, 2022 8:30:00 PM

Lifetime: 50

Modeled Renewal FY: 2029

Modeled Renewal Cost: 3,737.32

% Renew: 37.50

Renewal Action FY: 2029

Renewal Action Cost: 3,737.32

Age: 55

Requirements

Asset Condition Assessment

Systems

Requirement Name	Stairs - Handrails Not Compliant		
Requirement ID	REQ-1074562	Action Date	
Linked System	Stairs - Wood	Date Inspected	Jul 7, 2022
Category	Building Code	Finish Date	
Prime System	C20 - Stairs	Status	Open
Priority	5- Does Not Meet Current Codes / Standards	Actual Cost	0
Inspector	Pragya Sharma	Estimated Cost	8,836

Requirement Description

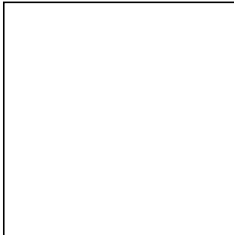
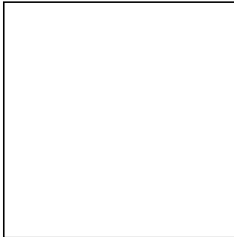
Handrails at interior stairs do not comply with the requirements of the 2018 BC Building Code Section 3.4.6.5, specifically, "At least one handrail at the side of a stairway or ramp shall extend horizontally not less than 300 mm beyond the top and bottom of the stairway or ramp."

No photo available.

C30 - Interior Finishes

C3010 - Wall Finishes

System Name: Fabric Wall Finish



System EID: SYS-876343

Description: The building interior includes fabric-faced drywall partitions. This system is for the fabric finish only.

Comments:

System Group: Interior Construction and Conveyance

Quantity: 100

Unit Cost: 63.94

Replacement Cost: 6,393.97

Unit of Measure: SM

Years Remaining: 36 (Observed)

% Used: 0.28 (Observed)

Year Installed: 2,008

Inspector: Pragya Sharma

Date Inspected: Jul 7, 2022 8:30:00 PM

Lifetime: 50

Modeled Renewal FY: 2058

Modeled Renewal Cost: 3,996.23

% Renew: 62.50

Renewal Action FY: 2058

Renewal Action Cost: 3,996.23

Age: 15

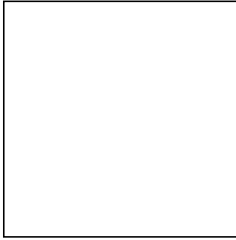
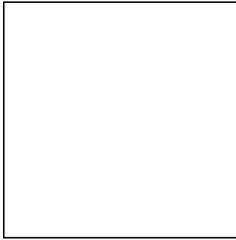
Requirements

No Requirement Data Available

System Name: Hardboard Paneling

Asset Condition Assessment

Systems

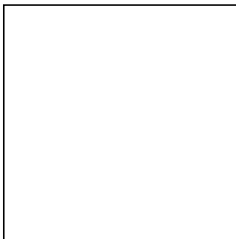
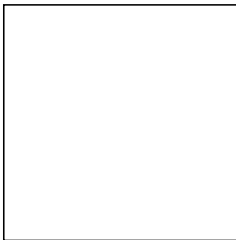


System EID:	SYS-250349	Year Installed:	2,008
Description:	Interior wall finishes include hardboard paneling.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	40
System Group:	Interior Construction and Conveyance	Modeled Renewal FY:	2048
Quantity:	150	Modeled Renewal Cost:	4,958.96
Unit Cost:	40.69	% Renew:	81.25
Replacement Cost:	6,103.34	Renewal Action FY:	2048
Unit of Measure:	SM	Renewal Action Cost:	4,958.96
Years Remaining:	26 (Observed)	Age:	15
% Used:	0.35 (Observed)		

Requirements

No Requirement Data Available

System Name: Painted Finish - Average (1 Coat Prime - 2 Coats Finish)



System EID:	SYS-250321	Year Installed:	2,008
Description:	Paint is the primary wall finish throughout the building. The painted finishes are typically renewed on an "as needed" basis. This finish	Inspector:	Pragya Sharma

Asset Condition Assessment

Systems

was observed to be aging and exhibits areas of marking, soiling, and minor damage in isolated locations. The painted surface substrate is primarily smooth surface gypsum wallboard, with areas of CMU or other types of masonry.
The paint is deteriorated at the gymnasium and mechanical / service area locations. The paint finishes should be re-applied and substrates repaired where necessary.
The system is averaged to be in fair condition. Hence, the observed years remaining are adjusted accordingly.

Comments:

System Group: Interior Construction and Conveyance
Quantity: 2,000
Unit Cost: 14.21
Replacement Cost: 28,417.65
Unit of Measure: SM
Years Remaining: 7 (Observed)
% Used: 0.3 (Observed)

Date Inspected: Jul 7, 2022 8:30:00 PM
Lifetime: 10
Modeled Renewal FY: 2029
Modeled Renewal Cost: 35,522.07
% Renew: 125.00
Renewal Action FY: 2029
Renewal Action Cost: 35,522.07
Age: 15

Requirements

No Requirement Data Available

C3020 - Floor Finishes

System Name: Carpeting - Broadloom



System EID: SYS-250323
Description: Floor finishes in the reception area and lounge include medium priced carpeting and base. The flooring is of various types, patterns and ages, so the year installed and observed years remaining in its useful life have been averaged. This system exhibits areas of matting, exposed seams and staining in isolated locations and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

Year Installed: 2,006
Inspector: Pragya Sharma

Comments:

System Group: Interior Construction and Conveyance
Quantity: 100
Unit Cost: 77.66
Replacement Cost: 7,766.42
Unit of Measure: SM

Date Inspected: Jul 7, 2022 10:23:26 AM
Lifetime: 10
Modeled Renewal FY: 2025
Modeled Renewal Cost: 9,708.02
% Renew: 125.00
Renewal Action FY: 2025
Renewal Action Cost: 9,708.02

Asset Condition Assessment

Systems

Years Remaining:

3 (Observed)

Age:

17

% Used:

0.7 (Observed)

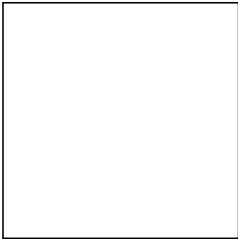
Requirements

Requirement Name	Carpeting - Broadloom Renewal		
Requirement ID	REQ-257683	Action Date	Jul 7, 2025
Linked System	Carpeting - Broadloom	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	9,708

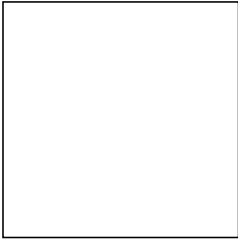
Requirement Description

Auto generated renewal for Carpeting - Broadloom. System Description: Floor finishes in the reception area and lounge include medium priced carpeting and base. The flooring is of various types, patterns and ages, so the year installed and observed years remaining in its useful life have been averaged. This system exhibits areas of matting, exposed seams and staining in isolated locations and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

Linked Photos



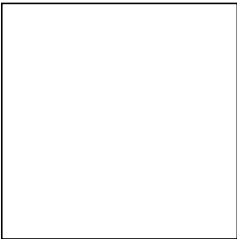
C3020 - Carpeting - Broadloom



C3020 - Carpeting - Broadloom

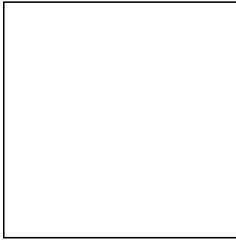
System Name:

Ceramic Floor Tile



Asset Condition Assessment

Systems

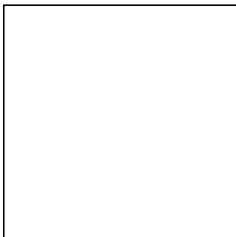
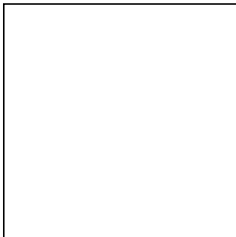
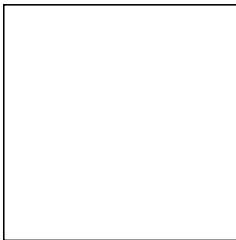


System EID:	SYS-250331	Year Installed:	1,994
Description:	Floor finishes include ceramic tile and base in restrooms. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Interior Construction and Conveyance	Lifetime:	25
Quantity:	90	Modeled Renewal FY:	2029
Unit Cost:	236.18	Modeled Renewal Cost:	26,570.34
Replacement Cost:	21,256.28	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	26,570.34
% Used:	0.72 (Observed)	Age:	29

Requirements

No Requirement Data Available

System Name: Linoleum Sheet Goods



System EID:	SYS-250327	Year Installed:	1,954
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Asset Condition Assessment

Systems

Description:	Floor finishes in classrooms and corridors include areas of linoleum and/ or marmoleum sheet flooring and related base. The flooring is of various ages, so the year installed and observed years remaining in its useful life have been averaged. This system exhibits worn finishes and areas of denting, cracking and exposed seams in various locations. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Interior Construction and Conveyance	Lifetime:	12
Quantity:	1,500	Modeled Renewal FY:	2027
Unit Cost:	80.03	Modeled Renewal Cost:	150,060.55
Replacement Cost:	120,048.44	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	150,060.55
% Used:	0.58333333 (Observed)	Age:	69

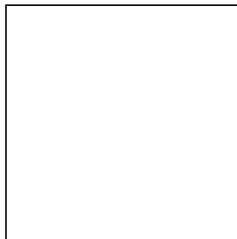
Requirements

Requirement Name	Linoleum Sheet Goods Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257687	Date Inspected	Jul 7, 2022
Linked System	Linoleum Sheet Goods	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	C3020 - Floor Finishes	Actual Cost	0
Priority	3- Long Term	Estimated Cost	150,061
Inspector	System Renewal		

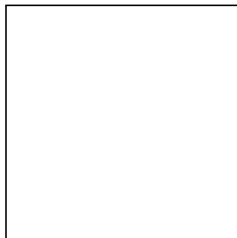
Requirement Description

Auto generated renewal for Linoleum Sheet Goods. System Description: Floor finishes in classrooms and corridors include areas of linoleum and/ or marmoleum sheet flooring and related base. The flooring is of various ages, so the year installed and observed years remaining in its useful life have been averaged. This system exhibits worn finishes and areas of denting, cracking and exposed seams in various locations. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

Linked Photos



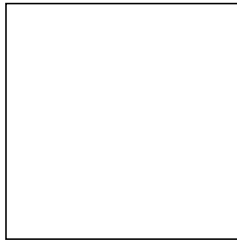
C3020 - Linoleum Sheet Goods



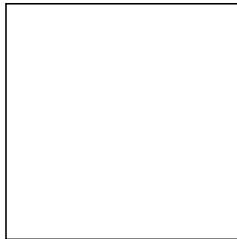
C3020 - Linoleum Sheet Goods

Asset Condition Assessment

Systems

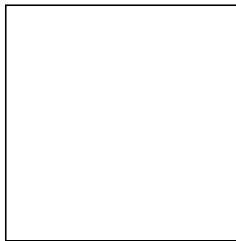


Linoleum Sheet Goods - Old Renewal
Linoleum Sheet Goods - Old Renewal



C3020 - Linoleum Sheet Goods

System Name: Varnish and Line Painting (Wood Strip Flooring)



System EID:	SYS-250326	Year Installed:	2,006
Description:	Floor finishes in the gymnasium include varnished wood and line painting. This system is aged and exhibits areas of surface wear and deterioration of line markings. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Interior Construction and Conveyance	Lifetime:	10
Quantity:	210	Modeled Renewal FY:	2027
Unit Cost:	28.63	Modeled Renewal Cost:	7,516.15
Replacement Cost:	6,012.92	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	7,516.15
% Used:	0.5 (Observed)	Age:	17

Requirements

Requirement Name	Varnish and Line Painting (Wood Strip Flooring) Renewal		
Requirement ID	REQ-257686	Action Date	Jul 7, 2027
Linked System	Varnish and Line Painting (Wood Strip Flooring)	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	7,516

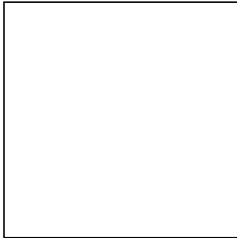
Asset Condition Assessment

Systems

Requirement Description

Auto generated renewal for Varnish and Line Painting (Wood Strip Flooring). System Description: Floor finishes in the gymnasium include varnished wood and line painting. This system is aged and exhibits areas of surface wear and deterioration of line markings. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

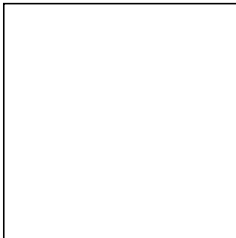
Linked Photos



C3020 - Varnish and Line Painting (Wood Strip Flooring)

System Name:

Wood Strip Flooring



System EID:	SYS-250325	Year Installed:	1,994
Description:	Floor finishes include finished maple strip flooring. Includes finished wood base. This system appeared to be reasonably well maintained and in generally fair condition, so the observed years remaining in its useful life has been extended.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Interior Construction and Conveyance	Lifetime:	25
Quantity:	210	Modeled Renewal FY:	2029
Unit Cost:	272.07	Modeled Renewal Cost:	71,417.52
Replacement Cost:	57,134.02	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	71,417.52
% Used:	0.72 (Observed)	Age:	29

Requirements

No Requirement Data Available

C3030 - Ceiling Finishes

System Name:

Concealed Spline ACT

Asset Condition Assessment

Systems

System EID: SYS-250328

Description: Ceiling finishes in the corridors include areas of 300 x 600 and/ or 300 x 300 x 19mm acoustic ceiling tiles (ACT) , stapled or glued onto wood-strapping and attached to the building superstructure. The ceiling tiles are of various ages, so the year installed and observed years remaining in its useful life have been averaged. The ceiling panels are typically replaced on an "as needed" basis. The ceiling tiles are worn, deteriorated and becoming detached from the ceiling substrate at isolated locations. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the short term. Note: The visual assessment was non-destructive in nature. Based on the observed age of the ceiling tile, it is suspected that the tiles and/or mastic may have Asbestos Containing Materials (ACM). The work associated with this system is expected to disturb the material(s) suspected of containing, or known to contain asbestos, (ACMs). An estimated cost to abate any disturbed materials does not included in the system cost. Testing of the suspected ACMs should be conducted prior to the initiation of any demolition and the costs associated with the abatement of ACMs should be adjusted based on the findings.

Comments:

System Group: Interior Construction and Conveyance

Quantity: 300

Unit Cost: 87.94

Replacement Cost: 26,383.21

Unit of Measure: SM

Years Remaining: 5 (Observed)

% Used: 0.75 (Observed)

Year Installed: 1,997

Inspector: Pragma Sharma

Date Inspected: Jul 7, 2022 8:30:00 PM

Lifetime: 20

Modeled Renewal FY: 2027

Modeled Renewal Cost: 32,979.01

% Renew: 125.00

Renewal Action FY: 2027

Renewal Action Cost: 32,979.01

Age: 26

Requirements

Requirement Name	Concealed Spline ACT Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257688		

Asset Condition Assessment

Systems

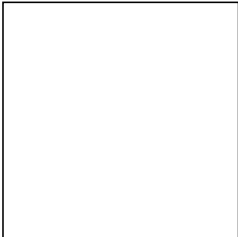
Linked System	Concealed Spline ACT	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	C3030 - Ceiling Finishes	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	32,979

Requirement Description

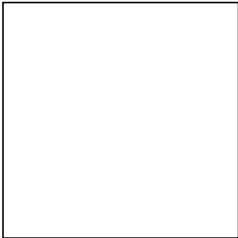
Auto generated renewal for Concealed Spline ACT. System Description: Ceiling finishes in the corridors include areas of 300 x 600 and/ or 300 x 300 x 19mm acoustic ceiling tiles (ACT) , stapled or glued onto wood-strapping and attached to the building superstructure. The ceiling tiles are of various ages, so the year installed and observed years remaining in its useful life have been averaged. The ceiling panels are typically replaced on an "as needed" basis. The ceiling tiles are worn, deteriorated and becoming detached from the ceiling substrate at isolated locations. It is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the short term.

Note: The visual assessment was non-destructive in nature. Based on the observed age of the ceiling tile, it is suspected that the tiles and/or mastic may have Asbestos Containing Materials (ACM). The work associated with this system is expected to disturb the material(s) suspected of containing, or known to contain asbestos, (ACMs). An estimated cost to abate any disturbed materials does not included in the system cost. Testing of the suspected ACMs should be conducted prior to the initiation of any demolition and the costs associated with the abatement of ACMs should be adjusted based on the findings.

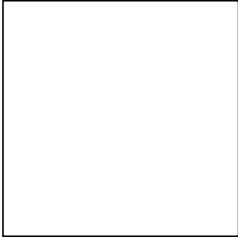
Linked Photos



C3030 - Concealed Spline ACT

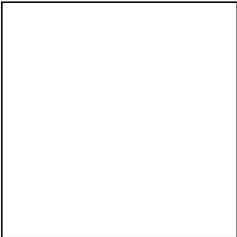


C3030 - Concealed Spline ACT



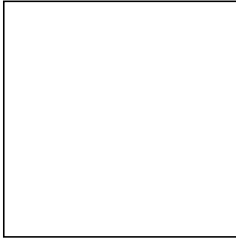
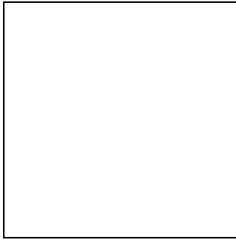
C3030 - Concealed Spline ACT

System Name: **GWB Taped and Finished**



Asset Condition Assessment

Systems



System EID: SYS-250320

Description: System includes GWB ceiling at 2400mm or more above the floor level; typically taped, finished and painted with primer and 2 finish coats. Ceiling supported by a suspension system or fastened to metal or wood furring. The system is in fair condition. Hence, the observed years remaining are adjusted accordingly.

Comments:

System Group: Interior Construction and Conveyance

Quantity: 1,300

Unit Cost: 60.17

Replacement Cost: 78,223.9

Unit of Measure: SM

Years Remaining: 7 (Observed)

% Used: 0.76666667 (Observed)

Year Installed: 1,994

Inspector: Pragya Sharma

Date Inspected: Jul 7, 2022 8:30:00 PM

Lifetime: 30

Modeled Renewal FY: 2029

Modeled Renewal Cost: 97,779.87

% Renew: 125.00

Renewal Action FY: 2029

Renewal Action Cost: 97,779.87

Age: 29

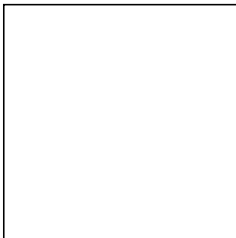
Requirements

No Requirement Data Available

D - Services

D20 - Plumbing

System Name: Sump Pump



System EID: SYS-250622

Description: The water drainage system includes sump pump located in the mechanical fan room. Note: available Means cost line items for alarm system selected for budgetary purposes only.

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Year Installed: 2,005

Inspector: Jesus Mascarido

Asset Condition Assessment

Systems

Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Plumbing System	Lifetime:	12
Quantity:	1	Modeled Renewal FY:	2026
Unit Cost:	1,516.39	Modeled Renewal Cost:	1,698.36
Replacement Cost:	1,516.39	% Renew:	112.00
Unit of Measure:	Each	Renewal Action FY:	2026
Years Remaining:	4 (Observed)	Renewal Action Cost:	1,698.36
% Used:	0.66666667 (Observed)	Age:	18

Requirements

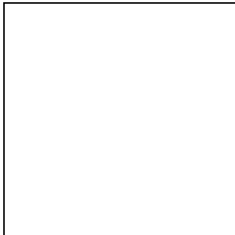
Requirement Name	Sump Pump Renewal	Action Date	Jul 7, 2026
Requirement ID	REQ-258005	Date Inspected	Jul 7, 2022
Linked System	Sump Pump	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D20 - Plumbing	Actual Cost	0
Priority	3- Long Term	Estimated Cost	1,698
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Sump Pump. System Description: The water drainage system includes sump pump located in the mechanical fan room. Note: available Means cost line items for alarm system selected for budgetary purposes only.

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

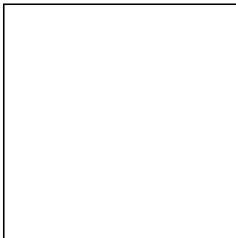
Linked Photos



D20 - Sump Pump

D2010 - Plumbing Fixtures

System Name: Classroom Sinks



System EID:	SYS-250608	Year Installed:	1,977
Description:	The plumbing fixtures include sinks, located in multiple classrooms.	Inspector:	Jesus Mascardo
	The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM

Asset Condition Assessment

Systems

System Group:	Plumbing System	Lifetime:	30
Quantity:	1	Modeled Renewal FY:	2025
Unit Cost:	24,112.03	Modeled Renewal Cost:	30,140.04
Replacement Cost:	24,112.03	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	30,140.04
% Used:	0.9 (Observed)	Age:	46

Requirements

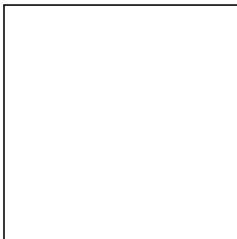
Requirement Name	Classroom Sinks Renewal	Action Date	Jul 7, 2025
Requirement ID	REQ-257988	Date Inspected	Jul 7, 2022
Linked System	Classroom Sinks	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D2010 - Plumbing Fixtures	Actual Cost	0
Priority	3- Long Term	Estimated Cost	30,140
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Classroom Sinks. System Description: The plumbing fixtures include sinks, located in multiple classrooms.

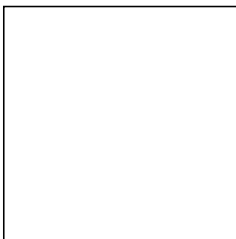
The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Linked Photos



D2010 - Classroom Sinks

System Name: Custodial Sink



System EID:	SYS-250609	Year Installed:	1,999
Description:	The plumbing fixtures include floor-mounted custodial sink.	Inspector:	Jesus Mascardo
	This system is in reasonably good condition and appears to be performing as intended.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	30
System Group:	Plumbing System	Modeled Renewal FY:	2029

Asset Condition Assessment

Systems

Quantity:	1	Modeled Renewal Cost:	7,696.49
Unit Cost:	6,157.19	% Renew:	125.00
Replacement Cost:	6,157.19	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	7,696.49
Years Remaining:	7 (Observed)	Age:	24
% Used:	0.76666667 (Observed)		

Requirements

No Requirement Data Available

System Name: Drinking Fountains

No photo available.

System EID:	SYS-250617	Year Installed:	1,990
Description:	Plumbing fixtures include wall mounted drinking fountains. Replacement of these drinking fountains should be done per Barrier-Free Design outlined in the BCBC 2006 Section 3.8.3.17. The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Plumbing System	Lifetime:	20
Quantity:	3	Modeled Renewal FY:	2024
Unit Cost:	3,096.47	Modeled Renewal Cost:	11,611.76
Replacement Cost:	9,289.41	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2024
Years Remaining:	2 (Observed)	Renewal Action Cost:	11,611.76
% Used:	0.9 (Observed)	Age:	33

Requirements

Requirement Name	Drinking Fountains Renewal		
Requirement ID	REQ-258000	Action Date	Jul 7, 2024
Linked System	Drinking Fountains	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	2- Short Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	11,612

Requirement Description

Auto generated renewal for Drinking Fountains. System Description: Plumbing fixtures include wall mounted drinking fountains. Replacement of these drinking fountains should be done per Barrier-Free Design outlined in the BCBC 2006 Section 3.8.3.17.

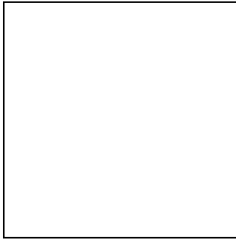
The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

No photo available.

System Name: Emergency Eyewash Unit

Asset Condition Assessment

Systems

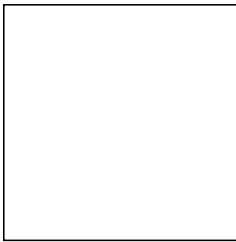


System EID:	SYS-250614	Year Installed:	1,999
Description:	Plumbing fixtures include emergency eyewash unit.	Inspector:	Jesus Mascardo
Comments:	This system is in reasonably good condition and appears to be performing as intended.		
System Group:	Plumbing System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1	Lifetime:	30
Unit Cost:	863.64	Modeled Renewal FY:	2029
Replacement Cost:	863.64	Modeled Renewal Cost:	1,079.55
Unit of Measure:	Each	% Renew:	125.00
Years Remaining:	7 (Observed)	Renewal Action FY:	2029
% Used:	0.76666667 (Observed)	Renewal Action Cost:	1,079.55
		Age:	24

Requirements

No Requirement Data Available

System Name: Kitchen Sink



System EID:	SYS-250619	Year Installed:	1,999
Description:	The plumbing fixtures include kitchen sink, located in the staffroom.	Inspector:	Jesus Mascardo
Comments:	This system is in reasonably good condition and appears to be performing as intended.		
System Group:	Plumbing System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1	Lifetime:	30
Unit Cost:	2,520.37	Modeled Renewal FY:	2029
Replacement Cost:	2,520.37	Modeled Renewal Cost:	3,150.46
Unit of Measure:	Each	% Renew:	125.00
Years Remaining:	7 (Observed)	Renewal Action FY:	2029
% Used:	0.76666667 (Observed)	Renewal Action Cost:	3,150.46
		Age:	24

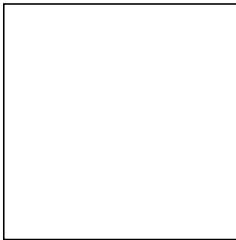
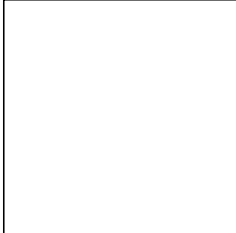
Requirements

Asset Condition Assessment

Systems

No Requirement Data Available

System Name: Restroom Fixtures



System EID:	SYS-250618	Year Installed:	1,977
Description:	The restroom fixtures include vitreous china water closets and lavatories.	Inspector:	Jesus Mascardo
	The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Plumbing System	Lifetime:	30
Quantity:	1	Modeled Renewal FY:	2024
Unit Cost:	33,769.71	Modeled Renewal Cost:	42,212.14
Replacement Cost:	33,769.71	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2024
Years Remaining:	2 (Observed)	Renewal Action Cost:	42,212.14
% Used:	0.93333333 (Observed)	Age:	46

Requirements

Requirement Name	Restroom Fixtures Renewal		
Requirement ID	REQ-258001	Action Date	Jul 7, 2024
Linked System	Restroom Fixtures	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	2- Short Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	42,212

Requirement Description

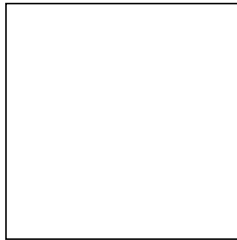
Auto generated renewal for Restroom Fixtures. System Description: The restroom fixtures include vitreous china water closets and lavatories.

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

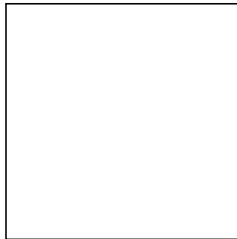
Linked Photos

Asset Condition Assessment

Systems



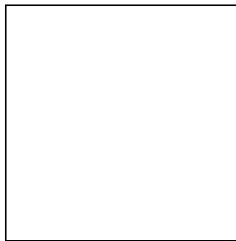
D2010 - Restroom Fixtures



D2010 - Restroom Fixtures

System Name:

Restroom Fixtures - 1999



System EID: SYS-250601

Description: The restroom fixtures include vitreous china urinals, water closets and lavatories.

This system is in reasonably good condition and appears to be performing as intended.

Comments:

System Group: Plumbing System

Quantity: 1

Unit Cost: 18,457.45

Replacement Cost: 18,457.45

Unit of Measure: Each

Years Remaining: 7 (Observed)

% Used: 0.76666667 (Observed)

Year Installed: 1,999

Inspector: Jesus Mascardo

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 30

Modeled Renewal FY: 2029

Modeled Renewal Cost: 23,071.81

% Renew: 125.00

Renewal Action FY: 2029

Renewal Action Cost: 23,071.81

Age: 24

Requirements

No Requirement Data Available

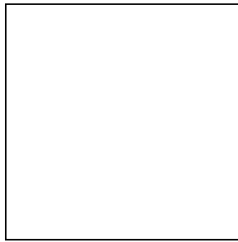
D2020 - Domestic Water Distribution

System Name:

Booster Pump

Asset Condition Assessment

Systems

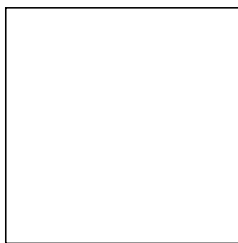


System EID:	SYS-1099157	Year Installed:	2,011
Description:	Domestic water booster pump is located in water treatment room.	Inspector:	Jesus Mascardo
Comments:	This system is in reasonably good condition and appears to be performing as intended.		
System Group:	Plumbing System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1	Lifetime:	20
Unit Cost:	6,116.18	Modeled Renewal FY:	2031
Replacement Cost:	6,116.18	Modeled Renewal Cost:	6,850.12
Unit of Measure:	Each	% Renew:	112.00
Years Remaining:	9 (Observed)	Renewal Action FY:	2031
% Used:	0.55 (Observed)	Renewal Action Cost:	6,850.12
		Age:	12

Requirements

No Requirement Data Available

System Name: Diaphragm Pressure Tanks



System EID:	SYS-250626	Year Installed:	2,011
Description:	The domestic water distribution system includes 2 diaphragm pressure tanks located in the water treatment room.	Inspector:	Jesus Mascardo
Comments:	The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.		
System Group:	Plumbing System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	2	Lifetime:	15
Unit Cost:	20,658.11	Modeled Renewal FY:	2029
Replacement Cost:	41,316.22	Modeled Renewal Cost:	46,274.17
Unit of Measure:	Each	% Renew:	112.00
Years Remaining:	7 (Observed)	Renewal Action FY:	2029
% Used:	0.53333333 (Observed)	Renewal Action Cost:	46,274.17
		Age:	12

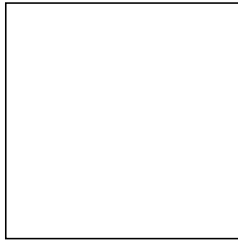
Asset Condition Assessment

Systems

Requirements

No Requirement Data Available

System Name: Water Dist Complete



System EID:	SYS-250606	Year Installed:	1,977
Description:	The building domestic water system includes main water line located in the building and associated distribution piping system. The water to this building is fed from a water well, located outside. The water system is more than 45 years old and has exceeded the end of its rated useful life. Due to age and normal deterioration, it should be planned for replacement. A pipe integrity study should be conducted prior to pipe renewal to identify underlying issues with deteriorating piping, and provide recommendations for pipe repairs or rehabilitations.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Plumbing System	Lifetime:	30
Quantity:	1,598	Modeled Renewal FY:	2027
Unit Cost:	24.36	Modeled Renewal Cost:	43,801.27
Replacement Cost:	38,934.46	% Renew:	112.50
Unit of Measure:	SM	Renewal Action FY:	2027
Years Remaining:	5 (Observed)	Renewal Action Cost:	43,801.27
% Used:	0.83333333 (Observed)	Age:	46

Requirements

Requirement Name	Water Dist Complete Renewal	Action Date	Jul 7, 2027
Requirement ID	REQ-257986	Date Inspected	Jul 7, 2022
Linked System	Water Dist Complete	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D2020 - Domestic Water Distribution	Actual Cost	0
Priority	3- Long Term	Estimated Cost	43,801
Inspector	System Renewal		

Requirement Description

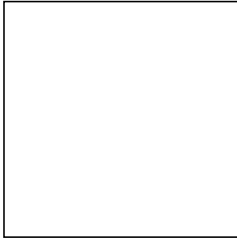
Auto generated renewal for Water Dist Complete. System Description: The building domestic water system includes main water line located in the building and associated distribution piping system. The water to this building is fed from a water well, located outside.

The water system is more than 45 years old and has exceeded the end of its rated useful life. Due to age and normal deterioration, it should be planned for replacement. A pipe integrity study should be conducted prior to pipe renewal to identify underlying issues with deteriorating piping, and provide recommendations for pipe repairs or rehabilitations.

Linked Photos

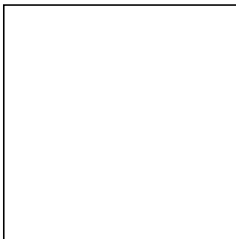
Asset Condition Assessment

Systems



D2020 - Water Dist Complete

System Name: Water Heater - Elec



System EID:	SYS-250607	Year Installed:	1,995
Description:	The domestic hot water is provided by an electric water heater rated 3000 watts\113.56 litres, located in gym furnace room.	Inspector:	Jesus Mascardo
	The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	10
System Group:	Plumbing System	Modeled Renewal FY:	2025
Quantity:	1	Modeled Renewal Cost:	4,173.28
Unit Cost:	3,726.14	% Renew:	112.00
Replacement Cost:	3,726.14	Renewal Action FY:	2025
Unit of Measure:	Each	Renewal Action Cost:	4,173.28
Years Remaining:	3 (Observed)	Age:	28
% Used:	0.7 (Observed)		

Requirements

Requirement Name	Water Heater - Elec Renewal		
Requirement ID	REQ-257987	Action Date	Jul 7, 2025
Linked System	Water Heater - Elec	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	4,173

Requirement Description

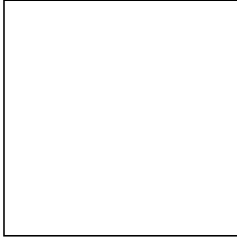
Auto generated renewal for Water Heater - Elec. System Description: The domestic hot water is provided by an electric water heater rated 3000 watts\113.56 litres, located in gym furnace room.

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Asset Condition Assessment

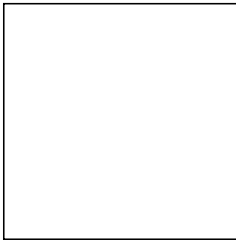
Systems

Linked Photos



D2020 - Water Heater - Elec

System Name: Water Heater - Gas

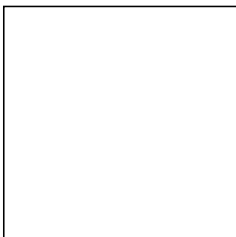


System EID:	SYS-250599	Year Installed:	2,017
Description:	The domestic hot water is provided by a gas-fired water heater rated 38 MBH/150 litres, located in the boiler room.	Inspector:	Jesus Mascardo
	The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Plumbing System	Lifetime:	10
Quantity:	1	Modeled Renewal FY:	2029
Unit Cost:	4,443.57	Modeled Renewal Cost:	4,976.8
Replacement Cost:	4,443.57	% Renew:	112.00
Unit of Measure:	Each	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	4,976.80
% Used:	0.3 (Observed)	Age:	6

Requirements

No Requirement Data Available

System Name: Water Softener



System EID:	SYS-250625	Year Installed:	1,999
Description:	A water softener system is located in the crawl space.	Inspector:	Jesus Mascardo

Asset Condition Assessment

Systems

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Plumbing System	Lifetime:	18
Quantity:	1	Modeled Renewal FY:	2026
Unit Cost:	11,316.8	Modeled Renewal Cost:	12,674.82
Replacement Cost:	11,316.8	% Renew:	112.00
Unit of Measure:	Each	Renewal Action FY:	2026
Years Remaining:	4 (Observed)	Renewal Action Cost:	12,674.82
% Used:	0.77777778 (Observed)	Age:	24

Requirements

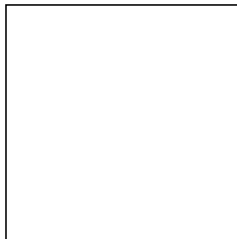
Requirement Name	Water Softener Renewal	Action Date	Jul 7, 2026
Requirement ID	REQ-258007	Date Inspected	Jul 7, 2022
Linked System	Water Softener	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D2020 - Domestic Water Distribution	Actual Cost	0
Priority	3- Long Term	Estimated Cost	12,675
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Water Softener. System Description: A water softener system is located in the crawl space.

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

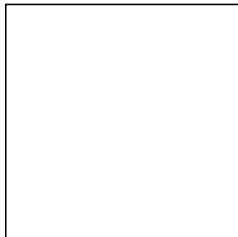
Linked Photos



D2020 - Water Softener

System Name:

Water Treatment



System EID:	SYS-1099158	Year Installed:	2,016
Description:	Water treatment system includes UV filtration, cartridge type filter, piping, valves and fittings, breaker panel, and DDC controls.	Inspector:	Jesus Mascardo

Asset Condition Assessment

Systems

This system is in reasonably good condition and appears to be performing as intended.

Comments:

System Group: Plumbing System

Quantity: 1

Unit Cost: 107,843.27

Replacement Cost: 107,843.27

Unit of Measure: Each

Years Remaining: 14 (Observed)

% Used: 0.3 (Observed)

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 20

Modeled Renewal FY: 2036

Modeled Renewal Cost: 120,784.46

% Renew: 112.00

Renewal Action FY: 2036

Renewal Action Cost: 120,784.46

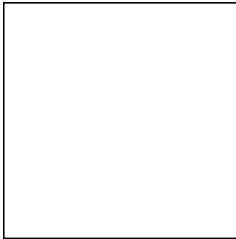
Age: 7

Requirements

No Requirement Data Available

D2030 - Sanitary Waste

System Name: Sanitary Waste - Gravity Disch - 1968



System EID: SYS-250592

Description: The building includes sanitary waste piping system with gravity discharge to the septic system, located outside.

The sanitary waste system is more than 50 years old and has exceeded the end of its rated useful life. Due to age and normal deterioration, it should be planned for replacement. A pipe integrity study should be conducted prior to pipe renewal to identify underlying issues with deteriorating piping, and provide recommendations for pipe repairs or rehabilitations.

Year Installed: 1,968

Inspector: Jesus Mascardo

Comments:

System Group: Plumbing System

Quantity: 992

Unit Cost: 35.29

Replacement Cost: 35,002.86

Unit of Measure: SM

Years Remaining: 3 (Observed)

% Used: 0.94 (Observed)

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 50

Modeled Renewal FY: 2025

Modeled Renewal Cost: 43,753.57

% Renew: 125.00

Renewal Action FY: 2025

Renewal Action Cost: 43,753.57

Age: 55

Requirements

Requirement Name	Sanitary Waste - Gravity Disch - 1968 Renewal		
Requirement ID	REQ-257972	Action Date	Jul 7, 2025
Linked System	Sanitary Waste - Gravity Disch - 1968	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D2030 - Sanitary Waste	Status	Open

Asset Condition Assessment

Systems

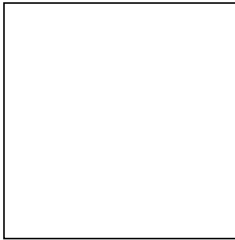
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	43,754

Requirement Description

Auto generated renewal for Sanitary Waste - Gravity Disch - 1968. System Description: The building includes sanitary waste piping system with gravity discharge to the septic system, located outside.

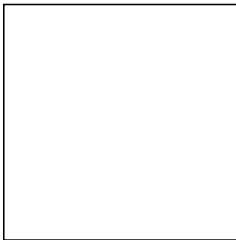
The sanitary waste system is more than 50 years old and has exceeded the end of its rated useful life. Due to age and normal deterioration, it should be planned for replacement. A pipe integrity study should be conducted prior to pipe renewal to identify underlying issues with deteriorating piping, and provide recommendations for pipe repairs or rehabilitations.

Linked Photos



D2030 - Sanitary Waste - Gravity Disch - 1968

System Name: Sanitary Waste - Gravity Disch - 1977



System EID:	SYS-250610	Year Installed:	1,977
Description:	The building includes sanitary waste piping system with gravity discharge to the septic system, located outside. The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Plumbing System	Lifetime:	50
Quantity:	606	Modeled Renewal FY:	2029
Unit Cost:	35.29	Modeled Renewal Cost:	26,728.49
Replacement Cost:	21,382.79	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	26,728.49
% Used:	0.86 (Observed)	Age:	46

Requirements

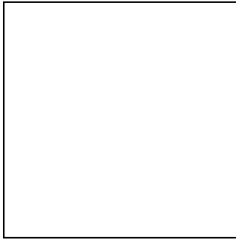
No Requirement Data Available

D2040 - Rain Water Drainage

System Name: Roof Drainage - Gravity

Asset Condition Assessment

Systems



System EID:	SYS-250600	Year Installed:	1,968
Description:	Rain water is removed from the roof via drains equipped with strainers and connected to rainwater leaders, which discharge to the surrounding property.	Inspector:	Jesus Mascardo
Comments:	The system has exceeded the end of its rated useful life. Due to age and long use, the system has degraded in condition over the years.		
System Group:	Plumbing System	Date Inspected:	Jul 7, 2022 8:30:00 PM
Quantity:	992	Lifetime:	50
Unit Cost:	44.03	Modeled Renewal FY:	2026
Replacement Cost:	43,675.23	Modeled Renewal Cost:	54,594.04
Unit of Measure:	SM	% Renew:	125.00
Years Remaining:	4 (Observed)	Renewal Action FY:	2026
% Used:	0.92 (Observed)	Renewal Action Cost:	54,594.04
		Age:	55

Requirements

Requirement Name	Rain Water Drainage - Inadequate Roof Drainage		
Requirement ID	REQ-258060	Action Date	
Linked System	Roof Drainage - Gravity	Date Inspected	Nov 15, 2010
Category	Capacity/Design	Finish Date	Nov 10, 2017
Prime System	D2040 - Rain Water Drainage	Status	Closed
Priority	4- Recommended	Actual Cost	0
Inspector	Sukhjot Sidhu	Estimated Cost	8,389

Requirement Description

At the time of inspection rain water was present on the roof giving the strong indication of inadequate roof drainage system so it is recommended to install more drain lines for proper roof drainage.

No photo available.

Requirement Name	Roof Drainage - Gravity Renewal		
Requirement ID	REQ-257980	Action Date	Jul 7, 2026
Linked System	Roof Drainage - Gravity	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D2040 - Rain Water Drainage	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	54,594

Requirement Description

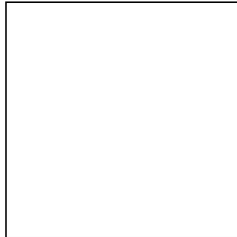
Auto generated renewal for Roof Drainage - Gravity. System Description: Rain water is removed from the roof via drains equipped with strainers and connected to rainwater leaders, which discharge to the surrounding property.

The system has exceeded the end of its rated useful life. Due to age and long use, the system has degraded in condition over the years.

Asset Condition Assessment

Systems

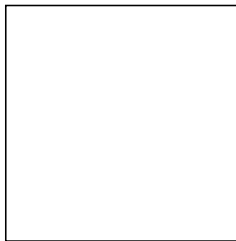
Linked Photos



D2040 - Roof Drainage - Gravity

D2090 - Other Plumbing Systems

System Name: Natural Gas Supply for Bldg



System EID:	SYS-250596	Year Installed:	1,977
Description:	The building includes a natural gas supply and distribution system.	Inspector:	Jesus Mascardo
Comments:	The system has exceeded the end of its rated useful life. Due to age and long use, the system has degraded in condition over the years.		
System Group:	Plumbing System	Date Inspected:	Jul 7, 2022 8:30:00 PM
Quantity:	1,000	Lifetime:	40
Unit Cost:	26.94	Modeled Renewal FY:	2026
Replacement Cost:	26,939.38	Modeled Renewal Cost:	33,674.22
Unit of Measure:	SM	% Renew:	125.00
Years Remaining:	4 (Observed)	Renewal Action FY:	2026
% Used:	0.9 (Observed)	Renewal Action Cost:	33,674.22
		Age:	46

Requirements

Requirement Name	Natural Gas Supply for Bldg Renewal		
Requirement ID	REQ-257976	Action Date	Jul 7, 2026
Linked System	Natural Gas Supply for Bldg	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D2090 - Other Plumbing Systems	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	33,674

Requirement Description

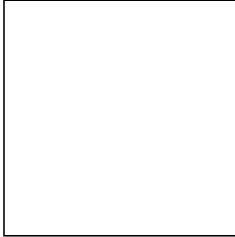
Auto generated renewal for Natural Gas Supply for Bldg. System Description: The building includes a natural gas supply and distribution system.

The system has exceeded the end of its rated useful life. Due to age and long use, the system has degraded in condition over the years.

Asset Condition Assessment

Systems

Linked Photos



D2090 - Natural Gas Supply for Bldg

Requirement Name	Other Plumbing Systems - Natural Gas Supply - No Seismic Valve		
Requirement ID	REQ-258116	Action Date	
Linked System	Natural Gas Supply for Bldg	Date Inspected	Nov 15, 2010
Category	OFC's	Finish Date	
Prime System	D2090 - Other Plumbing Systems	Status	Open
Priority	6- Non Structural Seismic Vulnerability	Actual Cost	0
Inspector	Sukhjot Sidhu	Estimated Cost	1,883

Requirement Description

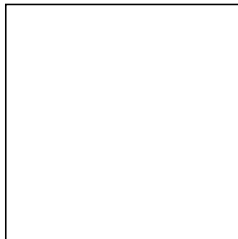
The natural gas supply for the building does not have seismic shut off valve installed therefore the vulnerability index for the gas supply line can't be calculated, however the consequences index can be determine. When rated per National Standard of Canada - CAN/CSA - S832-06 entitled "Seismic Risk Reduction of Operational and Functional Components (OFCs) of Building", this gas supply had a consequences index score of 20.

No photo available.

D30 - HVAC

D3020 - Heat Generating Systems

System Name: Boilers HW - Gas Fired



System EID:	SYS-250602	Year Installed:	1,999
Description:	Heat for the facility is provided by two gas fired hot water boilers each rated 491 MBH, located in the boiler room.	Inspector:	Jesus Mascardo
	This system is in reasonably good condition and appears to be performing as intended.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	HVAC System	Lifetime:	30
Quantity:	2	Modeled Renewal FY:	2029
Unit Cost:	31,263.22	Modeled Renewal Cost:	78,158.05
Replacement Cost:	62,526.44	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	78,158.05
% Used:	0.76666667 (Observed)	Age:	24

Asset Condition Assessment

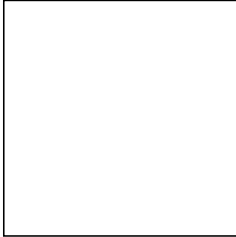
Systems

Requirements

No Requirement Data Available

D3040 - Distribution Systems

System Name: Air Handling Unit



System EID:	SYS-250605	Year Installed:	1,999
Description:	The HVAC system includes an air handling unit HV1 rated 13,367 CFM equipped with distribution ductwork and diffusers. System was not accessible during assessment. The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	HVAC System	Lifetime:	25
Quantity:	1	Modeled Renewal FY:	2029
Unit Cost:	75,660.96	Modeled Renewal Cost:	94,576.2
Replacement Cost:	75,660.96	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	94,576.20
% Used:	0.72 (Observed)	Age:	24

Requirements

Requirement Name	Distribution Systems - Air Handling Unit Lack VFD's		
Requirement ID	REQ-258056	Action Date	
Linked System	Air Handling Unit	Date Inspected	Jul 7, 2022
Category	Energy	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	4- Recommended	Actual Cost	0
Inspector	Jesus Mascardo	Estimated Cost	12,332

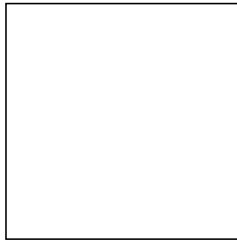
Requirement Description

At the time of the assessment it was observed that the air handling unit HV1 was not equipped with variable frequency drives. It is recommended that VFD is to be installed on air handling unit to provide a more efficient operation. HV1 was not accessible during assessment. Requirement from previous assessment exists.

Linked Photos

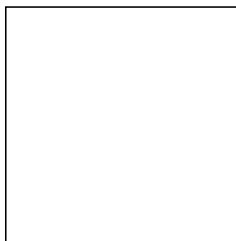
Asset Condition Assessment

Systems



Distribution Systems - Air Handling Unit Lack VFD's

System Name: Distribution Ductwork



System EID:	SYS-250604	Year Installed:	1,999
Description:	The HVAC system includes distribution ductwork and diffusers.	Inspector:	Jesus Mascardo
Comments:	This system is in reasonably good condition and appears to be performing as intended.		
System Group:	HVAC System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1,598	Lifetime:	40
Unit Cost:	108.53	Modeled Renewal FY:	2039
Replacement Cost:	173,428.07	Modeled Renewal Cost:	216,785.08
Unit of Measure:	SM	% Renew:	125.00
Years Remaining:	17 (Observed)	Renewal Action FY:	2039
% Used:	0.575 (Observed)	Renewal Action Cost:	216,785.08
		Age:	24

Requirements

Requirement Name	Distribution Systems - HVAC Ductwork Dirty		
Requirement ID	REQ-258059	Action Date	
Linked System	Distribution Ductwork	Date Inspected	Nov 10, 2017
Category	Air and Water Quality	Finish Date	Jul 7, 2022
Prime System	D3040 - Distribution Systems	Status	Closed
Priority	4- Recommended	Actual Cost	0
Inspector	Kam Khattra	Estimated Cost	8,092

Requirement Description

Observed during the assessment were many supply and exhaust diffusers were coated with dust and dirt. Ductwork cleaning is recommended.

No photo available.

Requirement Name	Distribution Systems - Distribution Ductwork - No Seismic Restraint		
Requirement ID	REQ-258055	Action Date	

Asset Condition Assessment

Systems

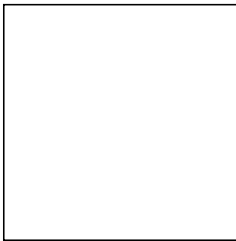
Linked System	Distribution Ductwork	Date Inspected	Nov 15, 2010
Category	OFC's	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	6- Non Structural Seismic Vulnerability	Actual Cost	0
Inspector	Sukhjot Sidhu	Estimated Cost	18,887

Requirement Description

The distribution ductworks in classrooms, gymnasium and office area are not seismically restrained to prevent falling. When rated per National Standard of Canada - CAN/CSA - S832-06 entitled "Seismic Risk Reduction of Operational and Functional Components of Building", these distribution ductwork had a risk index score of 26.0958.

No photo available.

System Name: Exhaust System - General Building

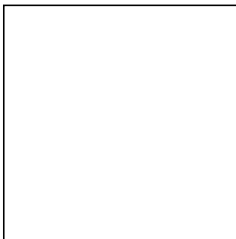


System EID:	SYS-250613	Year Installed:	1,999
Description:	The HVAC ventilation system includes rooftop exhaust fans.	Inspector:	Jesus Mascardo
Comments:	The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.	Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	HVAC System	Lifetime:	25
Quantity:	4	Modeled Renewal FY:	2029
Unit Cost:	3,198.29	Modeled Renewal Cost:	15,991.45
Replacement Cost:	12,793.16	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	15,991.45
% Used:	0.72 (Observed)	Age:	24

Requirements

No Requirement Data Available

System Name: Exhaust System - Residential Type



System EID:	SYS-250629	Year Installed:	1,990
Description:	HVAC ventilation system includes residential type exhaust fans	Inspector:	Jesus Mascardo

Asset Condition Assessment

Systems

located in the building.

The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	HVAC System	Lifetime:	15
Quantity:	4	Modeled Renewal FY:	2024
Unit Cost:	1,124.06	Modeled Renewal Cost:	5,620.3
Replacement Cost:	4,496.24	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2024
Years Remaining:	2 (Observed)	Renewal Action Cost:	5,620.30
% Used:	0.8666667 (Observed)	Age:	33

Requirements

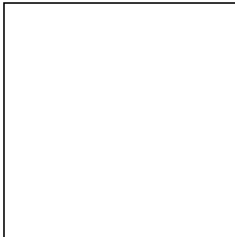
Requirement Name	Exhaust System - Residential Type Renewal		
Requirement ID	REQ-258011	Action Date	Jul 7, 2024
Linked System	Exhaust System - Residential Type	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	2- Short Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	5,620

Requirement Description

Auto generated renewal for Exhaust System - Residential Type. System Description: HVAC ventilation system includes residential type exhaust fans located in the building.

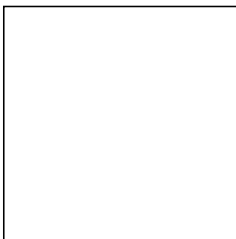
The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Linked Photos



D3040 - Exhaust System - Residential Type

System Name: Exhaust System - Residential Type - 1999



System EID:	SYS-250597	Year Installed:	1,999
Description:	HVAC ventilation system includes residential type exhaust fans located in the building.	Inspector:	Jesus Mascardo

Asset Condition Assessment

Systems

The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.

Comments:

System Group: HVAC System

Quantity: 2

Unit Cost: 1,124.06

Replacement Cost: 2,248.12

Unit of Measure: Each

Years Remaining: 6 (Observed)

% Used: 0.6 (Observed)

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 15

Modeled Renewal FY: 2028

Modeled Renewal Cost: 2,810.15

% Renew: 125.00

Renewal Action FY: 2028

Renewal Action Cost: 2,810.15

Age: 24

Requirements

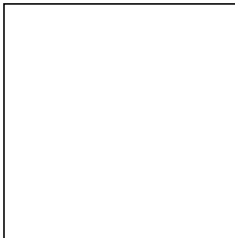
Requirement Name	Exhaust System - Residential Type - 1999 Renewal		
Requirement ID	REQ-257977	Action Date	Jul 7, 2028
Linked System	Exhaust System - Residential Type - 1999	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	2,810

Requirement Description

Auto generated renewal for Exhaust System - Residential Type - 1999. System Description: HVAC ventilation system includes residential type exhaust fans located in the building.

The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.

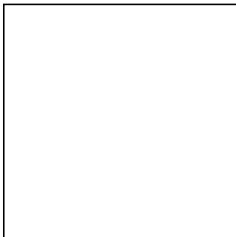
Linked Photos



D3040 - Exhaust System - Residential Type - 1999

System Name:

Hot Water Pipe Distribution System



System EID: SYS-250603

Description: HVAC distribution system includes heating hot water piping and the associated valves, expansion tank, insulation and circulation pumps.

This system is in reasonably good condition and appears to be

Year Installed: 1,999

Inspector: Jesus Mascardo

Asset Condition Assessment

Systems

performing as intended.

Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	HVAC System	Lifetime:	30
Quantity:	1,298	Modeled Renewal FY:	2029
Unit Cost:	36.2	Modeled Renewal Cost:	58,732.31
Replacement Cost:	46,985.85	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	58,732.31
% Used:	0.76666667 (Observed)	Age:	24

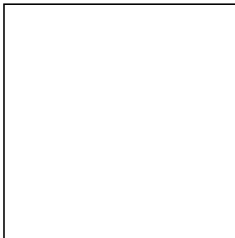
Requirements

Requirement Name	Distribution Systems - Fire Stopping Not Installed		
Requirement ID	REQ-258057	Action Date	Jul 7, 2024
Linked System	Hot Water Pipe Distribution System	Date Inspected	Jul 7, 2022
Category	Building Code	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	2- Short Term	Actual Cost	0
Inspector	Jesus Mascardo	Estimated Cost	1,064

Requirement Description

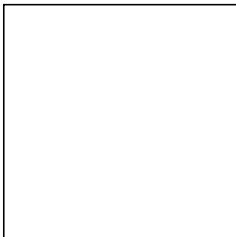
The HVAC piping in the mechanical room do not have fire stopping installed as required by BCBC 2018 Section 3.1.9.1.

Linked Photos



Distribution Systems - Fire Stopping Not Installed

System Name: Make-up Air Unit - Gas



System EID:	SYS-250674	Year Installed:	1,999
Description:	The HVAC system includes a gas-fired make-up air unit serving the gymnasium. The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM

Asset Condition Assessment

Systems

System Group:	HVAC System	Lifetime:	20
Quantity:	1	Modeled Renewal FY:	2025
Unit Cost:	39,285.89	Modeled Renewal Cost:	49,107.36
Replacement Cost:	39,285.89	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	49,107.36
% Used:	0.85 (Observed)	Age:	24

Requirements

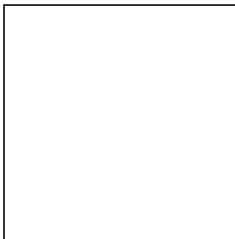
Requirement Name	Make-up Air Unit - Gas Renewal	Action Date	Jul 7, 2025
Requirement ID	REQ-258051	Date Inspected	Jul 7, 2022
Linked System	Make-up Air Unit - Gas	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D3040 - Distribution Systems	Actual Cost	0
Priority	3- Long Term	Estimated Cost	49,107
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Make-up Air Unit - Gas. System Description: The HVAC system includes a gas-fired make-up air unit serving the gymnasium.

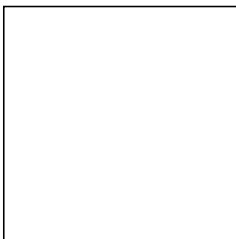
The system has exceeded the end of its expected life. Due to age and normal deterioration, the system should be planned for replacement.

Linked Photos



D3040 - Make-up Air Unit - Gas

System Name: Perimeter Heat - Electric Baseboard



System EID:	SYS-250675	Year Installed:	1,999
Description:	The heating system includes electric baseboard heater.	Inspector:	Jesus Mascardo
Comments:	This system is in reasonably good condition and appears to be performing as intended.	Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	HVAC System	Lifetime:	30
Quantity:	15	Modeled Renewal FY:	2029
		Modeled Renewal Cost:	750.48



Asset Condition Assessment

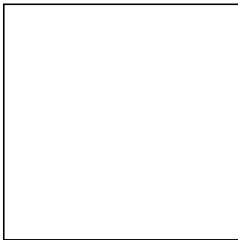
Systems

Unit Cost:	44.67	% Renew:	112.00
Replacement Cost:	670.08	Renewal Action FY:	2029
Unit of Measure:	SM	Renewal Action Cost:	750.48
Years Remaining:	7 (Observed)	Age:	24
% Used:	0.76666667 (Observed)		

Requirements

No Requirement Data Available

System Name: Perimeter Heat System - Hydronic Fin Tube



System EID:	SYS-250615	Year Installed:	1,999
Description:	HVAC distribution includes hot water perimeter heating system. The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	HVAC System	Lifetime:	18
Quantity:	150	Modeled Renewal FY:	2028
Unit Cost:	124.68	Modeled Renewal Cost:	21,039.56
Replacement Cost:	18,701.83	% Renew:	112.50
Unit of Measure:	SM	Renewal Action FY:	2028
Years Remaining:	6 (Observed)	Renewal Action Cost:	21,039.56
% Used:	0.66666667 (Observed)	Age:	24

Requirements

Requirement Name	Perimeter Heat System - Hydronic Fin Tube Renewal		
Requirement ID	REQ-257995	Action Date	Jul 7, 2028
Linked System	Perimeter Heat System - Hydronic Fin Tube	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	21,040

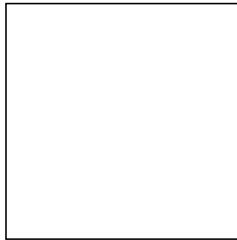
Requirement Description

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes hot water perimeter heating system.
The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.

Linked Photos

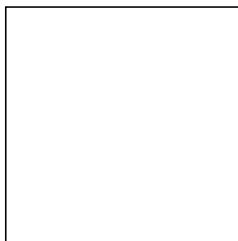
Asset Condition Assessment

Systems



D3040 - Perimeter Heat System - Hydronic Fin Tube

System Name: Radiant Ceiling Panels - Hot Water



System EID: SYS-250616

Year Installed: 1,999

Description: The HVAC systems include radiant ceiling panels, located in the building. Electric radiant heating panel line item substitutes for hot water radiant heating panel which does not exist in the RS Means database.

Inspector: Jesus Mascardo

This system is in reasonably good condition and appears to be performing as intended.

Comments:

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 30

Modeled Renewal FY: 2029

System Group: HVAC System

Modeled Renewal Cost: 17,008.34

Quantity: 200

% Renew: 125.00

Unit Cost: 68.03

Renewal Action FY: 2029

Replacement Cost: 13,606.67

Renewal Action Cost: 17,008.34

Unit of Measure: SM

Years Remaining: 7 (Observed)

Age: 24

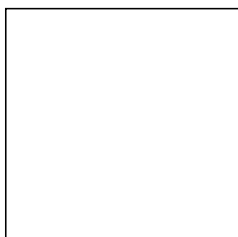
% Used: 0.76666667 (Observed)

Requirements

No Requirement Data Available

D3050 - Terminal and Package Units

System Name: Cabinet Unit Heaters - Hot Water



System EID: SYS-250593

Year Installed: 1,999

Asset Condition Assessment

Systems

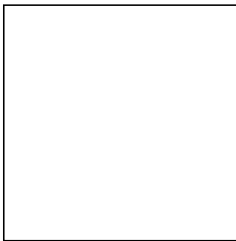
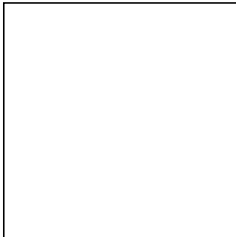
Description:	Heating is provided by cabinet hot water unit heaters.	Inspector:	Jesus Mascardo
	The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	25
System Group:	HVAC System	Modeled Renewal FY:	2029
Quantity:	4	Modeled Renewal Cost:	29,378
Unit Cost:	6,557.59	% Renew:	112.00
Replacement Cost:	26,230.36	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	29,378.00
Years Remaining:	7 (Observed)	Age:	24
% Used:	0.72 (Observed)		

Requirements

No Requirement Data Available

D3060 - Controls and Instrumentation

System Name: DDC System



System EID:	SYS-250595	Year Installed:	1,999
Description:	HVAC controls include a DDC system for system optimization, basic pc control, moderate sensor types and quantities.	Inspector:	Jesus Mascardo
	The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	20
System Group:	HVAC System	Modeled Renewal FY:	2024
Quantity:	1,598	Modeled Renewal Cost:	62,159.12
Unit Cost:	31.12	% Renew:	125.00
Replacement Cost:	49,727.3	Renewal Action FY:	2024
Unit of Measure:	SM	Renewal Action Cost:	62,159.12
Years Remaining:	2 (Observed)	Age:	24
% Used:	0.9 (Observed)		

Asset Condition Assessment

Systems

Requirements

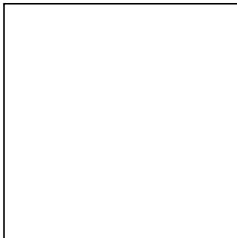
Requirement Name	DDC System Renewal	Action Date	Jul 7, 2024
Requirement ID	REQ-257975	Date Inspected	Jul 7, 2022
Linked System	DDC System	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D3060 - Controls and Instrumentation	Actual Cost	0
Priority	2 - Short Term	Estimated Cost	62,159
Inspector	System Renewal		

Requirement Description

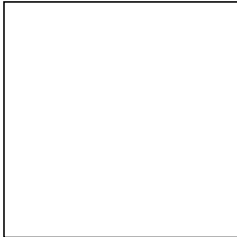
Auto generated renewal for DDC System. System Description: HVAC controls include a DDC system for system optimization, basic pc control, moderate sensor types and quantities.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

Linked Photos



D3060 - DDC System

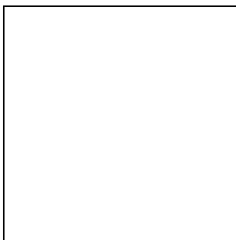


D3060 - DDC System

D40 - Fire Protection

System Name:

Fire Extinguishers



System EID: SYS-250594

Year Installed: 1,999

Description: Handheld type fire extinguishers are located throughout the building, as required.

Inspector: Jesus Mascardo

This system is in reasonably good condition and appears to be performing as intended.

Comments:

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 30

Asset Condition Assessment

Systems

System Group:	Fire Protection	Modeled Renewal FY:	2029
Quantity:	1,598	Modeled Renewal Cost:	626.39
Unit Cost:	0.37	% Renew:	105.00
Replacement Cost:	596.57	Renewal Action FY:	2029
Unit of Measure:	SM	Renewal Action Cost:	626.39
Years Remaining:	7 (Observed)	Age:	24
% Used:	0.76666667 (Observed)		

Requirements

Requirement Name	Fire Protection - Fire Extinguishers Installation Non-Compliant		
Requirement ID	REQ-258058	Action Date	
Linked System	Fire Extinguishers	Date Inspected	Nov 10, 2017
Category	Building Code	Finish Date	Jul 7, 2022
Prime System	D40 - Fire Protection	Status	Closed
Priority	5- Does Not Meet Current Codes / Standards	Actual Cost	0
Inspector	Kam Khattra	Estimated Cost	231

Requirement Description

CNFC section 6.2.1.1 refers to NFPA Chapter 10 for installation of fire extinguishers. According to NFPA Chapter 10 Section 7.2.4.3 monthly inspection of fire extinguishers should be conducted and initials of the person performing the inspection shall be recorded.

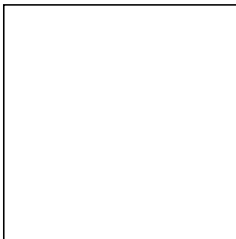
No photo available.

D50 - Electrical

D5010 - Electrical Service and Distribution

D5012 - Low Tension Service and Dist.

System Name: Main Electrical Service - 400A 120/208V



System EID:	SYS-248511	Year Installed:	1,999
Description:	The building includes a 400A 120/208V electrical service, which includes incoming feeders, pull section, a 400A main breaker, CT section, two 5 KVAR capacitors and metering. The main service has been upgraded in 1999.	Inspector:	Jesus Mascardo
	This system is in reasonably good condition and appears to be performing as intended.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
		Lifetime:	30
System Group:	Electrical System	Modeled Renewal FY:	2029
Quantity:	1	Modeled Renewal Cost:	102,663.93
Unit Cost:	82,131.14	% Renew:	125.00
Replacement Cost:	82,131.14	Renewal Action FY:	2029
Unit of Measure:	Each	Renewal Action Cost:	102,663.93



Asset Condition Assessment

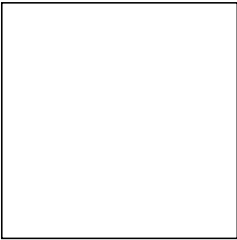
Systems

Years Remaining: 7 (Observed) Age: 24
% Used: 0.76666667 (Observed)

Requirements

No Requirement Data Available

System Name: Panelboards, Feeders, Disconnects - 120/208V



System EID: SYS-248507 Year Installed: 1,999
Description: The electrical distribution system includes local 100A and 200A panelboards, disconnects, and associated equipment. The system has been upgraded. Inspector: Jesus Mascardo

This system is in reasonably good condition and appears to be performing as intended.

Comments: Date Inspected: Jul 7, 2022 12:00:00 AM
System Group: Electrical System Lifetime: 30
Quantity: 1,598 Modeled Renewal FY: 2029
Unit Cost: 45.35 Modeled Renewal Cost: 90,592.71
Replacement Cost: 72,474.17 % Renew: 125.00
Unit of Measure: SM Renewal Action FY: 2029
Years Remaining: 7 (Observed) Renewal Action Cost: 90,592.71
% Used: 0.76666667 (Observed) Age: 24

Requirements

Requirement Name	Electrical Equipment - Storage in Front of Electrical Components		
Requirement ID	REQ-255998	Action Date	Nov 15, 2011
Linked System	Panelboards, Feeders, Disconnects - 120/208V	Date Inspected	Nov 15, 2010
Category	Life Safety	Finish Date	Nov 10, 2017
Prime System	D5012 - Low Tension Service and Dist.	Status	Closed
Priority	1- Immediate	Actual Cost	0
Inspector	Kam Khattrra	Estimated Cost	53

Requirement Description

Gym storage room and main electrical room contains storage in front of the electrical equipment. This is a violation of the Canadian Electrical Code 2-308.

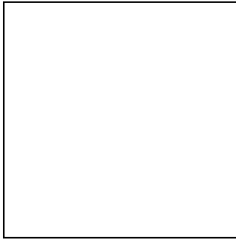
No photo available.

D5020 - Lighting and Branch Wiring
D5021 - Branch Wiring Devices

System Name: Branch Wiring - Equipment & Devices

Asset Condition Assessment

Systems



System EID:	SYS-248502	Year Installed:	1,977
Description:	Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.	Inspector:	Jesus Mascardo
Comments:	The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.		
System Group:	Electrical System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1,598	Lifetime:	30
Unit Cost:	17.46	Modeled Renewal FY:	2026
Replacement Cost:	27,906.43	Modeled Renewal Cost:	34,883.04
Unit of Measure:	SM	% Renew:	125.00
Years Remaining:	4 (Observed)	Renewal Action FY:	2026
% Used:	0.86666667 (Observed)	Renewal Action Cost:	34,883.04
		Age:	46

Requirements

Requirement Name	Branch Wiring Devices - GFCI Not Provided	Action Date	
Requirement ID	REQ-255997	Date Inspected	Nov 10, 2017
Linked System	Branch Wiring - Equipment & Devices	Finish Date	Jul 7, 2022
Category	Building Code	Status	Closed
Prime System	D5021 - Branch Wiring Devices	Actual Cost	0
Priority	5- Does Not Meet Current Codes / Standards	Estimated Cost	559
Inspector	Kam Khattra		

Requirement Description

The electrical outlets in wet locations of the kitchen are not GFCI as per CEC Section 26-700.

No photo available.

Requirement Name	Branch Wiring - Equipment & Devices Renewal	Action Date	Jul 7, 2026
Requirement ID	REQ-255942	Date Inspected	Jul 7, 2022
Linked System	Branch Wiring - Equipment & Devices	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D5021 - Branch Wiring Devices	Actual Cost	0
Priority	3- Long Term	Estimated Cost	34,883
Inspector	System Renewal		

Requirement Description

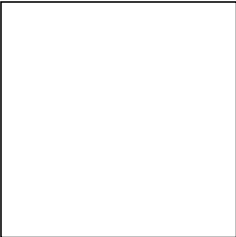
Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

Asset Condition Assessment

Systems

Linked Photos



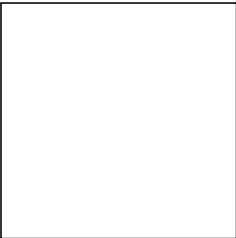
D5021 - Branch Wiring - Equipment & Devices

Requirement Name	Branch Wiring Devices - Insufficient Quantity of Receptacles		
Requirement ID	REQ-255996	Action Date	
Linked System	Branch Wiring - Equipment & Devices	Date Inspected	Jul 7, 2022
Category	Capacity/Design	Finish Date	
Prime System	D5021 - Branch Wiring Devices	Status	Open
Priority	4- Recommended	Actual Cost	0
Inspector	Jesus Mascardo	Estimated Cost	9,727

Requirement Description

The number of branch circuits and receptacles is insufficient in some of the rooms and multi-outlet extensions were observed.

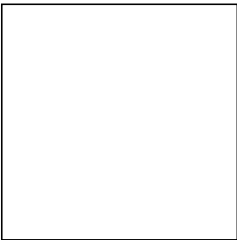
Linked Photos



Branch Wiring Devices - Insufficient Quantity of Receptacles

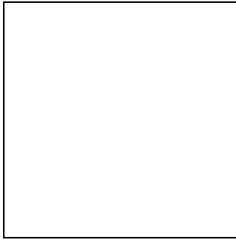
D5022 - Lighting Equipment

System Name: Lighting - Exterior



Asset Condition Assessment

Systems



System EID:	SYS-248499	Year Installed:	1,995
Description:	Exterior lighting consists a mix of low pressure sodium fixtures and CFL fixtures.	Inspector:	Jesus Mascardo
Comments:	The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.		
System Group:	Electrical System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1	Lifetime:	20
Unit Cost:	6,845.21	Modeled Renewal FY:	2024
Replacement Cost:	6,845.21	Modeled Renewal Cost:	8,556.52
Unit of Measure:	Each	% Renew:	125.00
Years Remaining:	2 (Observed)	Renewal Action FY:	2024
% Used:	0.9 (Observed)	Renewal Action Cost:	8,556.52
		Age:	28

Requirements

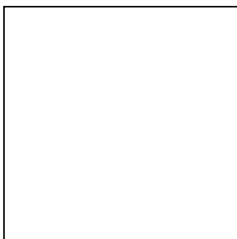
Requirement Name	Lighting - Exterior Renewal	Action Date	Jul 7, 2024
Requirement ID	REQ-255939	Date Inspected	Jul 7, 2022
Linked System	Lighting - Exterior	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D5022 - Lighting Equipment	Actual Cost	0
Priority	2 - Short Term	Estimated Cost	8,557
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Lighting - Exterior. System Description: Exterior lighting consists a mix of low pressure sodium fixtures and CFL fixtures.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

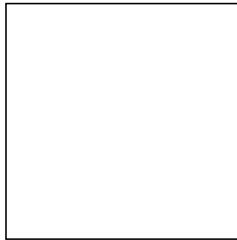
Linked Photos



D5022 - Lighting - Exterior

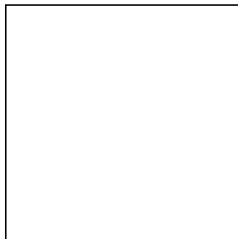
Asset Condition Assessment

Systems



D5022 - Lighting - Exterior

System Name: Lighting - Interior



System EID:	SYS-248501	Year Installed:	2,012
Description:	Lighting system includes a mix of ceiling mounted and pendant mounted fluorescent fixtures with a few incandescent light fixtures. The lamps are T8's throughout the building. The system has been upgraded and observed years remaining have been increased. This system is in reasonably good condition and appears to be performing as intended.	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Electrical System	Lifetime:	20
Quantity:	1,598	Modeled Renewal FY:	2032
Unit Cost:	51.04	Modeled Renewal Cost:	101,944.23
Replacement Cost:	81,555.38	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2032
Years Remaining:	10 (Observed)	Renewal Action Cost:	101,944.23
% Used:	0.5 (Observed)	Age:	11

Requirements

Requirement Name	Non-Seismic Luminaire - Corridors	Action Date	
Requirement ID	REQ-256001	Date Inspected	Nov 15, 2010
Linked System	Lighting - Interior	Finish Date	
Category	OFC's	Status	Open
Prime System	D5022 - Lighting Equipment	Actual Cost	0
Priority	6- Non Structural Seismic Vulnerability	Estimated Cost	4,205
Inspector	Kam Khattra		

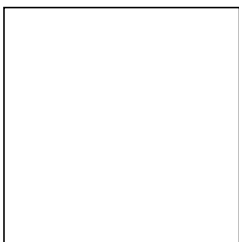
Requirement Description

Light fixtures, especially ceiling mounted type, in the corridors are not seismically secured.

Linked Photos

Asset Condition Assessment

Systems



Non-Seismic Luminaire - Corridors
Non-Seismic Luminaire - Corridors

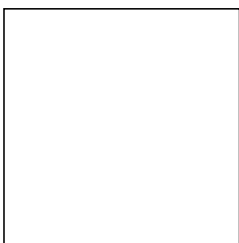
Requirement Name	Non-Seismic Luminaire - Classrooms		
Requirement ID	REQ-256002	Action Date	
Linked System	Lighting - Interior	Date Inspected	Nov 15, 2010
Category	OFC's	Finish Date	
Prime System	D5022 - Lighting Equipment	Status	Open
Priority	6- Non Structural Seismic Vulnerability	Actual Cost	0
Inspector	Kam Khattra	Estimated Cost	8,411

Requirement Description

Classroom category includes classrooms, gymnasium, library, multi-purpose room, music room, drama room, workshop and such.

Light fixtures, especially pendant mounted type, in some or all of the Classrooms are not seismically secured.

Linked Photos

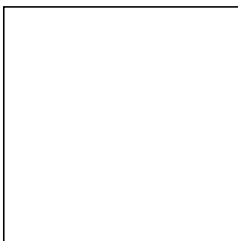


Non-Seismic Luminaire - Classrooms
Non-Seismic Luminaire - Classrooms

D5030 - Communications and Security

D5031 - Public Address and Music Systems

System Name: Public Address System



System EID: SYS-248557

Description: The public address system includes master console, speakers, conduit and shielded wiring.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

Year Installed: 1,990

Inspector: Jesus Mascardo

Comments:

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 20

Asset Condition Assessment

Systems

System Group:	Electrical System	Modeled Renewal FY:	2025
Quantity:	1,598	Modeled Renewal Cost:	35,244.5
Unit Cost:	17.64	% Renew:	125.00
Replacement Cost:	28,195.6	Renewal Action FY:	2025
Unit of Measure:	SM	Renewal Action Cost:	35,244.50
Years Remaining:	3 (Observed)	Age:	33
% Used:	0.85 (Observed)		

Requirements

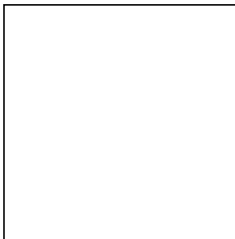
Requirement Name	Public Address System Renewal		
Requirement ID	REQ-255992	Action Date	Jul 7, 2025
Linked System	Public Address System	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D5031 - Public Address and Music Systems	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	35,245

Requirement Description

Auto generated renewal for Public Address System. System Description: The public address system includes master console, speakers, conduit and shielded wiring.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

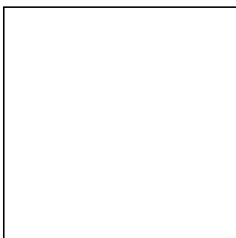
Linked Photos



D5031 - Public Address System

D5033 - Telephone Systems

System Name: Telephone System



System EID:	SYS-248497	Year Installed:	1,999
Description:	A typical telephone system includes Cat3 Wiring, RJ-11 Terminations, BX-panels and a local exchange.	Inspector:	Jesus Mascarido
	The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.		

Asset Condition Assessment

Systems

Comments:

System Group: Electrical System
Quantity: 1,598
Unit Cost: 17.92
Replacement Cost: 28,640.15
Unit of Measure: SM
Years Remaining: 3 (Observed)
% Used: 0.85 (Observed)

Date Inspected: Jul 7, 2022 12:00:00 AM
Lifetime: 20
Modeled Renewal FY: 2025
Modeled Renewal Cost: 30,430.16
% Renew: 106.25
Renewal Action FY: 2025
Renewal Action Cost: 30,430.16
Age: 24

Requirements

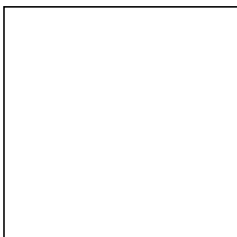
Requirement Name	Telephone System Renewal	Action Date	Jul 7, 2025
Requirement ID	REQ-255937	Date Inspected	Jul 7, 2022
Linked System	Telephone System	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D5033 - Telephone Systems	Actual Cost	0
Priority	3 - Long Term	Estimated Cost	30,430
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Telephone System. System Description: A typical telephone system includes Cat3 Wiring, RJ-11 Terminations, BX-panels and a local exchange.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

Linked Photos

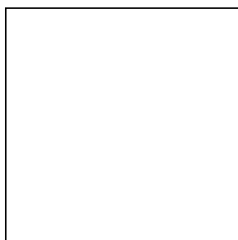


D5033 - Telephone System

D5036 - Clock and Program Systems

System Name:

Clock System



System EID: SYS-248558

Description: The building uses a clock system that includes master control station, clocks, wire, electrician and helper time, and fittings.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

Year Installed: 1,995

Inspector: Jesus Mascardo

Asset Condition Assessment

Systems

Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Electrical System	Lifetime:	10
Quantity:	1,598	Modeled Renewal FY:	2025
Unit Cost:	12.34	Modeled Renewal Cost:	24,658.45
Replacement Cost:	19,726.76	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	24,658.45
% Used:	0.7 (Observed)	Age:	28

Requirements

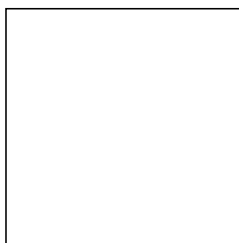
Requirement Name	Clock System Renewal	Action Date	Jul 7, 2025
Requirement ID	REQ-255993	Date Inspected	Jul 7, 2022
Linked System	Clock System	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D5036 - Clock and Program Systems	Actual Cost	0
Priority	3 - Long Term	Estimated Cost	24,658
Inspector	System Renewal		

Requirement Description

Auto generated renewal for Clock System. System Description: The building uses a clock system that includes master control station, clocks, wire, electrician and helper time, and fittings.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

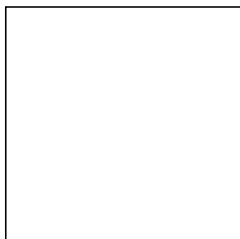
Linked Photos



D5036 - Clock System

D5037 - Fire Alarm Systems

System Name: Fire Alarm System



System EID:	SYS-248504	Year Installed:	2,014
Description:	The building is provided with addressable fire detection and alarm system consisting of a control panel, annunciator, manual pull stations, smoke detectors, heat detectors, and audible bell and	Inspector:	Jesus Mascardo

Asset Condition Assessment

Systems

visual alarms. The annunciator panel is located in the entrance and the control panel is located in the main electrical room.

This system is in reasonably good condition and appears to be performing as intended.

Comments:

System Group: Electrical System

Quantity: 1,598

Unit Cost: 22.05

Replacement Cost: 35,229.32

Unit of Measure: SM

Years Remaining: 17 (Observed)

% Used: 0.15 (Observed)

Date Inspected: Jul 7, 2022 12:00:00 AM

Lifetime: 20

Modeled Renewal FY: 2039

Modeled Renewal Cost: 44,036.65

% Renew: 125.00

Renewal Action FY: 2039

Renewal Action Cost: 44,036.65

Age: 9

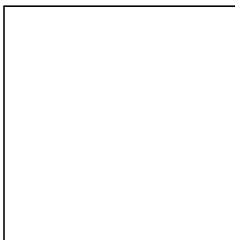
Requirements

Requirement Name	Fire Alarm System - Install A/V Devices	Action Date	
Requirement ID	REQ-1627121	Date Inspected	Jul 7, 2022
Linked System	Fire Alarm System	Finish Date	
Category	Accessibility	Status	Open
Prime System	D5037 - Fire Alarm Systems	Actual Cost	
Priority	5- Does Not Meet Current Codes / Standards	Estimated Cost	13,994
Inspector	Jesus Mascardo		

Requirement Description

Some areas such as hallways, common areas, and washrooms are only equip with audio devices. Current 2018 BC Building Code Article 3.2.4.18 and 3.2.4.19 require audio/visual devices be installed on all floors. It is recommended that audio/visual devices be installed on each floor, as well as the restrooms, and tied into the main fire alarm system to aid in acknowledgement of a fire alarm for the hearing impaired.

Linked Photos

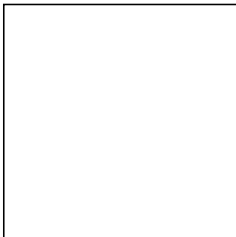


Fire Alarm System - Install A/V Devices

D5038 - Security and Detection Systems

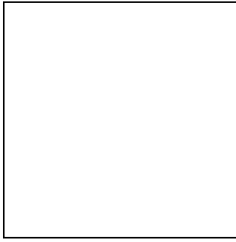
System Name:

Security System - Intrusion Alarm



Asset Condition Assessment

Systems



System EID:	SYS-248506	Year Installed:	1,995
Description:	A Europlex intrusion alarm system, utilizing motion detectors, provides surveillance for the building.	Inspector:	Jesus Mascardo
Comments:	The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.		
System Group:	Electrical System	Date Inspected:	Jul 7, 2022 12:00:00 AM
Quantity:	1,598	Lifetime:	10
Unit Cost:	8.82	Modeled Renewal FY:	2025
Replacement Cost:	14,091.89	Modeled Renewal Cost:	17,614.86
Unit of Measure:	SM	% Renew:	125.00
Years Remaining:	3 (Observed)	Renewal Action FY:	2025
% Used:	0.7 (Observed)	Renewal Action Cost:	17,614.86
		Age:	28

Requirements

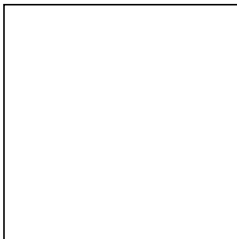
Requirement Name	Security System - Intrusion Alarm Renewal		
Requirement ID	REQ-255946	Action Date	Jul 7, 2025
Linked System	Security System - Intrusion Alarm	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D5038 - Security and Detection Systems	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	17,615

Requirement Description

Auto generated renewal for Security System - Intrusion Alarm. System Description: A Europlex intrusion alarm system, utilizing motion detectors, provides surveillance for the building.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

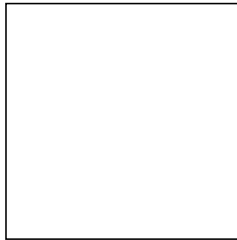
Linked Photos



D5038 - Security System - Intrusion Alarm

Asset Condition Assessment

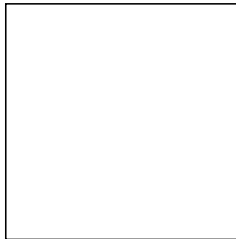
Systems



D5038 - Security System - Intrusion Alarm

D5039 - Local Area Networks

System Name: LAN System



System EID:	SYS-248505	Year Installed:	1,990
Description:	The building includes a mix of Cat5 and Cat5e local area network wiring RJ-45 Terminations.	Inspector:	Jesus Mascardo
	The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Electrical System	Lifetime:	15
Quantity:	1,598	Modeled Renewal FY:	2025
Unit Cost:	16.29	Modeled Renewal Cost:	27,663.52
Replacement Cost:	26,036.25	% Renew:	106.25
Unit of Measure:	SM	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	27,663.52
% Used:	0.8 (Observed)	Age:	33

Requirements

Requirement Name	LAN System Renewal	Action Date	Jul 7, 2025
Requirement ID	REQ-255945	Date Inspected	Jul 7, 2022
Linked System	LAN System	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D5039 - Local Area Networks	Actual Cost	0
Priority	3- Long Term	Estimated Cost	27,664
Inspector	System Renewal		

Requirement Description

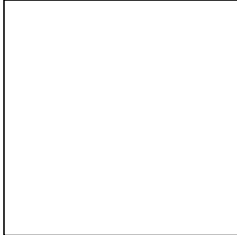
Auto generated renewal for LAN System. System Description: The building includes a mix of Cat5 and Cat5e local area network wiring RJ-45 Terminations.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

Asset Condition Assessment

Systems

Linked Photos

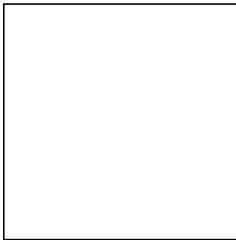


D5039 - LAN System

D5090 - Other Electrical Systems

D5092 - Emergency Light and Power Systems

System Name: Emergency Lighting



System EID:	SYS-248496	Year Installed:	1,995
Description:	<p>The emergency lighting system includes self-contained battery packs and lights with both remote and unit mounted heads. The system is in fair condition so observed years remaining have been increased.</p> <p>The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.</p>	Inspector:	Jesus Mascardo
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Electrical System	Lifetime:	10
Quantity:	1,598	Modeled Renewal FY:	2025
Unit Cost:	7.65	Modeled Renewal Cost:	15,287.76
Replacement Cost:	12,230.2	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2025
Years Remaining:	3 (Observed)	Renewal Action Cost:	15,287.76
% Used:	0.7 (Observed)	Age:	28

Requirements

Requirement Name	Emergency Lighting Renewal		
Requirement ID	REQ-255936	Action Date	Jul 7, 2025
Linked System	Emergency Lighting	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	D5092 - Emergency Light and Power Systems	Status	Open
Priority	3- Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	15,288

Asset Condition Assessment

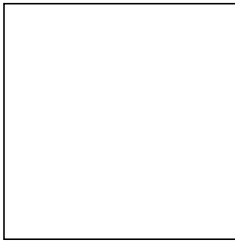
Systems

Requirement Description

Auto generated renewal for Emergency Lighting. System Description: The emergency lighting system includes self-contained battery packs and lights with both remote and unit mounted heads. The system is in fair condition so observed years remaining have been increased.

The system has exceeded the end of its expected life. Based on age and inevitable failure of parts and components over time, and parts becoming obsolete, system renewal should be considered.

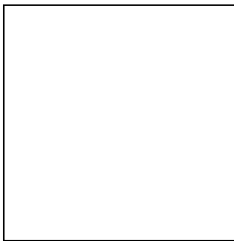
Linked Photos



D5092 - Emergency Lighting

System Name:

Exit Signs



System EID:	SYS-248498	Year Installed:	2,012
Description:	The school has exit signs to indicate the direction to the means of egress. The system is in fair condition.	Inspector:	Jesus Mascardo
	The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.		
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Electrical System	Lifetime:	10
Quantity:	1,598	Modeled Renewal FY:	2028
Unit Cost:	5.35	Modeled Renewal Cost:	10,694.26
Replacement Cost:	8,555.41	% Renew:	125.00
Unit of Measure:	SM	Renewal Action FY:	2028
Years Remaining:	6 (Observed)	Renewal Action Cost:	10,694.26
% Used:	0.4 (Observed)	Age:	11

Requirements

Requirement Name	Exit Signs Renewal	Action Date	Jul 7, 2028
Requirement ID	REQ-255938	Date Inspected	Jul 7, 2022
Linked System	Exit Signs	Finish Date	
Category	Beyond Useful Life	Status	Open
Prime System	D5092 - Emergency Light and Power Systems	Actual Cost	0
Priority	3- Long Term	Estimated Cost	10,694
Inspector	System Renewal		

Asset Condition Assessment

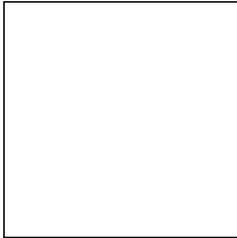
Systems

Requirement Description

Auto generated renewal for Exit Signs. System Description: The school has exit signs to indicate the direction to the means of egress. The system is in fair condition.

The lifecycle has been extended to account for the functionality being intact in spite of the age of the system.

Linked Photos



D5092 - Exit Signs

Requirement Name	Egress - Lacking Exit Signs	Action Date	Jul 7, 2023
Requirement ID	REQ-1627119	Date Inspected	Jul 7, 2022
Linked System	Exit Signs	Finish Date	
Category	Life Safety	Status	Open
Prime System	D5092 - Emergency Light and Power Systems	Actual Cost	
Priority	1 - Immediate	Estimated Cost	4,156
Inspector	Jesus Mascardo		

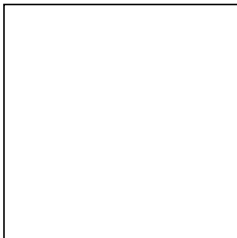
Requirement Description

Some areas of the school has no exit signs to designate emergency paths of egress. The National Building Code of Canada (NBCC) Article 3.4.5.1 and Rule 46-400 of the Canadian Electrical Code (CEC) mandates placement and performance of exit signs.

Linked Photos



Egress - Lacking Exit Signs



Egress - Lacking Exit Signs

Requirement Name	Exit Signs - Egress Doors Missing Exit Signs & Pullstations	Action Date	Nov 10, 2018
Requirement ID	REQ-256003	Date Inspected	Nov 10, 2017
Linked System	Exit Signs	Finish Date	Nov 10, 2017
Category	Life Safety	Status	Closed
Prime System	D5092 - Emergency Light and Power Systems	Actual Cost	0
Priority	1 - Immediate	Estimated Cost	1,831
Inspector	Kam Khattrra		

Asset Condition Assessment

Systems

Requirement Description

The exit doors in rooms 6, 7, boys washroom and basement classroom do not have exit signs above each door. According to BCBC 3.4.5.1.1 these exit doors require an illuminated Exit sign above each door.

No photo available.

E - Equipment and Furnishings

System Name:		Casework - Elementary School	
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System EID:	SYS-250350	Year Installed:	1,968
Description:	The building includes typical classroom, library, kitchen, administration and office casework for an elementary school. This system is aged and exhibits worn hardware and areas of minor surface damage on casework and countertops and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 8:30:00 PM
System Group:	Equipment and Furnishings	Lifetime:	30
Quantity:	1,598	Modeled Renewal FY:	2027
Unit Cost:	67.1	Modeled Renewal Cost:	134,037.54
Replacement Cost:	107,230.03	% Renew:	125.00
		Renewal Action FY:	2027

Asset Condition Assessment

Systems

Unit of Measure: SM
 Years Remaining: 5 (Observed)
 % Used: 0.83333333 (Observed)
 Renewal Action Cost: 134,037.54
 Age: 55

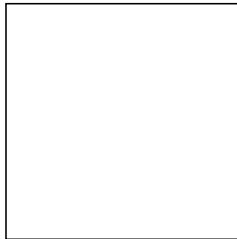
Requirements

Requirement Name	Casework - Elementary School Renewal		
Requirement ID	REQ-811834	Action Date	Jul 7, 2027
Linked System	Casework - Elementary School	Date Inspected	Jul 7, 2022
Category	Beyond Useful Life	Finish Date	
Prime System	E - Equipment and Furnishings	Status	Open
Priority	3 - Long Term	Actual Cost	0
Inspector	System Renewal	Estimated Cost	134,038

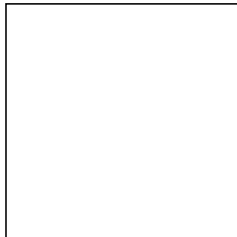
Requirement Description

Auto generated renewal for Casework - Elementary School. System Description: The building includes typical classroom, library, kitchen, administration and office casework for an elementary school. This system is aged and exhibits worn hardware and areas of minor surface damage on casework and countertops and is at the end of it's useful service life. System condition is generally poor and replacement is necessary in the long term.

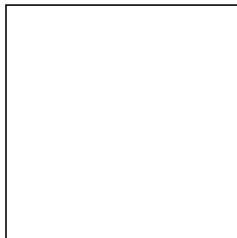
Linked Photos



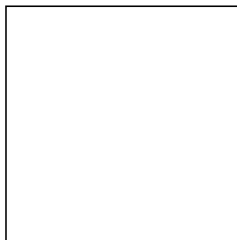
E - Casework - Elementary School



E - Casework - Elementary School



E - Casework - Elementary School



E - Casework - Elementary School

Asset Condition Assessment

Systems

System Name:		Gym Equipment (Elementary School)	
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System EID:	SYS-250334	Year Installed:	2,004
Description:	Building includes equipment such as basketball hoops and climbing walls.	Inspector:	Pragya Sharma
Comments:		Date Inspected:	Jul 7, 2022 12:00:00 AM
System Group:	Equipment and Furnishings	Lifetime:	25
Quantity:	1	Modeled Renewal FY:	2029
Unit Cost:	34,216.12	Modeled Renewal Cost:	42,770.15
Replacement Cost:	34,216.12	% Renew:	125.00
Unit of Measure:	Each	Renewal Action FY:	2029
Years Remaining:	7 (Observed)	Renewal Action Cost:	42,770.15
		Age:	19

Asset Condition Assessment

Systems

% Used: 0.72 (Observed)

Requirements



No Requirement Data Available

DEVELOPED AND UNDEVELOPED PARKS

ELECTORAL AREA F

Sheet 1 of 2

Legend

-  Electoral Area F Boundary
-  Electoral / Municipal Boundary

-  Developed Community Park
-  Undeveloped Community Park
-  Regional Park / Trail
-  Provincial Park
-  Other Parkland

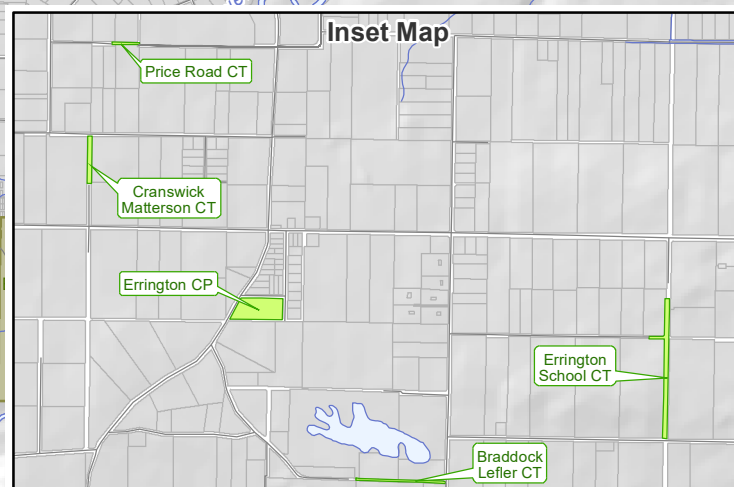
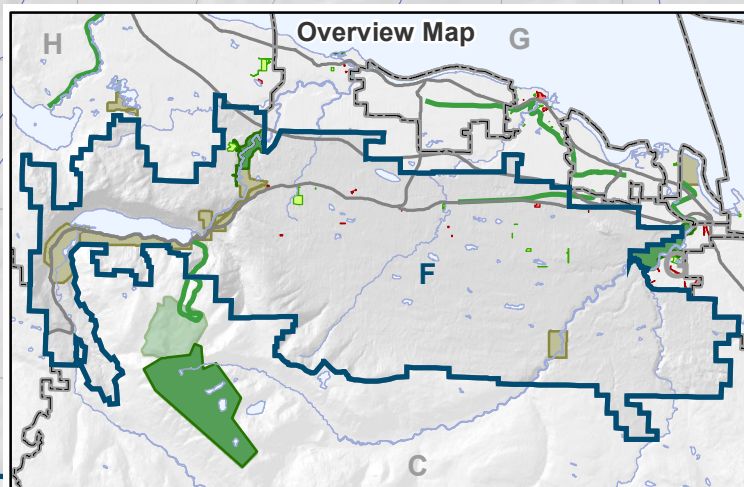
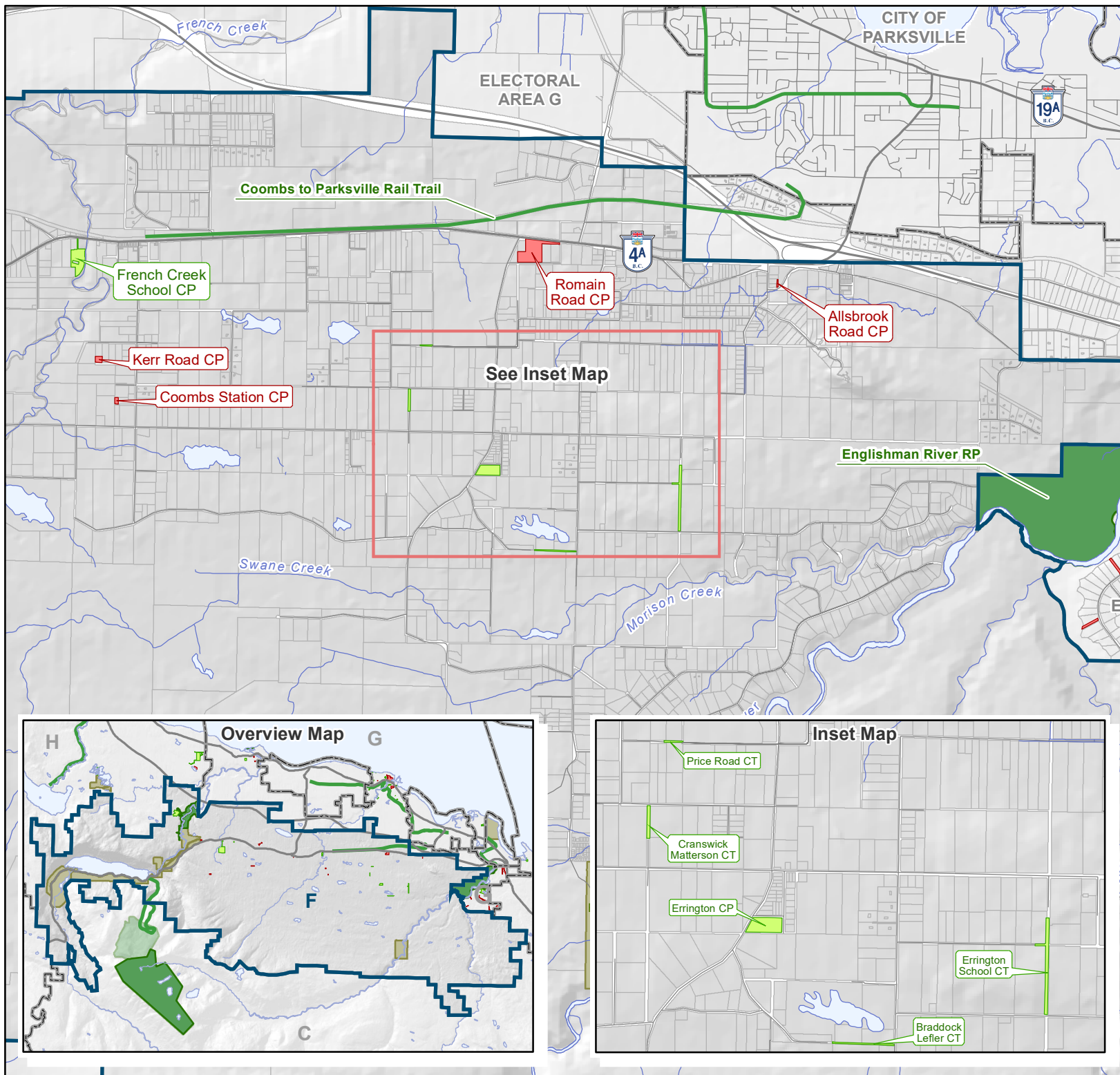
Note:

- CP - Community Park
- CT - Community Trail
- RP - Regional Park
- RT - Regional Trail
- PP - Provincial Park

0 200 400 800
Meters



Nov 2023










DEVELOPED AND UNDEVELOPED PARKS

ELECTORAL AREA F

Sheet 2 of 2

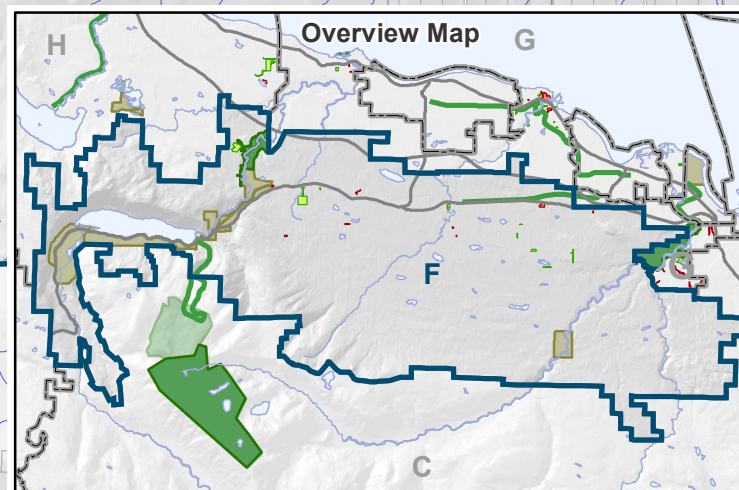
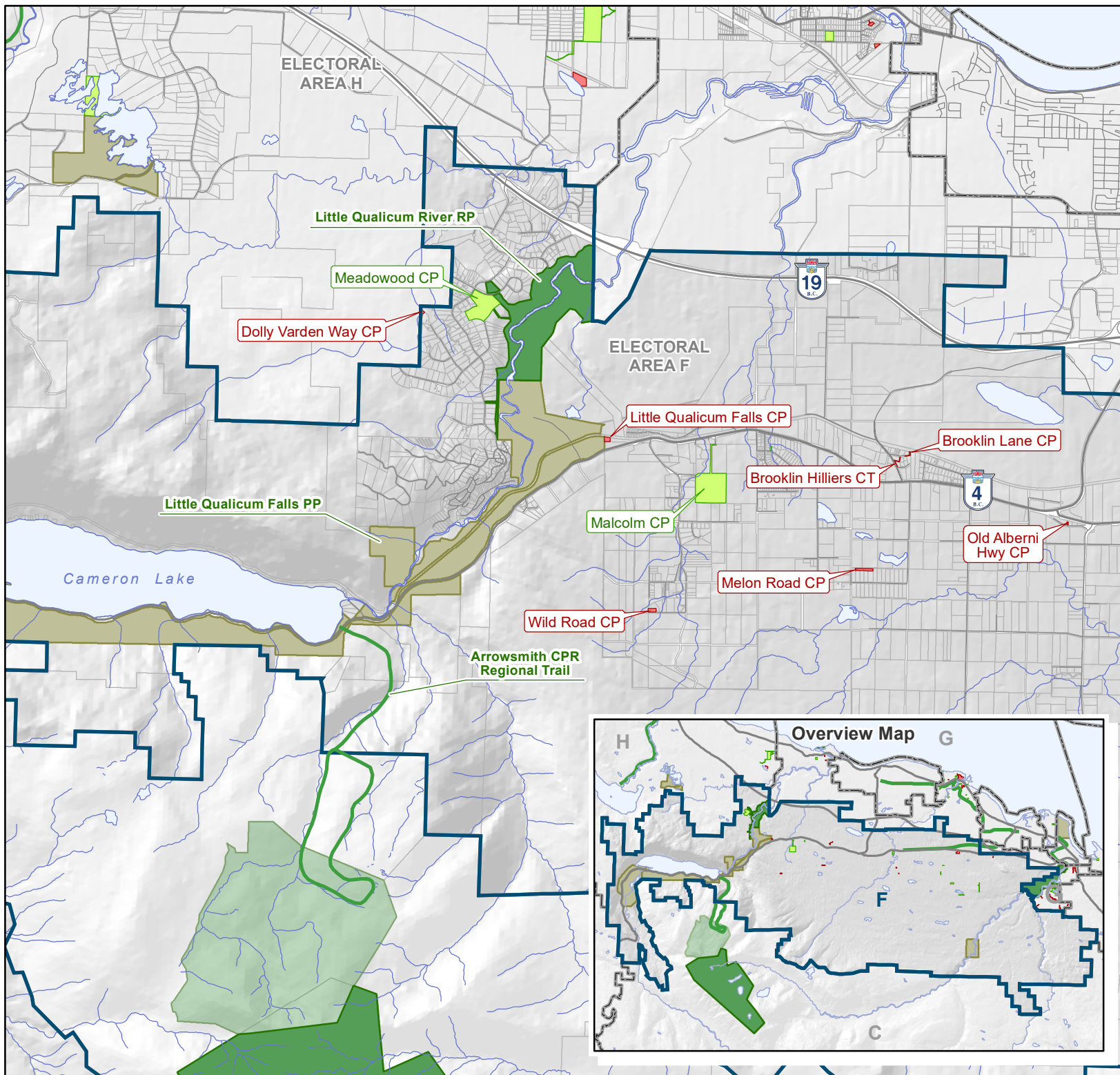
Legend

-  Electoral Area F Boundary
-  Electoral / Municipal Boundary

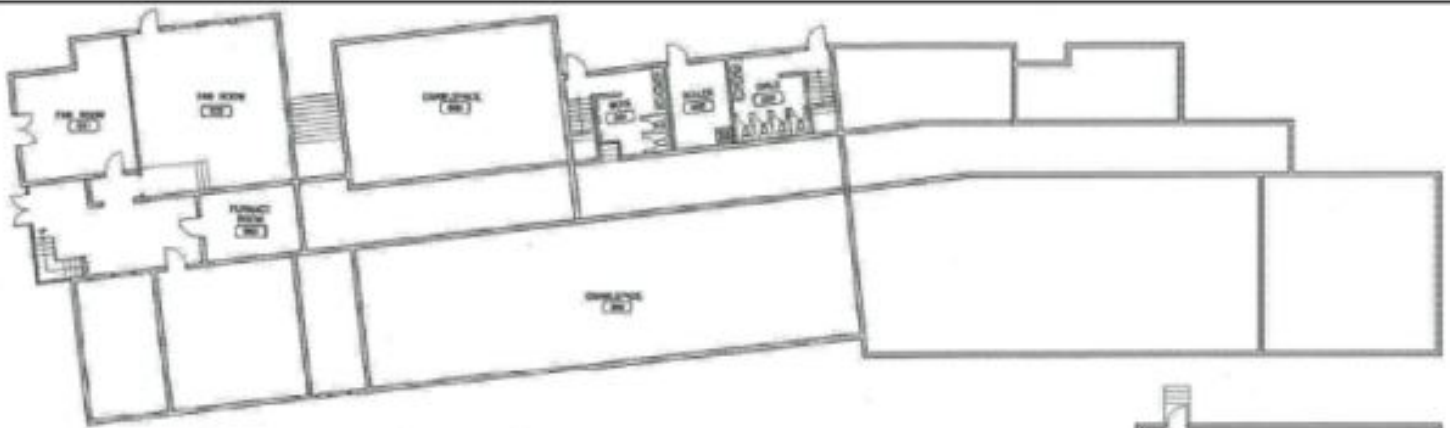
-  Developed Community Park
-  Undeveloped Community Park
-  Regional Park / Trail
-  Provincial Park
-  Other Parkland

Note:

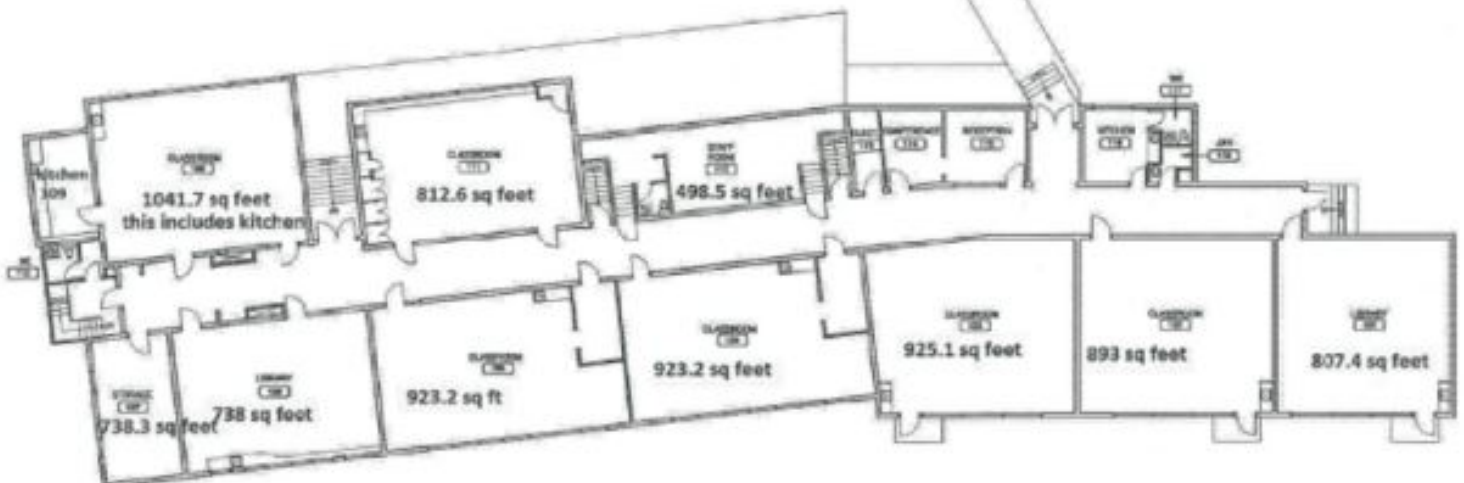
- CP - Community Park
- CT - Community Trail
- RP - Regional Park
- RT - Regional Trail
- PP - Provincial Park



Building Floor Plans



FRENCH CREEK ELEMENTARY SCHOOL
Basement Floor Plan



FRENCH CREEK ELEMENTARY SCHOOL
Main Floor Plan

Site Inspection Photos



School Exterior Views



Gymnasium Exterior Views



Typical Classrooms



Student Bathroom



Staff Room



Gymnasium



Playground

Photos as per C&R Appraisal dated April 2023.