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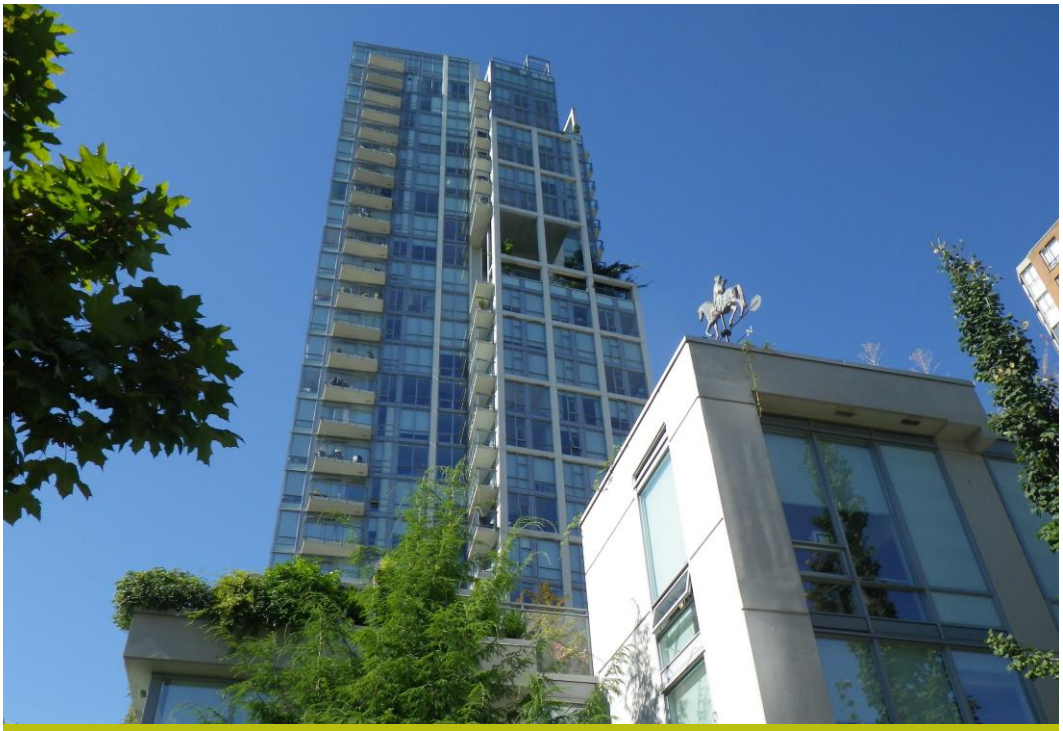
2014 Depreciation Report Update | Project 3915.032

Pomaria, 1455 Howe Street, Vancouver, BC



To The Owners, Strata Plan BCS2495
c/o Mr. Baldev Sondhi, Property Manager
Rancho Management Services
Unit 600 - 1190 Hornby St
Vancouver BC V6Z 2K5

Site Visit: September 9 2014
Submitted March 17, 2015 by
RDH Building Engineering Ltd.
224 W 8th Avenue
Vancouver BC V5Y 1N5

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1 Introduction

RDH Building Engineering Ltd. (RDH) was retained by The Owners, Strata Plan BCS2495 (the Owners) to prepare an update to the 2009 Reserve Study for the building known as Pomaria, which is located at 1455 Howe Street, Vancouver, BC. The Depreciation Report Update (the Report) considers the common property and limited common property components (the Assets) that the Strata Corporation is responsible to maintain, repair and replace.

The Report is intended to help the Owners, the strata council, and the management team make informed decisions about the allocation of resources to the common property Assets (such as roofs, windows, boilers and paving).

This Report meets the requirements stipulated in the current Strata Property Act and Regulations. The Report includes a physical inventory of the common property assets; estimated costs for capital expenditures over a 30 year horizon; and four funding models. Refer to the appendices for RDH's qualifications and information on errors and omissions insurance. In accordance with the requirements of the Act, RDH declares that there is no relationship between the employees at RDH and the Owners.

This report is an update to the Reserve Fund Study issued on November 9, 2009. A site visit was completed on September 9 2014 and the financial data is based on the 2013/2014 fiscal year. A draft report was distributed to the strata council and strata management on November 26, 2014, presented to the strata council on February 16, 2015, and finalized on March 17, 2015.

The Depreciation Report Update encompasses a significant volume of data and has two parts: the summary and the appendices. The summary is intended to provide an overview of the Depreciation Report Update. The appendices provide detailed information to support the summary report. The appendices include a glossary of terms. Words that are *italicized* are defined in the glossary.

In addition to the Report, the supporting data are available to authorized users through RDH's interactive Building Asset Management Services (BAMS) software, posted on a secure website. The data is owned by the Strata Corporation and can be printed and/or exported on request. RDH has developed the interactive software tool to enable Owners to proactively manage their funding requirements and maintenance obligations, and a variety of other services in addition to updating the Depreciation Report are available.

As the physical and financial status of the Assets changes, the Report will require updating. The Strata Property Act requires updates to the Report every three years; however, the Strata Corporation can choose to update portions of the Report to reflect changes to their financial status and completed work more frequently at their discretion.

2 Pomaria

Pomaria is an 8 year old strata complex comprised of a high-rise building and several adjacent townhouse units. The complex is typically of cast-in-place concrete construction with steel stud infill walls.

The principal systems in the complex include the building enclosure (the separation of the interior from exterior space), electrical (the electrical, communications and security equipment), mechanical (heating, cooling, and plumbing), elevators, fire safety (sprinklers, fire detection, and egress equipment), interior finishes, amenities, and site work. The Assets within each system are described in detail in Appendix B.

Key physical parameters of Pomaria are summarized in Table 2.1, Figure 2.1 and 2.2 below.

TABLE 2.1 KEY PHYSICAL PARAMETERS

Date of first occupancy (approximate)	2007
Approximate gross floor area, including the parkade (ft²)	173,000
Total area of Unit Entitlement	14,103
Stories above grade	30
Total number of strata lots	139
→ High-rise & townhouse units	135
→ Live-work units	4

Figure 2.1 Elevation of Pomaria Courtyard

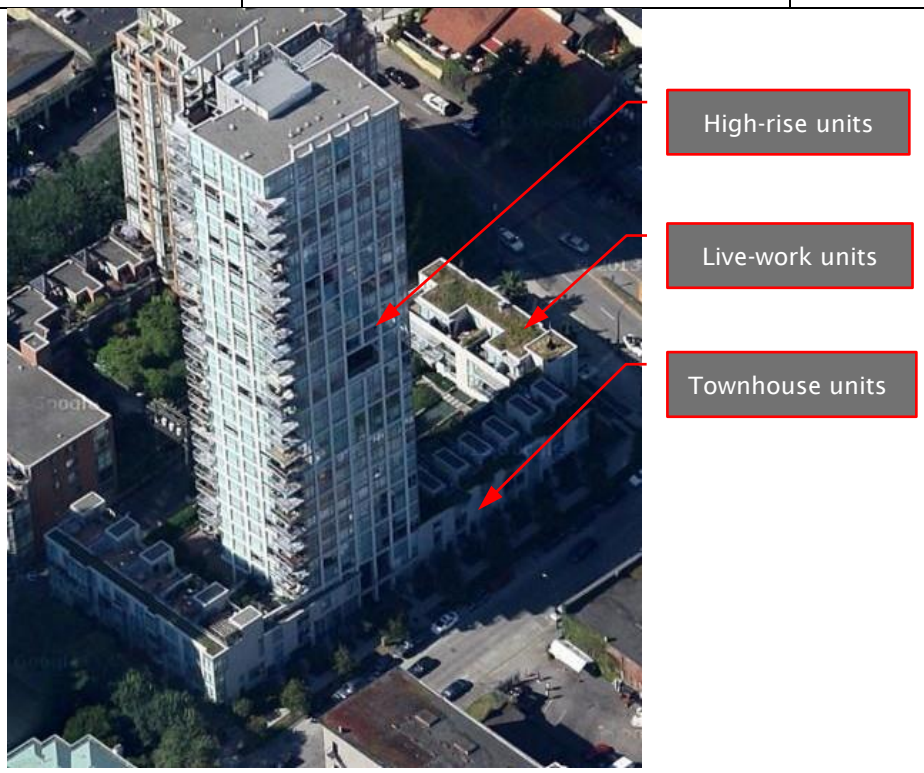


Figure 2.2 Aerial photograph of Pomaria (Image ©2014 Google)

3 Assessments

Depreciation Reports combine two distinct types of analysis: a *physical assessment,* and a *financial assessment.* The assessments are used to determine what the Strata Corporation owns, what condition the Assets are in, what the strata is responsible for, and the *capital costs* associated with the Assets.

The process of preparing a Depreciation Report is summarized in Figure 3.1 below:

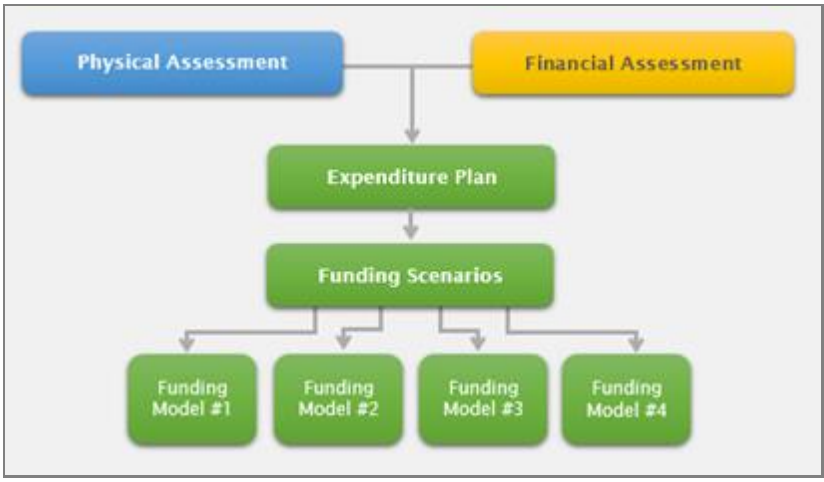


Figure 3.1

Depreciation Report Process

Funding models are built based on the strategic plan (30 years).

The following sections provide a brief overview of the physical assessment and financial assessment including a summary of key information.

3.1 Physical Assessment

The physical assessment has two parts: an inventory and an evaluation.

The *Asset Inventory* identifies "the common property, the common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain or repair under the Act, the Strata Corporation's bylaws or an agreement with an owner" (*Strata Property Act Regulation,* BC Reg 43/2000, Ch. 6.2). In other words, it identifies what the Strata Corporation owns and must repair and maintain. The Asset Inventory is included as an appendix to this report.

The evaluation is used to forecast common repairs, replacements and maintenance activities that "usually occur less often than once a year or that do not usually occur" (*Strata Property Act Regulation*, BC Reg 43/2000, Ch.6.2). In other words, the evaluation predicts only events that occur at intervals greater than one year.

The evaluation is typically based on:

- → A review of historical documentation such as minutes, invoices, and the general ledger,
- → Discussions with Strata Corporation representatives,
- → A visual review of the building, limited to a sample of readily accessible Assets, and
- → A review of other technical information such as construction drawings, previous investigations or reports, and maintenance manuals.

Destructive testing, disassembly, and performance testing are not included in the physical evaluation; this report does not replace a Warranty Review or Condition Assessment. Please visit www.rdh.com for additional information on Warranty Reviews and Condition Assessments.

Failure of some Assets may be concealed, for example, buried infrastructure such as sanitary drainage lines or building enclosure assets such as cladding. For Assets with the potential for concealed failure, a number of tools are used to assign a reasonable expected service life including the typical performance of the asset in other, similar properties; the performance history reported by the Strata Corporation; the original drawings; and any previous investigation reports commissioned by the Strata Corporation. It is expected that the Strata Corporation will need more detailed reviews as Assets approach the end of their service lives. Allowances for additional reviews or investigations are included as appropriate. Recommendations taken from any additional reviews should be incorporated into future Depreciation Report Updates.

Pomaria is relatively young and aside from deficiencies from the original construction, few renewals have taken place.

As part of the physical assessment, RDH compiled a history of completed projects by reviewing the documents provided by the strata and interviewing Strata Corporation representatives. The history is summarized in Table 3.1 below. The history establishes the chronological age of the Assets.

TABLE 3.1 MAINTENANCE AND RENEWALS HISTORY

Building Enclosure → 2014 – Localized repair of a townhouse planter leak → Ongoing – Routine preventative maintenance of the building exterior, including → Cleaning of exterior concrete surfaces → Cleaning of the parking garage → and localized sealant renewal (under warranty)	Electrical → 2013 – Shut down and cleaning of main electrical vault Mechanical → 2014 – Localized water line replacement
Interior Finishes → 2013 – Repainting of the building interior	Fire Safety → 2013 – Localized device replacement for fire system

On September 9 2014, a representative of RDH Building Engineering Ltd. visited the site to visually review the Assets. In addition, a sub consultant (Gunn Consultants Inc.) reviewed the elevators. While the Depreciation Report Update does not constitute a maintenance review or condition assessment, some observations regarding the general condition, design and construction of the Assets were made as part of the visual review. These observations were used to determine a reasonable estimated remaining service life of various assets. Table 3.2 includes examples of some observations made during the review.

TABLE 3.2 OBSERVATIONS BY SYSTEM	
SYSTEM	OBSERVATION
Building Enclosure	→ Minor leak noted adjacent to courtyard pond, above stall 4 of the visitor parking garage. → There is evidence of localized sealant repairs at various exterior cladding locations. → Localized deterioration of the parking garage urethane membrane was noted at high-traffic areas. → Localized staining and deterioration of the existing coatings on balcony slab edges and eyebrows.
Electrical	→ Maintenance records indicate regular inspections of equipment
Mechanical	→ Geo-exchange system reportedly working well.
Interior Finishes	→ Evidence of regular interior repairs and touch ups at high-traffic areas.

3.2 Financial Assessment

The financial assessment estimates the future costs associated with the Assets, and examines how future funding requirements will be affected by current financial practises. More specifically, the financial assessment identifies:

→ The balance in the *Contingency Reserve Fund* (CRF).

→ The estimated value of capital expenditures, expressed in *Current Year Dollars* (CYD).

→ The estimated future value of capital expenditures, expressed in *Future Year Dollars* (FYD). These costs are calculated by applying an inflation rate (2% per year) to the current costs.

The future value of major maintenance and renewal costs can be compared against the building reproduction cost. The building reproduction cost is the cost to reproduce the building in similar materials, in accordance with current market prices, and is obtained from the most recent insurance appraisal.

The financial assessment begins with a review of the current financial situation of the Strata Corporation. Table 3.3 below summarizes the key financial parameters reviewed as part of the financial assessment.

TABLE 3.3 KEY FINANCIAL PARAMETERS		
PARAMETER	INITIAL STUDY (2009)	UPDATE STUDY (2014)
Fiscal year end	Dec 31	Dec 31
Building reproduction cost	$50,000,000	$57,000,000
Operating budget (excluding CRF contribution)	$861,845	$886,674
Annual CRF contribution	$86,000	$135,000
Accumulated CRF Balance*	$151,000	$497,527*

**The balance in the CRF varies each month as contributions are made and funds are withdrawn for capital renewal projects and major maintenance activities. The accumulated CRF balance is reconciled as of June 2014.*

Depreciation Reports and Updated Reports include capital costs only: the costs for activities that occur at intervals greater than one year. Activities that occur annually or more frequently than once a year are considered operating expenses and are not included in the Depreciation Report Update funding models and calculations.

Capital costs can be distributed into three general categories:

→ *Catch-up costs*. The cost to complete any deferred maintenance and renewals

→ *Keep-up costs*. The cost to complete planned cyclical maintenance and renewals

→ *Get-ahead costs*. The cost to adapt, upgrade and improve

The Depreciation Report Update is based on keep-up costs. Get-ahead costs (improvements) may also be included, but only if they are required to meet changing codes or standards.

Costs are considered Class D estimates (±50%), as defined by the Association of Professional Engineers and Geoscientists of BC (APEG BC). Unless otherwise noted, soft costs, such as consulting fees and contingency allowances are not included, because these costs are highly dependent on the scope of work for a particular project.

The cost estimates in the Depreciation Report Update are a starting point for the capital planning process, and can help Strata Corporations make preliminary decisions about how and when to implement projects. These cost estimates will be refined as the Strata Corporation makes decisions such as what is included or excluded in a project, and if Assets will be improved or changed.

The current value of many major maintenance and renewal activities is calculated by multiplying the quantity of an Asset by standard unit rates (for example, the cost per square foot or cost per linear foot). Quantities are measured from original construction documents and visual observations on site. The unit rates are based on historical information, construction trends, information from contractors, and other sources as appropriate. Unit rates will fluctuate over time. Basic unit rates are adjusted for the relative complexity of the property. A detailed list of activities and their associated costs are available through the online BAMS software. Please contact the strata council or strata manager for additional information on how to access and view this information.

4 Expenditures

Maintenance refers to activities that preserve the Assets, to ensure the Assets will last their predicted service lives and perform as expected. *Renewal* refers to the replacement or refurbishment of an Asset at the end of its useful service life.

Major maintenance refers to maintenance that occurs at intervals greater than one year, for example, every 18 months, two years, five years, etc. (less frequently than once a year). Major maintenance typically includes activities such as testing and inspecting, and is considered a capital expense. Minor maintenance includes maintenance activities that occur once a year or more frequently such as quarterly or monthly. The costs associated with *major maintenance and renewals* are included in the Depreciation Report Update funding models. Costs associated with minor maintenance are included in the Strata Corporation's operating budget.

4.1 Major Maintenance and Renewal Expenditures

Pomaria is now approximately 8 years old, and has not yet replaced many Assets (please see Table 3.1 Maintenance and Renewals History for a detailed list of projects). However, as the complex continues to age, renewal expenditures can be anticipated, some of which may occur over the next 10 years. Table 4.1 below summarizes all major maintenance and renewal costs by system, including costs forecast for the next 30 years.

TABLE 4.1 CAPITAL EXPENDITURES SUMMARY BY SYSTEM

SYSTEM	10 YEAR CAPITAL COSTS (WITHOUT INFLATION)	10 YEAR CAPITAL COSTS (WITH INFLATION)	30 YEAR CAPITAL COSTS (WITHOUT INFLATION)	30 YEAR CAPITAL COSTS (WITH INFLATION)
Building Enclosure	$451,000	$487,000	$2,455,000	$3,363,000
Electrical	$31,000	$33,000	$299,000	$460,000
Mechanical	$186,000	$212,000	$1,756,000	$2,733,000
Elevator	$0	$0	$440,000	$630,000
Fire Safety	$17,000	$19,000	$253,000	$358,000
Interior Finishes	$86,000	$101,000	$261,000	$374,000
Amenities	$32,000	$36,000	$138,000	$192,000
Sitework	$88,000	$102,000	$209,000	$282,000
Building Total	**$891,000**	**$990,000**	**$5,811,000**	**$8,392,000**

Approximately 15% of the Strata Corporation's capital expenditures will occur in the next 10 years. The distribution of estimated capital expenditures over the next 10 years is shown in Figure 4.1 below.

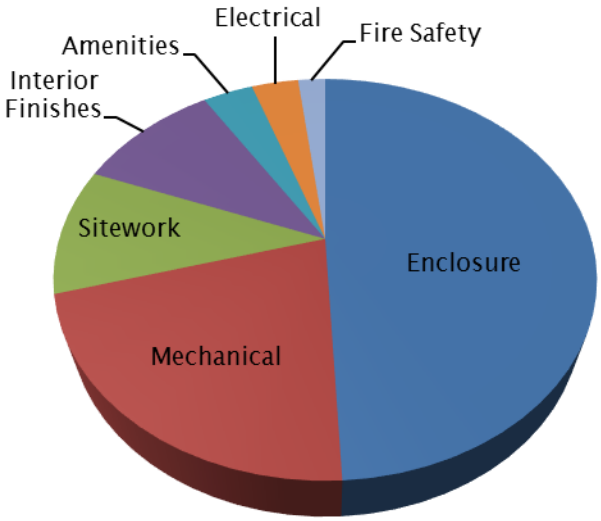


Figure 4.1 Distribution of estimated capital expenditures over 10 years by system.

Section 5 discusses the timing and size of renewal projects forecast for the next 30 years. A detailed list of each major maintenance and renewals activity, including the frequency, costs expressed in current year dollars (CYD), and costs including inflation rates, expressed in future year dollars (FYD) are available to Strata Corporation owners.

5 Major Maintenance and Renewals Planning Horizons

There are three common planning horizons, used for making different types of capital planning decisions:

- ***Strategic*** (30 years): The average service life of many of Assets is approximately 25 years (such as roofs) so a long-range view captures most renewal projects. In some cases, an asset may be replaced more than once in the 30 year horizon.
- ***Tactical*** (5-10 years): Many residential Owners will own their strata lot for less than 10 years; the tactical plan captures projects that may occur while current Owners still have an interest in the Strata Corporation.
- ***Operational*** (1 year): The annual operating period encompasses one fiscal cycle (12 months). Typically the budget is presented and approved at the annual general meeting (AGM) and will include any capital expenditures paid from the CRF, as well as the CRF contributions for the year. As a minimum, the decision on the CRF contribution should consider projects forecast for the next five to ten years.

5.1 Strategic Planning Horizon

Estimated major maintenance and renewal costs over the next 30 years are shown on the graph below (Figure 5.1). The red bars represent the estimated value of capital costs.

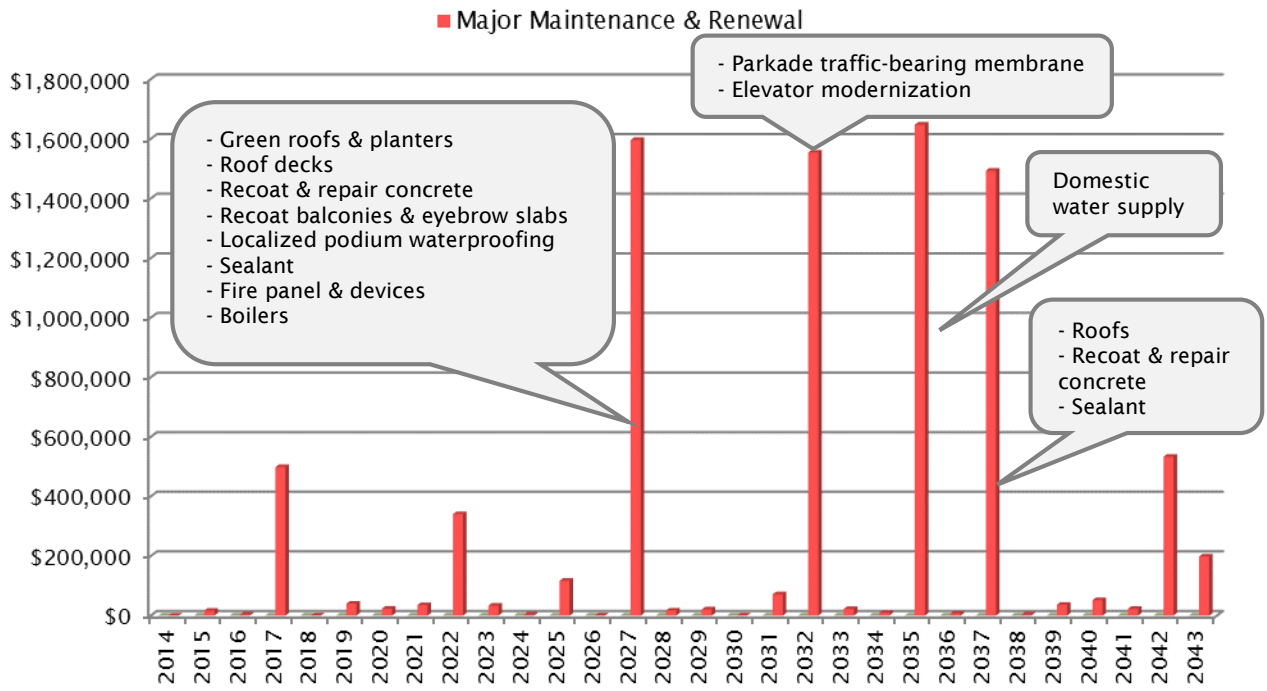


Figure 5.1 Strategic Forecast (30 Years), showing the approximate timing and value of some key capital expenditures.

Each bar on the graph represents a collection of different major maintenance and renewal activities, each with different values. The labels on the graph summarize significant renewal expenditures forecast for that year. Detailed information about each year, including a description of the maintenance and renewal

activities and estimated costs, is also available through the online version of the Depreciation Report Update, available through BAMS (please contact the strata council for additional information).

The strategic plan represents an estimate of future projects. The actual timing of projects will likely vary. Assets may be replaced earlier or later, depending on the quality of maintenance, in-service conditions and other factors. The Strata Corporation can anticipate changes to the strategic plan with each update of the Depreciation Report.

5.2 Tactical Planning Horizon

The graph below shows the projected major maintenance and renewal costs for the next ten years (Figure 5.2). Commonly, building managers refer to a five year tactical plan; however, a ten year plan allows the Strata Corporation to see a wider range of projects.

The bars indicate the years in which an event (or bundle of events) is most likely to occur as well as the total magnitude of major maintenance and renewal costs for that year and the costs broken down by system. Labels summarize renewals and major maintenance activities forecast for that year. The costs associated to correct any warranty defects are not included. The soft costs associated with project implementation, such as site access, design, contract administration, are not included.

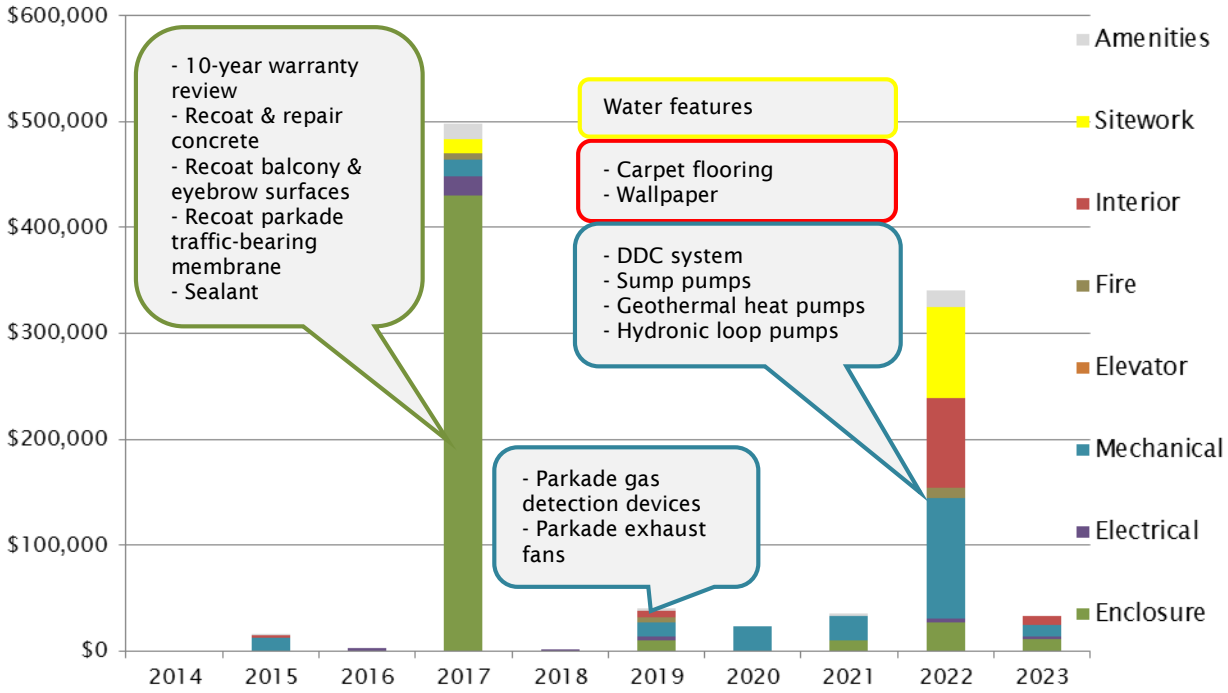


Figure 5.2 Tactical Forecast (10 years), showing the approximate timing and value of some key capital expenditures.

The tactical plan above represents one of many possible approaches to planning major maintenance and renewal activities. The Strata Corporation can use this initial plan as a tool, a starting point to identify probable projects, priorities and strategies. The actual cost, timing, and scope of projects will be determined by the Strata Corporation and may be reflected in updates to the Depreciation Report.

Some building enclosure major maintenance and condition based renewal activities are forecast for possible completion in 2017. Since several of these renewals are associated with the re-application of various coatings, we have bundled them together to allow for a comprehensive renewal approach. In RDH's experience, comprehensive projects tend to provide the best overall value, incorporating cost

efficiencies by not repeating work, as well as improved technical design and reduced intrusion. However, there are several other approaches to implementing this work. Please refer to section 5.4 for a discussion on different renewal strategies.

To help the Strata Corporation start the project planning process, Table 5.1 below categorizes some of the activities forecast for the next 10 years into different management strategies: Major maintenance, condition based renewals, and time based renewals. The categories are based on the risks associated with failure of an Asset. The list below is not comprehensive; more detailed information is available to the Strata Corporation.

TABLE 5.1 SUMMARY OF KEY PROJECTS WITHIN THE 10 YEAR TACTICAL PLAN

CATEGORY AND ACTIVITIES
Major Maintenance Major maintenance projects are intended to preserve the assets to achieve their full design life, and typically occur on a regular, predictable basis. → Commissioning of a 10-Year warranty review → Repair and recoating of exterior concrete frame → Replacement of exterior sealant → De-energized service and commissioning of testing on electrical distribution equipment → Augering and hydro-flushing of drain lines, including camera scoping survey, as required → Updating of Depreciation Report every three years
Condition Based Renewals Assets are kept in service as long as possible, but the intent is to replace them before they fail. Condition based strategies require Assets be periodically reviewed in detail, potentially with some testing, in order to predict when failure is likely. The actual timing of renewals in this category may be determined by the results of an assessment, or by other project planning considerations. → Recoating of parking garage traffic-bearing membrane in high-traffic locations, as required → Recoating and localized repair of balcony and eyebrow urethane membrane top-coats → Cyclical replacement of failed insulated glazing units (IGUs), as required → Modernization of components of the proximity access control system, as required by technological obsolescence → Replacement of wallpaper, as required → Replacement of hallway carpets, as required → Upgrade direct digital control panel, as required by technological obsolescence → Overhaul of sump pumps → Replacement of domestic booster pumps → Replacement of hydronic loop pumps → Replacement of geothermal heat pumps → Replacement of parkade gas detection devices → Replacement of parkade exhaust fans

TABLE 5.1 SUMMARY OF KEY PROJECTS WITHIN THE 10 YEAR TACTICAL PLAN
CATEGORY AND ACTIVITIES
→ Cyclical replacement of miscellaneous pumps, motors and fans
Time Based Renewals Assets are replaced on a regular, time based schedule. This strategy is used when there is low tolerance for failure or out of service conditions. Components, materials or assemblies are typically replaced or refurbished at fixed intervals. → Replacement of batteries in fire panel and emergency lighting packs

In addition to the three categories mentioned above, the Strata Corporation may also elect to replace some Assets only once they have failed, or upon imminent failure. This strategy is known as *run to failure*. This strategy is only appropriate when failure does not create a safety hazard, will not result in damage to other property, and does not affect the operations of the building. The Strata Corporation should still have funds available to replace assets within this category.

5.3 Operational Planning Horizon

Aside from the localized repair and renewal of recirculating pumps and chemical treatment equipment, there are no significant renewal projects or major maintenance projects forecast for the next fiscal year.

5.4 Project Implementation

The projects identified in the previous section represent a preliminary step that is only intended to help the Strata Corporation identify, prioritize and plan projects. Most significant renewal projects identified in the Depreciation Report Update will subsequently go through four basic steps before implementing the work: Assessment, Design, Documentation and Quotation.

- → Assessment – Determines what work must be done, what should be done and what could be done in general terms. The evaluation will help the Strata Corporation understand the risks and opportunities associated with deferring or implementing renewals work.
- → Design – Refines the recommendations from the evaluation, and defines what work will be done in a specific project. The Design may include recommendations for different project strategies such as phasing or bundling projects, or may include recommendations for upgrades.
- → Documentation – Describes the project in enough technical detail to get competitive pricing.
- → Quotation – Obtains competitive pricing from different contractors or service providers to perform the work described in the documents, including alternate prices for optional work.

The time period for each step can range from a few days to a few months or more, depending on the scale of the project under consideration. The budget and scope of work will be refined in each step. Most estimates currently included in the Depreciation Report Update are considered Class D (±50%) due to the lack of information regarding specific projects and are based on a number of general assumptions regarding scopes of work.

The Owners can implement projects in a variety of ways, including:

- → *Targeted Projects*. These projects are localized to particular portions of the building. Different exposure conditions and wear patterns may require that only some sections of the building require renewal at one point in time.

- → *Phased Projects*. These projects are carried out in multiple stages rather than as a single coordinated project. Phased projects can reduce the financial burden by spreading the costs over a longer time period.
- → *Comprehensive Projects*. These projects are implemented as one coordinated undertaking. Comprehensive projects may allow the Strata Corporation to leverage the best economies of scale, shorten the overall duration, and lower the overall costs.
- → *Bundled Projects*. These projects bundle or combine various related renewal activities (e.g. renewals that are located in close physical proximity, or that require the same type of trade workers). Bundled projects may allow the Strata Corporation to leverage economies of scale and lower the overall costs, improve the quality of the work, and incorporate upgrades.

The scope of the Depreciation Report Update does not compare different implementation methods.

6 Funding Scenarios

The physical assessment and financial assessment were used to create a tentative schedule and budget for forecasted major maintenance and renewal projects. Within this section, hypothetical *funding scenarios*, also known as *funding models*, based on different annual contributions to the contingency reserve fund (CRF) are presented.

The Strata Corporation can use the funding scenarios to choose an appropriate funding strategy, based on their tolerance for risk and desired standard of care for the property. RDH provides the tools so the Owners can determine a CRF contribution that suits their needs.

6.1 Minimum Funding Requirements

The Strata Property Act Regulations dictates that if the CRF closing balance is less than 25% of the operating fund, then the Strata Corporation must contribute either the difference between the balance and 25% of the operating fund, or up to 10% of the operating fund (*Strata Property Act Regulation*, BC Reg 43/2000, Ch. 6.1). Table 6.1 below shows the calculation to confirm the Strata Corporation meets the minimum requirements set out in the Strata Property Act Regulation.

TABLE 6.1 MINIMUM FUNDING REQUIREMENT CALCULATION

PARAMETER	VALUE
2014 Operating budget (excluding CRF contribution)	$ 886,647
→ 25% of the operating budget	$ 221,662
→ 10% of the operating budget	$ 88,665
2014 CRF balance (as of June 2014)	$ 497,527
2014 CRF Contribution	$ 135,000
Will the CRF closing balance exceed 25% of the operating budget at the end of the fiscal year?	Yes
Does the CRF contribution exceed 10% of the operating budget?	Yes

Although the Strata Corporation exceeds the statutory minimum contribution to the CRF, it is important to note that the statutory guideline is not a good measure of the financial preparedness of the corporation. If the Owners wish to avoid special levies, or to reduce the number and size of the levies, then increases to the CRF contributions will need to be made over the upcoming years.

6.2 Alternative Funding Scenarios

The funding scenarios below compare the financial impact of different funding levels over the next 30 years. The scenarios serve as a sensitivity analysis that allow the Strata Corporation to evaluate how changes to the contingency reserve fund impact the number and size of special levies. The actual size and timing of special levies will be affected by how the Strata Corporation chooses to implement the renewal projects.

While there are many different scenarios that can be generated, Table 6.2 below compares the following alternatives:

- → ***Previous (2009)***. The CRF allocation that was approved by the Owners at the time of the previous Reserve Fund Study.
- → ***Current (2014)***. The CRF allocation that was approved by the Owners at the last Annual General Meeting. The current allocation is also known as the status quo.
- → ***Alternative #1***. An increase from the status quo. Alternative #1 is just one of many possible scenarios for a new funding level in the next fiscal year.
- → ***Progressive***. This is the annual allocation that would have been set aside since the first year of operations to ensure that the reserve balance would have been sufficient to avoid any special assessments over a 30-year period. The progressive reserve allocation is an idealistic target which typically represents an upper bound for the amount allocated to the CRF.

TABLE 6.2 COMPARISON OF DIFFERENT FUNDING SCENARIOS

	PREVIOUS (2009)	CURRENT (2014)	ALTERNATIVE #1	PROGRESSIVE RESERVE
Annual CRF allocation	$86,000	$135,000	$185,000	$260,000
Percent of progressive reserve	33 %	52 %	71 %	100 %
CRF contribution per unit of unit entitlement				
Per month	$0.51	$0.82	$1.03	$1.54
Per year	$6.10	$9.57	$12.41	$18.44
CRF contribution per average strata lot				
Per month	$53	$83	$114	$160
Per year	$636	$996	$1,368	$1,920
Approximate number of special levies (over 30 years)	6	5	2	0
Approximate value of special levies (over 30 years)	$5.2M	$3.6M	$2.2M	$0
Assumed Inflation Rate	2 %	2 %	2 %	2 %
Assumed Interest Rate	2 %	2 %	2 %	2 %

The following sections of the report provide more detailed information about each funding scenario, including a graph showing the closing balance of the CRF, annual CRF contributions, and the approximate value of special levies. Tables with ten years of cash flow data are also provided.

The appendices to the report include 30 years of cash flow data for each funding scenario.

6.3 Previous (2009) Funding Scenario

The first scenario shows how reverting to the funding level approved for 2009 fiscal year would impact the 30-year planning horizon.

TABLE 6.3 PREVIOUS FUNDING MODEL: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2014	$497,527	$86,000	$0	$9,951	$0	$2,000	$591,478
2015	$591,478	$86,000	$0	$11,830	$16,200	$2,000	$671,107
2016	$671,107	$86,000	$0	$13,422	$3,100	$2,000	$765,429
2017	$765,429	$86,000	$0	$15,309	$498,350	$2,000	$366,388
2018	$366,388	$86,000	$0	$7,328	$500	$2,000	$457,216
2019	$457,216	$86,000	$0	$9,144	$39,810	$2,000	$510,550
2020	$510,550	$86,000	$0	$10,211	$23,000	$2,000	$581,761
2021	$581,761	$86,000	$0	$11,635	$35,030	$2,000	$642,366
2022	$642,366	$86,000	$0	$12,847	$340,200	$2,000	$399,013
2023	$399,013	$86,000	$0	$7,980	$33,260	$2,000	$457,734

The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

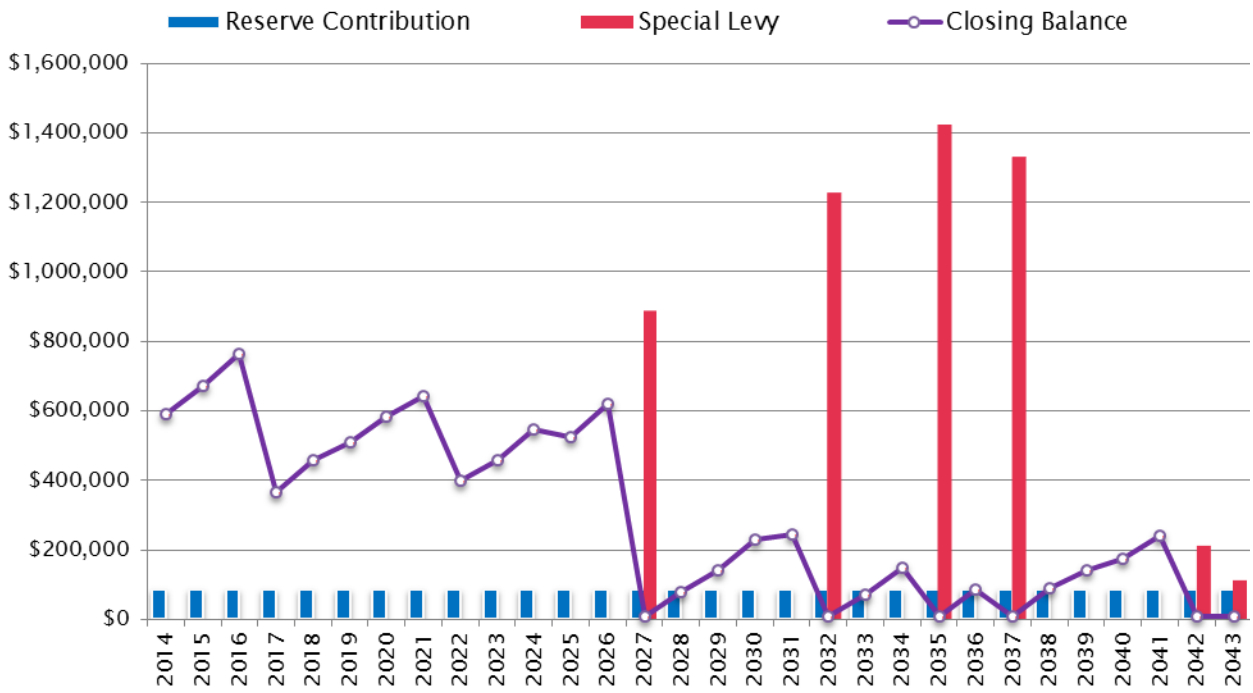


Figure 6.1 CRF balance, contribution and special levies based on the 2009 funding level.

6.4 Current (2014) Funding Scenario

The current funding scenario is based on the CRF contribution approved by the Owners at the last annual general meeting. The scenario is based on a fixed annual CRF contribution (no increases).

TABLE 6.4 CURRENT FUNDING MODEL: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2014	$497,527	$135,000	$0	$9,951	$0	$2,000	$640,478
2015	$640,478	$135,000	$0	$12,810	$16,200	$2,000	$770,087
2016	$770,087	$135,000	$0	$15,402	$3,100	$2,000	$915,389
2017	$915,389	$135,000	$0	$18,308	$498,350	$2,000	$568,347
2018	$568,347	$135,000	$0	$11,367	$500	$2,000	$712,214
2019	$712,214	$135,000	$0	$14,244	$39,810	$2,000	$819,648
2020	$819,648	$135,000	$0	$16,393	$23,000	$2,000	$946,041
2021	$946,041	$135,000	$0	$18,921	$35,030	$2,000	$1,062,932
2022	$1,062,932	$135,000	$0	$21,259	$340,200	$2,000	$876,990
2023	$876,990	$135,000	$0	$17,540	$33,260	$2,000	$994,270

The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

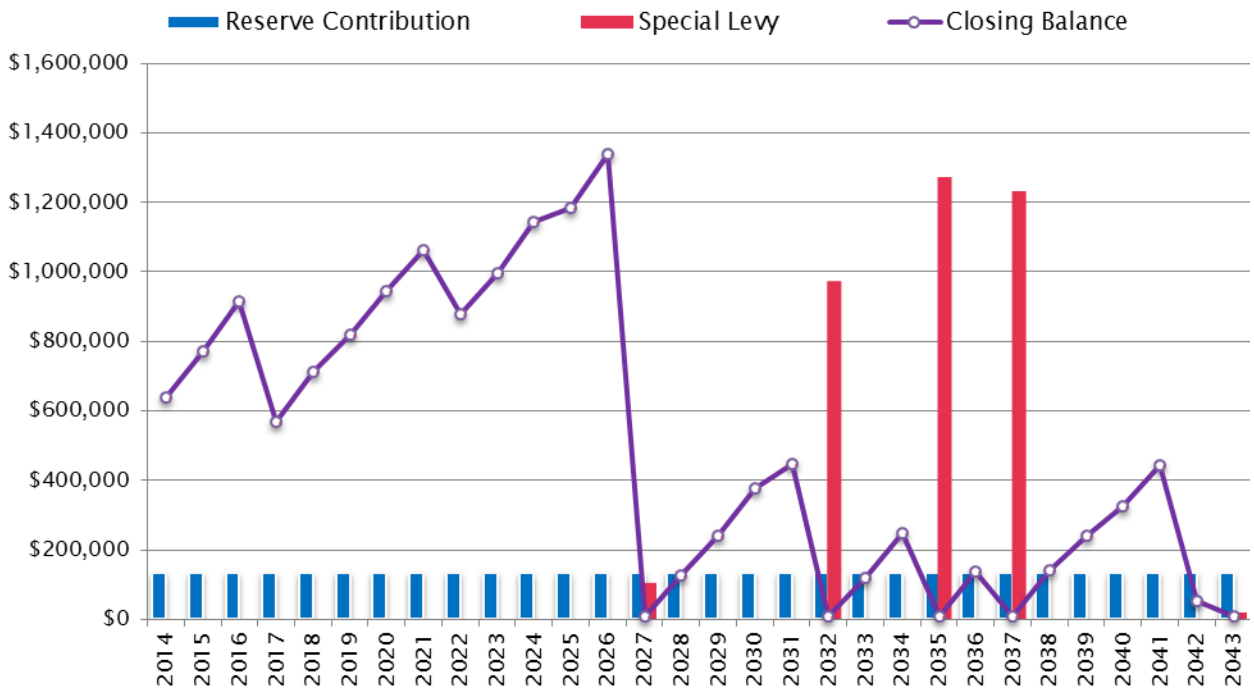


Figure 6.2 CRF balance, contribution and special levies based on the current funding.

6.5 Alternative Funding Scenario # 1

Alternative funding scenario #1 is based on a fixed annual CRF contribution.

TABLE 6.5 ALTERNATIVE FUNDING MODEL #1: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2014	$497,527	$185,000	$0	$9,951	$0	$2,000	$690,478
2015	$690,478	$185,000	$0	$13,810	$16,200	$2,000	$871,087
2016	$871,087	$185,000	$0	$17,422	$3,100	$2,000	$1,068,409
2017	$1,068,409	$185,000	$0	$21,368	$498,350	$2,000	$774,427
2018	$774,427	$185,000	$0	$15,489	$500	$2,000	$972,416
2019	$972,416	$185,000	$0	$19,448	$39,810	$2,000	$1,135,054
2020	$1,135,054	$185,000	$0	$22,701	$23,000	$2,000	$1,317,755
2021	$1,317,755	$185,000	$0	$26,355	$35,030	$2,000	$1,492,080
2022	$1,492,080	$185,000	$0	$29,842	$340,200	$2,000	$1,364,722
2023	$1,364,722	$185,000	$0	$27,294	$33,260	$2,000	$1,541,756

Alternative funding scenario #1 eliminates some of the smaller levies, but it is not adequate to offset all the special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

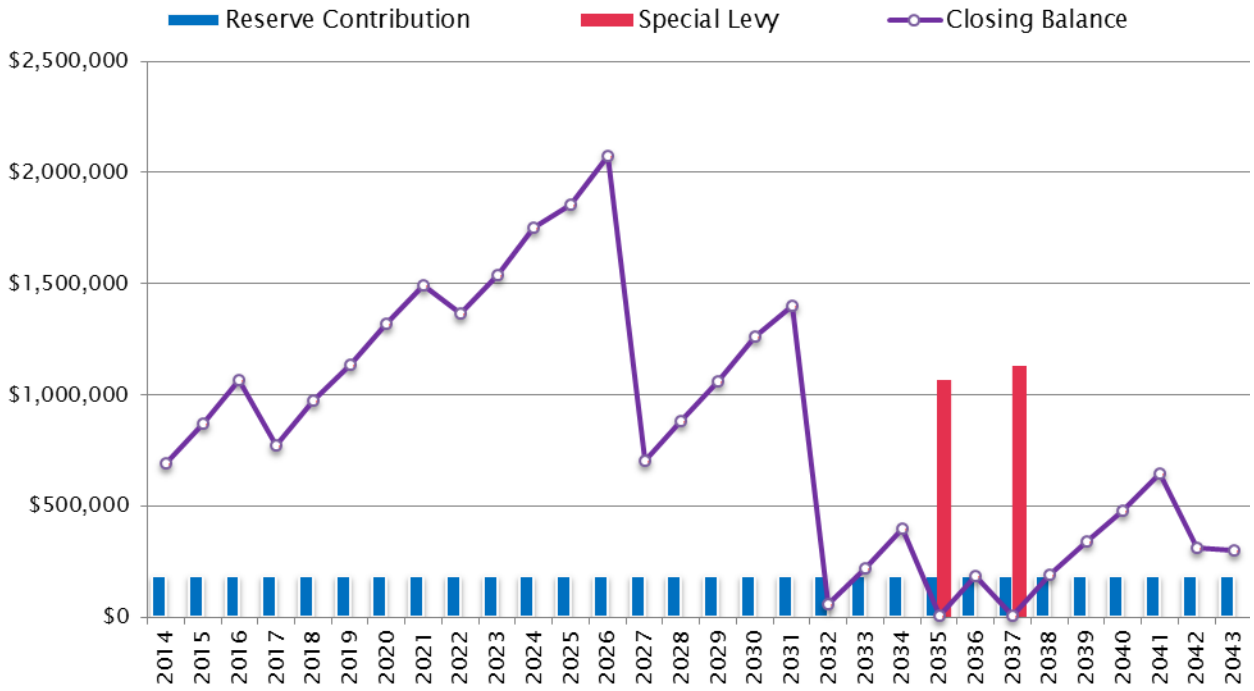


Figure 6.3 CRF balance, contribution and special levies based on Alternative #1.

Alternative #1 would eliminate the need for special levies over the next 20 years.

6.6 Progressive Funding Scenario

The progressive funding scenario is based on a fixed annual CRF contribution.

TABLE 6.6 PROGRESSIVE FUNDING MODEL: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2014	$497,527	$260,000	$0	$9,951	$0	$2,000	$765,478
2015	$765,478	$260,000	$0	$15,310	$16,200	$2,000	$1,022,587
2016	$1,022,587	$260,000	$0	$20,452	$3,100	$2,000	$1,297,939
2017	$1,297,939	$260,000	$0	$25,959	$498,350	$2,000	$1,083,548
2018	$1,083,548	$260,000	$0	$21,671	$500	$2,000	$1,362,719
2019	$1,362,719	$260,000	$0	$27,254	$39,810	$2,000	$1,608,163
2020	$1,608,163	$260,000	$0	$32,163	$23,000	$2,000	$1,875,326
2021	$1,875,326	$260,000	$0	$37,507	$35,030	$2,000	$2,135,803
2022	$2,135,803	$260,000	$0	$42,716	$340,200	$2,000	$2,096,319
2023	$2,096,319	$260,000	$0	$41,926	$33,260	$2,000	$2,362,985

The Progressive Reserve would eliminate all special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

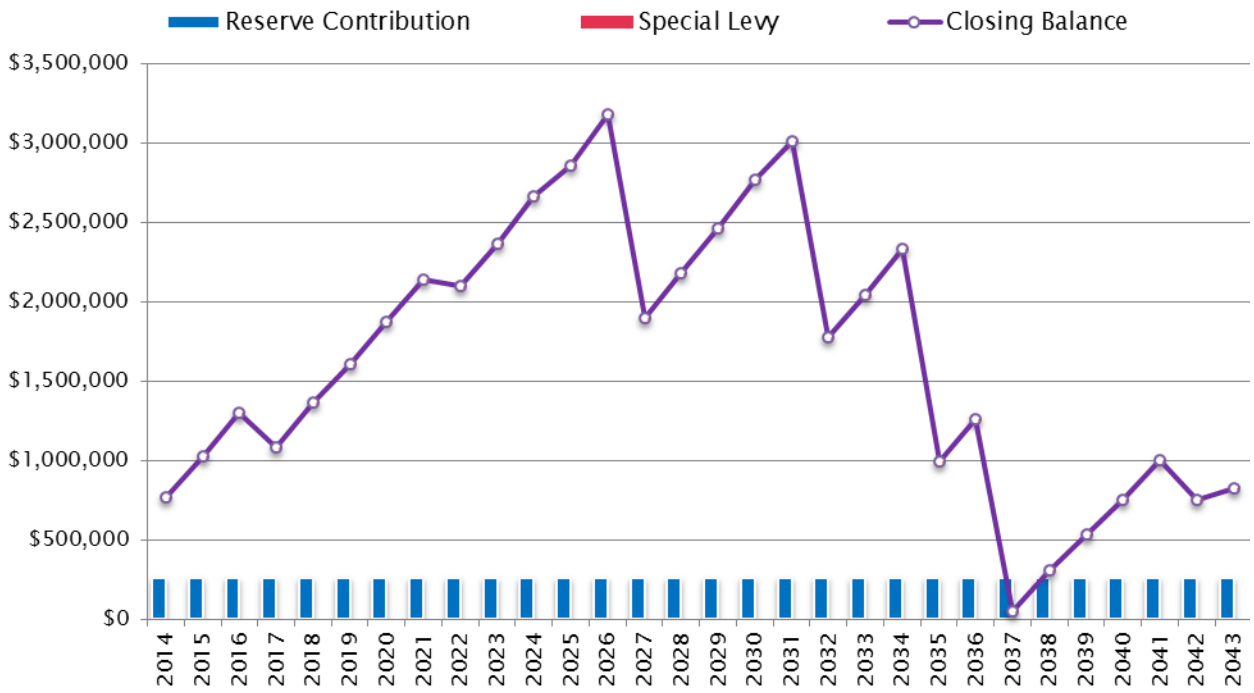


Figure 6.4 CRF balance, contribution and special levies based on a Progressive Reserve calculation.

7 Next Steps

The Depreciation Report Update identifies the possible major maintenance and renewal expenditures Pomaria could potentially encounter over the next 30 years. Estimated timelines have been provided to assist the Strata Corporation with the planning process; however the Depreciation Report Update should be considered a first step when planning for renewals. Funding scenarios have been developed to provide the Strata Corporation with an objective basis for determining appropriate CRF contributions.

Pomaria is an 8 year old complex and some assets such as balcony membranes and various coated concrete elements could potentially require renewal in the next 10 years. The Strata should continue to be diligent in performing maintenance tasks so assets may achieve their full service life.

Over the past four years, the Pomaria has been diligent in implementing sound funding, which has allowed the Strata Corporation to build up a strong contingency reserve fund. By continuing to save early for anticipated large expenditures, the Strata Corporation will benefit from accrued interest and financial preparedness, while minimizing the amount of special levies.

The recommendations below are intended to aid the Strata Corporation in the next steps of the renewals planning process.

Recommendations

- → **Asset Replacement Policy**. Using the Asset Inventory, develop an asset replacement policy. The policy would assign replacement strategies (run-to-failure, condition based, or time-based) to assets.
- → **Maintenance Plan**. Using the Asset Inventory, develop a maintenance plan, or commission a maintenance plan through RDH. The maintenance plan should provide the Strata Corporation with information on how and when to implement different maintenance activities.
- → **Further Investigations.** Conduct additional condition assessments/investigations, as required, to refine the data and confirm assumptions.
- → **Updates.** Plan for an update to the Depreciation Report in three years' time. On a yearly basis, the Stata should review and update their CRF funding strategy based on the estimated forecasts presented in the Report.

Yours truly,

Brandon Carreira | Dipl.T
Maintenance and Planning Technologist
bcarreira@rdh.com
RDH Building Engineering Ltd.

Jason Dunn | B.Arch.Sc.
Project Manager
jdunn@rdh.com
RDH Building Engineering Ltd.

Appendix A

Glossary of Terms

RDH
Making Buildings Better

224 W 8th Avenue
Vancouver, BC V5Y 1N5

604 873 1181
rdhbe.com

Glossary

Annual Contribution – Funds allocated to the Reserve Fund each fiscal year. Sometimes referred to as the Annual Allocation. Determining the appropriate size of the Annual Allocation is aided with a Reserve Study (a Depreciation Report in B.C.).

Asset – An integrated assembly of multiple physical components, which requires periodic maintenance, repair and eventual renewal. Typical examples of assets are: roofs, boilers and hallway carpets.

Catch-up Costs – The costs associated with the accumulated backlog of deferred maintenance associated with the assets.

Chronological Age – The calendar age of an Asset. Compare with Effective Age.

Classes of Cost Estimates – Until a project is actually constructed, a cost estimate represents the best judgement of the professional according to their experience and knowledge and the information available at the time. Its completeness and accuracy is influenced by many factors, including the project status and development stage. Estimates have a limited life and are subject to inflation and fluctuating market conditions. The precision of cost estimating is categorized into the following four classes and are as defined in guidelines prepared by the Association of Professional Engineers and Geoscientists of B.C. The percentage figures in parentheses refer to the level of precision or reliability of the cost estimates.

- **Class A Estimate** (±10-15%): A detailed estimate based on quantity take-offs from final drawings and specifications. It is used to evaluate tenders or as a basis of cost control during day-labour construction.
- **Class B Estimate** (±15-25%): An estimate prepared after site investigations and studies have been completed, and the major systems defined. It is based on a project brief and preliminary design. It is used for obtaining effective project approval and for budgetary control.
- **Class C Estimate** (±25-40%): An estimate prepared with limited site information and based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.
- **Class D Estimate** (±50%): A preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.

Closing Balance – Alternatively referred to as the Starting Balance. The balance of funds remaining in the reserve account at the end of a fiscal period (Fiscal year end, calendar year or study period). The Closing Balance becomes the Opening Balance for the subsequent fiscal period.

Contingency Costs – An allowance for unexpected or unforeseen costs that may impact monies required for projects to maintain or replace assets. (Not to be confused with costs of Renewal or Major Maintenance projects which are paid for out of the Reserve Fund (otherwise known the Contingency Reserve Fund.)

Current Dollars – Dollars in the year they were actually received or paid, unadjusted for price changes.

Effective Age – The Age of an asset relative to its condition. Compare with: Chronological Age.

Funding Model – A mathematical model used to establish an appropriate funding level for sustaining the assets in a building. Running a number of scenarios out of the funding model using different parameters (such as inflation rates and interest rates) can serve as a sensitivity analysis to determine the financial impact of different funding levels.

Future Dollars – The projected cost of future asset renewal projects, which accounts for inflation and escalation factors.

Get Ahead Costs – These are costs associated with adaptation of the building to counter the forces of retirement associated with different forms of obsolescence, such as:

- → Functional obsolescence
- → Legal obsolescence
- → Style obsolescence

Some of the costs in this category are discretionary spending that result in either a change or an improvement to the existing strata building. This category includes projects to alter the physical plant for changes in use, codes and standards. Some typical examples include:

- → Energy retrofits
- → Code retrofits
- → Hazardous material abatement
- → Barrier free access retrofits
- → Seismic Upgrades

Keep-up Costs – The monies required for renewal projects as each asset reaches the end of its useful service life. If an asset is not replaced at the end of its useful service life and is kept in operation, through targeted repairs, then these costs get reclassified into the "catch-up" category.

Major Maintenance – Any maintenance work for common expenses that usually occurs less often than once a year or that do not usually occur. Major maintenance provides for the preservation of assets to ensure that they achieve their full intended service life.

Opening Balance – Alternatively referred to as the Starting Balance. The amount of money in an account at the beginning of a fiscal period. Opening balances are derived from the balance sheet and are used in cash flow calculations in the Funding Model.

Operating Costs – Frequently recurring expenses that arise during the course of a single fiscal year and are paid from the operating budget as opposed to the Reserve Fund.

Operational Plan/Horizon (1 year) – The annual operating period encompasses one fiscal cycle (12 months). The Reserve Contribution in the operating budget should reflect the majority of the projects in the Tactical Plan (5 years) and ideally should also contemplate elements of the Strategic Plan (30 years).

Percent Funded – The ratio, at a particular point of time (typically the beginning of the fiscal year), of the actual or projected Reserve Fund balance to the accrued Reserve Fund balance, expressed as a percentage. For example: If the 100% funded balance is $100,000 and there is $76,000 in the Reserve Fund, the Reserve Fund is 76% funded.

Since funds can typically be allocated from one asset to another with ease, this parameter has no real meaning on an individual reserve component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire Reserve Fund at a particular point in time. The value of this parameter is to provide a more stable measure of Reserve Fund strength, since cash in reserve may mean very different things to different governing bodies or Owner groups.

- → **Poor Level.** When the Percent Funded falls to 0% - 30%, the current reserves may be considered to be at a 'poor' level. At this funding level, Special Levies are common. This is also commonly known as the Unfunded or Special Levy Model. The Owner Group does not have a Reserve Fund balance that will cover expected renewal costs and the only recourse is to raise funds by Special Levies to cover those costs when they become due.
- → **Fair Level.** If the Percent Funded level is 31 to 70% then the current reserve may be considered to be in a mid-range level.
- → **Good Level.** If the Percent Funded level is 70% or higher this is likely to be considered 'strong' because cash flow problems are rare.

Renewal – The replacement of an Asset as it reaches the end of its useful service life.

Renewal Cost – The cost required to replace an Asset, which is paid from the Reserve Fund, Special Levy or combination thereof.

Reserve Contribution – The amount of money that is allocated to the Reserve Fund each fiscal year. Determining the appropriate size of the Reserve Contribution is aided with a Reserve Fund Study (Depreciation Report in B.C.).

Reserve Fund – Also known as the Contingency Reserve Fund. The account in which the accumulated Annual Contributions are deposited and from which costs are withdrawn for Renewal projects and Major Maintenance projects.

Reserve Income – The interest earned from investing the money deposited in the Reserve Fund.

Reserve Study – Also referred to as a Reserve Fund Study or Depreciation Report in BC.

- → A long-range financial planning tool that identifies the current status of the Owners' Reserve Fund and recommends a stable and equitable funding plan

to offset the costs of anticipated future major expenditures associated with replacement of the assets and major maintenance.

- → The purpose of the Reserve Study is to provide a plan for appropriate funding for renewal and major maintenance work.
- → While Reserve Studies provide analysis of the timing, costs and funding for renewal projects, they should ideally be supported by a maintenance plan that assists the Owners to plan for maintenance activities so that assets achieve their predicted service lives.

Special Levy – Also referred to as a "Special Assessment". A financial levy to be paid by the Owner group to finance large-scale projects for major maintenance, repairs, renewal and rehabilitation of an asset, which occur as result of a shortfall in available funds and requires special decision making and approval procedures. A Reserve Study contains funding scenarios that assist the Owners in long-range financial planning.

Strategic Horizon – The longest of the three planning horizons, which typically covers the full study period of 30 years and identifies the long-term needs of the assets.

Style Obsolescence – When an asset is no longer desirable because it has fallen out of popular fashion, its style is obsolete. Some assets, particularly interior furnishings, reflect fashion cycles and can become out-dated.

Tactical Plan/Horizon – A period of planning for asset Renewal projects and Major Maintenance projects, which typically extends five years from the current year.

Appendix B

Asset Inventory

Pomaria – Asset Inventory

Enclosure

Roofs & Decks

Encl 01 - Inverted Ballast Roofs

Location

Main tower roof and portions of roofs above townhouses.

Description

2-Ply SBS membrane with granular cap sheet overlaid with drainmat, insulation, filter fabric and ballast. The membrane is concealed, and fully bonded to the substrate.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Encl 02 - 2-Ply SBS Roof

Location

Roof above elevator machine room.

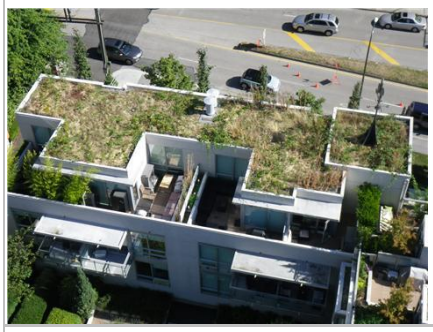
Description

2 plies of a manufactured modified bitumen sheet membrane. The membrane is exposed and fully bonded to the substrate.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Encl 03 - Green Roofs & Planters



Location

Skygardens, roof decks and townhouse gardens.

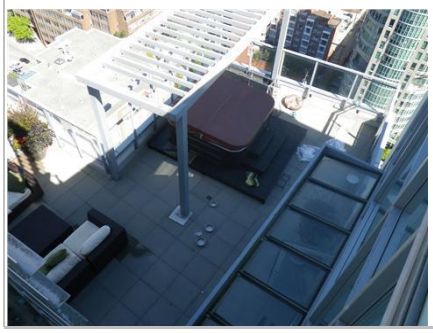
Description

The waterproofing is installed on the concrete slab and is overlaid with drain mat, insulation filter cloth and landscaping.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Encl 04 - Roof Decks w/ Pavers



Location

Penthouse and townhouse roof decks.

Description

An inverted roof comprising an unknown waterproofing membrane. Extruded polystyrene insulation and concrete pavers protect the waterproof membrane.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Pomaria – Asset Inventory

Encl 05 - Roof Deck with Natural Stone Pavers

Location

19th floor private skydeck.

Description

Custom designed deck assembly with paved and landscaped sections. An inverted roof comprising an unknown waterproofing membrane. Extruded polystyrene insulation and natural stone pavers protect the waterproof membrane.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Skylight

Encl 06 - Skylights

Location

Rooftop and 19th floor skylights.

Description

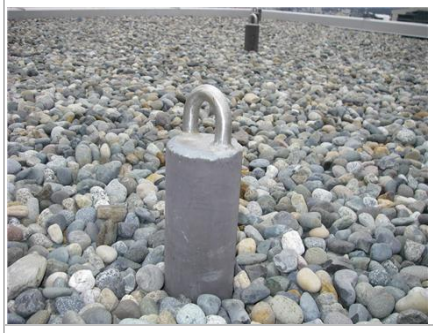
Aluminum framed, double glazed skylight assemblies.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Fall Protection

Encl 07 - Fall Protection Equipment



Location

All roofs at the tower and townhouses.

Description

Cast in place and through bolted safety anchors for boatswain chair access by window washing crews. The system is not designed for suspended stage access.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Encl 08 - Aluminum & Glass Guardrails

Location

Balcony and deck perimeters.

Description

Face-mounted glass and metal frame balcony guardrails.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Walls

Encl 09 - Stone Cladding

Location

Retaining walls at townhouses.

Description

The stone wall assembly consists of a single wythe of stone with mortar joints. Repointing of mortar joints has been incorporated as a component of this asset, scheduled for possible renewal every 15 years.

Information

Service Life:	50
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2057

Encl 10 - Coated Concrete Frame

Location

All elevations at tower and townhouses.

Description

Poured-in-place concrete walls with with a elastomeric based paint finish. Wall finish is flat and ribbed in some locations.

Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Windows

Encl 11 - Glass Block Windows

Location

Exterior glazing located at the gym area on level 2.

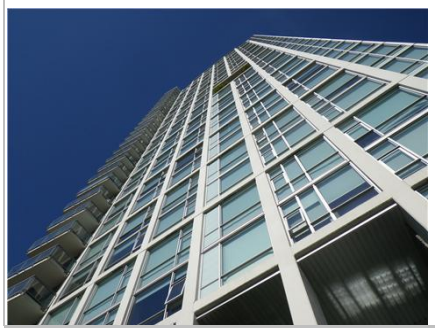
Description

Glass block windows with a concealed steel structural framing.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Encl 12 - Window Wall



Location

Typical window assembly at the tower and townhouses.

Description

Aluminium framed, double glazed, thermally broken window assemblies with slider style operable vents and fixed lites.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Doors

Encl 13 - Lobby Door Assemblies

Location

Primary entrance point to the lobby at the east and west elevations.

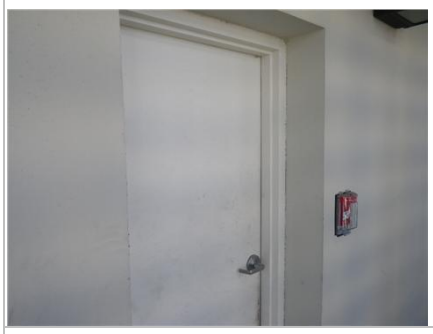
Description

Commercial glazing system with closers, magnetic locks and electric strike.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Encl 14 - Metal Swing Doors



Location

Stairwell exits; rooftop mechanical rooms.

Description

Painted metal swing doors in pressed steel frames.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Encl 15 - Wood Swing Doors

Location

Townhouse entrances.

Description

Glazed entrance doors and casings with coatings for protection against weather exposure.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Encl 16 - Sliding Glass Doors

Location

Balconies and decks at various levels and elevations.

Description

Thermally improved aluminum frames with fixed IGUs.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Encl 17 - Aluminum Swing Doors

Location

Townhouse roof decks, skygardens; selected balconies.

Description

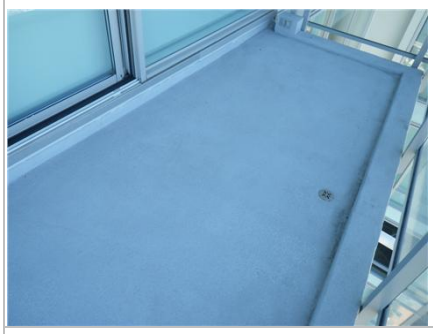
Thermally improved aluminum frames and fixed insulating glazing units (IGUs).

Information

Service Life:	35
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2042

Balconies

Encl 18 - Balcony Urethane Membrane



Location

Balcony surfaces and exterior walkways at tower and townhouses.

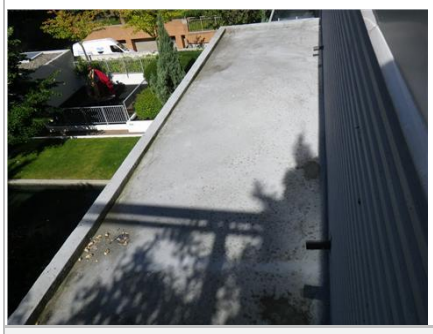
Description

Liquid applied urethane membrane applied over concrete balcony.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Encl 19 - Exposed Urethane Membranes



Location

Eyebrows and overhangs throughout the tower and townhouses.

Description

Concrete slab projections with liquid applied urethane elastomeric coating. consisting of strip of fabric reinforcing, a base coat for waterproofing, and a topcoat for UV protection.

Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Canopies

Encl 20 - Metal Panel Soffit

Location

Underside of roof overhangs.

Description

The concrete skabs if habitable space that projects over exterior space have been insultated and protected with a metal panel soffit system.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Encl 21 - Metal & Glass Canopies

Location

Above penthouse and sky-deck doors.

Description

Metal framed canopy with glass panels.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Encl 22 - Architectural Louvers

Location

Roof level of the high rise.

Description

Prefinished architectural metal louvers.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

At and Below Grade

Encl 23 - Podium / At Grade Waterproofing

Location

2nd floor podium over main level and P0 - visitor parking.

Description

Hot applied rubberized asphalt membrane overburdened with hard landscaping or soil, plantings and irrigation sprinkler piping.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Encl 24 - Parkade Traffic Membrane

Location

Suspended parkade levels P0-P3 (partial), excluding slab on grade.

Description

Polyurethane traffic deck coating comprised of base coat, intermediate coat and top coat, with mechanical service penetrations and traffic markings.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Pomaria – Asset Inventory

General & Inspections

Encl 25 - Miscellaneous & Inspections

Location

All elevations at tower and townhouses.

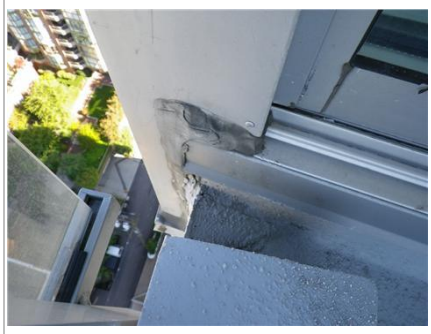
Description

Miscellaneous interior and exterior components, such as service penetrations and interface details, not related to any particular assembly.

Information

Service Life:	75
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2082

Encl 26 - Sealant



Location

Interfaces and service penetrations at the exterior walls, roofs, and other locations.

Description

Sealant of various types improving the exterior water shedding characteristics of various building enclosure interfaces, as well as around components and penetrations within building enclosure assemblies.

Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Electrical

Power Supply

Elec 01 - Unit Substation

Location

Main electrical room on P3 level; miscellaneous service rooms.

Description

GE, floor mounted, ventilated, 3 phase, 1250 kVA dry-type and Square-D 150 kVA transformers with NEMA enclosure, coil and vibration isolators that provide power to receptacles and low voltage loads.

Information

Service Life:	35
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2042

Elec 02 - Emergency Generator

Location

P2 service room beside stall 76.

Description

Stamford diesel generator with 1140 gallon single wall, steel fuel tank for standby AC power to certain critical fixtures and appliances, such as fire firefighters elevator, fire pump, certain interior light fixtures.

Information

Service Life:	35
Installed Year:	2007
Chronological Age:	7
Effective Age:	2
Next Renewal Year:	2047

Pomaria – Asset Inventory

Elec 03 - Distribution Transformer - Interior

Location

Main electrical room on P3 level; miscellaneous service rooms.

Description

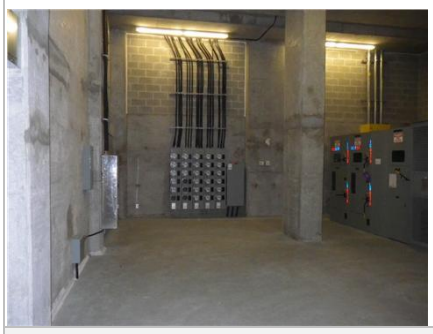
Square D, <300 KVA, 3 phase, dry-type, with Nema enclosure, coil and vibration isolators that provide power to receptacles and low voltage loads.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Distribution

Elec 04 - Electrical Distribution



Location

Main electrical room and throughout the building.

Description

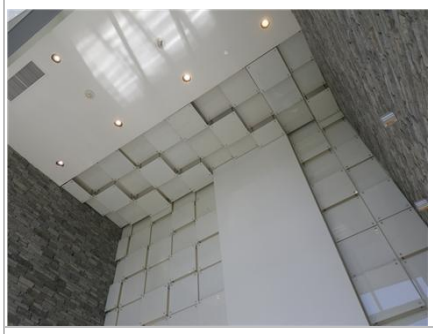
Switchgear, lighting and distribution panelboards, busways, breakers and wiring to several local sub-panels and mechanical loads.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Light Fixtures

Elec 05 - Interior Light Fixtures



Location

Corridors, stairwells, lobby, parkade, service rooms and amenity rooms.

Description

A variety of fixture types and wattage, including T8 fluorescents, compact fluorescents, pot lights, surface, pendant and wall sconces, halogen spot lights for accent.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Elec 06 - Exterior Light Fixtures

Location

Rooftop accessory structures; landscaping, perimeter entrances.

Description

A mixture of compact fluorescent lights, PAR style incandescent fixtures and fluorescent accent lights.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Pomaria – Asset Inventory

Security

Elec 07 - Security Surveillance

Location

Mounted to walls in various locations.

Description

Cameras, multiplexer, monitor and media to deter and track activities at perimeter access points and interior circulation routes.

Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Elec 08 - Enterphone System

Location

East and west entrances to lobby.

Description

Surface mounted telephone entry panels with associated key pads, display panels, proximity access readers and CCTV surveillance equipment.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Elec 09 - Proximity Access Control

Location

Mounted beside perimeter and interior doors.

Description

A system of contactless integrated circuit devices, both transmitters and receivers, used for controlling access at perimeter doors to the premises.

Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Mechanical

Controls and End Devices

Mech 01 - Direct Digital Controls

Location

Ground level boiler room.

Description

KMC PLC-16 KMD 5801 programming loop controller. Primary DDC panels to control major equipment, microzone controllers for terminal devices, high speed LAN

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Pomaria – Asset Inventory

Mech 02 - HVAC Instrumentation

Location

Connected to equipment and distribution systems throughout.

Description

Sensors, thermostats, actuators, aquastats, flow gauges, metering equipment, gauges, and other field devices to monitor and regulate pressure and temperature in the HVAC and plumbing distribution systems.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Mech 03 - Chemical Treatment

Location

P1 north mechanical room.

Description

Pot feeders, chemicals (such as biocide, scale, corrosion and oxygen inhibitor, scale pro L-220), pumps and other associated equipment to provide corrosion protection to piping and microbial mitigation in closed loop hydronic systems.

Information

Service Life:	8
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2015

Mech 04 - Parkade Gas Detection

Location

Mounted to columns on parkade levels.

Description

QEL OAS 200 series electronic devices for detection of dangerous gases, such as carbon monoxide (CO), produced by vehicles and to activate the exhaust fans accordingly.

Information

Service Life:	12
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2019

Mech 05 - Heat Tracing

Location

Along distribution piping in unprotected areas.

Description

Digitrace 910 series heat trace controller and self regulating heater cable with parallel circuit heater strip and outer thermoplastic elastomer jacket, including thermostat, for pipe freeze protection.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Pomaria – Asset Inventory

Mech 06 - Valves & Cross Connection

Location

Connected to equipment and distributed throughout the building.

Description

Various types and sizes of backflow prevention valves, including vacuum breakers, double check, reduced pressure valves on systems.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Plumbing & Drainage

Mech 07 - Domestic Booster Pumps

Location

P1 mechanical room beside stall 21.

Description

Packaged triplex system three 15 HP pumps, with VSD pump control, to supply constant boosted pressure to fixtures and equipment on all levels.

Information

Service Life:	14
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2021

Mech 08 - Domestic Water Distribution

Location

Connected to fixtures and distributed throughout the building.

Description

Various sized pipe risers, branch lines, and accessories for water supply to various appliances and fixtures throughout the building.

Information

Service Life:	28
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2035

Mech 09 - Electric Water Heater

Location

Ground level north mechanical room.

Description

Rheem Ruud electric water heater.

Information

Service Life:	12
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2019

Pomaria – Asset Inventory

Mech 10 - Recirculating Pumps

Location

P1 mechanical room.

Description

Bell and Gossett, 1/3 HP

Information

Service Life:	8
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2015

Mech 11 - Fixtures - Taps & Sinks

Location

2nd floor washrooms; 2nd amenity space, guest suite; janitor's service.

Description

Hand basins, janitors mop sinks, water fountain and other commercial grade plumbing supply fixtures.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Mech 12 - Fixtures - Toilets

Location

2nd floor washrooms; guest suite.

Description

Commercial quality ceramic fixtures which receive liquid body waste and conveys the waste through a trap seal into a gravity drainage system.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Mech 13 - Storm Drainage Distribution

Location

Roof and deck levels, perimeter at grade, parking garage.

Description

Roof drains, parking drains, trench drains, catch bains, and associated piping systems for rain water runoff and any other clear water drainage such as condensate.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Mech 14 - Sanitary Drainage Distribution

Location

Interstitial spaces throughout the building.

Description

P-traps, typically cast iron piping with mechanical joints.

Information

Service Life:	50
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2057

Mech 15 - Sump & Ejector Pumps

Location

Opposite parking stall #165 beside electrical room.

Description

NWTC 2 HP and 0.5 HP pumps that process and remove accumulated water and suspended solids that have collected in a pit at a low point in the building.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Mech 16 - Valves - Plumbing Flow Control and Directional

Location

Mechanical rooms and throughout the building.

Description

Various types and sizes of valves, including pressure reducing valves, isolation valves, two-way and three way valves, circuit flow control valves and check valves to regulate the flow of water through domestic plumbing systems.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Mech 17 - Tank - DHW - Storage (and DHW Heating)

Location

Ground level north mechanical room.

Description

Cement lined hot water storage tanks connected to domestic boiler system.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Pomaria – Asset Inventory

Heating & Cooling

Mech 18 - Heating Boilers

Location

P1 mechanical room.

Description

RBI HP 1900 Natural gas fired, atmospheric, standard efficiency, 1.9 million BTUH input. The boilers provide heat to the condenser (heat pump) loop to maintain optimum loop temperatures, and provides heat to domestic water system through heat exchangers HE-2 and HE-3.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Mech 19 - Cooling Tower

Location

Ground level beside west parkade gate.

Description

Baltimore Air Coil (BAC) evaporative fluid cooling device. Baldor 1.5 HP pump.

Information

Service Life:	18
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2025

Mech 20 - Electric Baseboards

Location

Parkade vestibules, service rooms, stairwells.

Description

Wall mounted devices with electrical fins for localized radiant space heating and remote thermostat control.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Mech 21 - Electric Unit Heaters

Location

Elevator machine room; top of stairwells, other miscellaneous rooms.

Description

Ceiling mounted electric unit heaters.

Information

Service Life:	17
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2024

Pomaria – Asset Inventory

Mech 22 - Hydronic Loop Pumps

Location

Ground level mechanical room at stall 9.

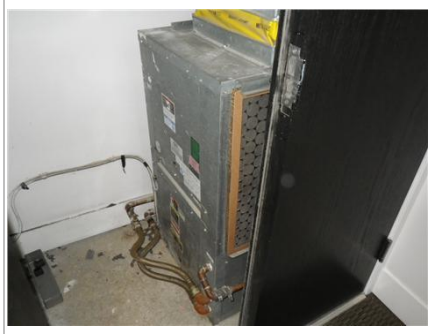
Description

Bell and Gossett centrifugal pumps for heating and condenser water, ranging from 7.5HP to 15 HP.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Mech 23 - Heat Pumps



Location

Transformer room, lobby, 2nd floor amenity space; boiler room. Ceilings of suites.

Description

Packaged vertical and horizontal mounted, water source heat pumps, comprising direct expansion cooling coil or water cooled condensing coil, centrifugal supply fan, air ductwork.

Information

Service Life:	18
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2025

Mech 24 - Valves - HVAC Flow Control and Directional

Location

Mechanical rooms and throughout the building.

Description

Various types and sizes of valves, including pressure reducing valves, isolation valves, two-way and three way valves, circuit flow control valves and check valves to regulate the flow of water through heating systems.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Mech 25 - Tank - Expansion - Hydronic - Diaphragm

Location

Ground floor mechanical room.

Description

Floor mounted diaphragm expansion tank for hydronic heating system.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Pomaria – Asset Inventory

Mech 26 - Glycol Fill Station Equipment

Location

Ground level north mechanical room at stall 9.

Description

Glycol fill station to provide metered glycol treatment to pipes within main heating/ cooling loop.

Information

Service Life:	8
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2015

Mech 27 - Heat Exchanger - Plate & Frame

Location

Ground level north mechanical room at stall 9.

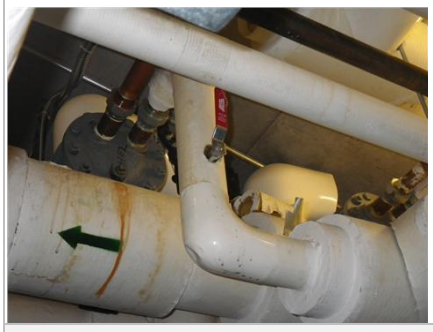
Description

Alfa laval plate-and-frame heat exchangers to separate secondary HVAC and plumbing systems from the main heating cooling loop.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Mech 28 - Heat Exchanger - Shell & Tube



Location

Ground level north mechanical room at stall 9.

Description

Shell and Tube heat exchangers to separate secondary HVAC and plumbing systems from the main loop.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Geothermal

Mech 29 - Heat Pump - Indoor Section - Water to Water - Geothermal

Location

Ground level north mechanical room at stall 9.

Description

Water furnace (low temperature <10C) water-to-water heat pumps, comprising waterloop condensor/evaporator, pump centre, solenoid valves.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Pomaria – Asset Inventory

Mech 30 - Pump - Hydronic Loop - Basemount

Location

Ground level north mechanical room at stall 9.

Description

Bell and Gossett, centrifugal basemount pumps for heating water hydronic loop, and chiller/condenser water hydronic loop.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Mech 31 - Piping - Geothermal Loop

Location

Throughout the site.

Description

Closed loop HDPE, fuse welded piping system for geothermal loop field under parkade. Loop field is a concealed asset. Terasen (FortisBC) owns and maintains the vertical loops under the building (up to, but not including, the manifold to which they connect) for 25 years, according to the agreement with the Strata Corporation. In 2032 the Strata can choose to renew the agreement on the same terms, or the Strata may pay $50,000 to take over ownership and maintenance of the loop.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Ventilation and Air-conditioning

Mech 32 - Make up Air Units

Location

Rooftop beside elevator machine room.

Description

Engineered Air, 10,000 CFM belt-driven centrifugal fan, gas fired heat exchanger and direct expansion cooling coil with water-cooled condensing section, to supply conditioned fresh air and make-up air to the interior of the building.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Pomaria – Asset Inventory

Mech 33 - Parkade Ventilation Fans

Location

Throughout the parking garage.

Description

Tube axial exhaust fans. Cook return air units, 4500 CFM, belt driven, 3.5 HP motors, tube axial fans for the removal of toxic air from the parking garage, which are controlled by gas sensors. Air relief plenum.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Mech 34 - General Exhaust Fans

Location

Elevator machine room, garbage room, amenity washrooms.

Description

Belt driven sidewall propellor fans and ceiling fans; motorized air dampers.

Information

Service Life:	12
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2019

Other

Mech 35 - Overhead Gate Motors

Location

West side of building at parking garage entrance.

Description

AO Smith 0.5 HP AC motor and commercial-grade overhead sectional door controlled by an electric operator.

Information

Service Life:	6
Installed Year:	2007
Chronological Age:	7
Effective Age:	5
Next Renewal Year:	2015

Elevator

Traction

Elev 01 - Geared Traction Elevators

Location

Elevator machine room at roof level.

Description

Geared overhead traction elevators with Fujitec MCOP-A2 Microprocessor controls, Millennium VVVF drive systems, Fujitec TM 41AS geared machines, 2500 lbs, 500 fpm rated speed.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Pomaria – Asset Inventory

Car Interiors

Elev 02 - Elevator Cab Furnishings

Location

Elevator cab and travelling hoistway.

Description

Single speed side opening door, stainless steel car and hall pushbuttons, one (1) car operating panel (stainless steel) per elevator, infrared door protection, GAL MOVFR door operators, stainless steel doors and front return, plastic laminate with mirror on walls, stainless steel ceiling, tile flooring, tubular stainless steel handrails on all non-access walls, firefighter's emergency operation, standby power provisions, hands-free voice communication devices, seismic provisions.

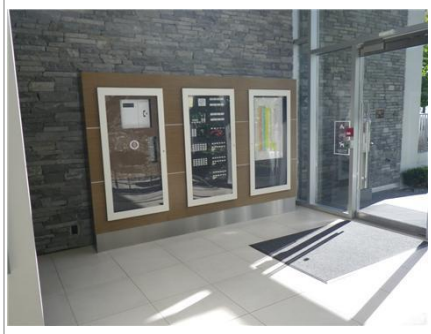
Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Fire Safety

Controls

Fire 01 - Control & Annunciator Panels



Location

Recessed into east wall of lobby; P2 room beside stall 76.

Description

Mircom FX 2000 addressable, multi-zone, solid state microprocessor and supervised unit with graphic annunciator and LCD display for all fire detection devices and fire suppression devices connected to the fire alarm system.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Detection

Fire 02 - Fire Detection & Alarm

Location

Mounted to walls and ceilings in various strategic locations throughout.

Description

Smoke detectors, heat detectors, flow switches, tamper switches, horns, pull stations and other fixed apparatus field devices to detect fire and smoke conditions and initiate timely response.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Pomaria – Asset Inventory

Suppression

Fire 03 - Pressurization & Smoke Control

Location

Exit stairs and refuge area.

Description

High CFM centrifugal belt-driven fans that force outside air into critical areas of the building, such as elevator shafts, stairwells and garbage room, during a fire, in order to create positive pressure and prevent smoke migration between floors and interior spaces.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Fire 04 - Portable Fire Extinguishers

Location

Mounted to walls in various strategic locations throughout.

Description

Wall mounted, manually operated, 5lb ABC type pressurized vessels for controlled discharge of chemicals to extinguish small fires.

Information

Service Life:	24
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2031

Fire 05 - Sprinklers & Standpipe

Location

P1 mech. rm., parking garage substructure and throughout the superstructure.

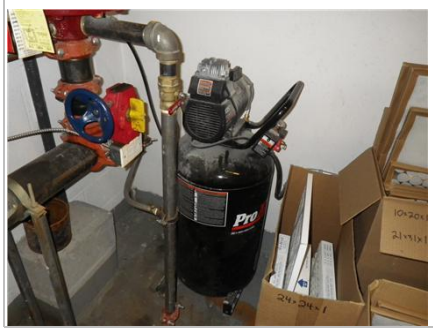
Description

Quick response upright, pendant and sidewall sprinkler heads, distribution lines, 3" Viking dry valves.

Information

Service Life:	50
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2057

Fire 06 - Dry Sprinkler Compressor



Location

P1 fire sprinkler room at stall 21.

Description

620 gallon, single-stage, base-mounted, air cooled, 1 HP motor, fan type compressor assembly to increase the pressure of air in the fire sprinkler lines.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Pomaria – Asset Inventory

Fire 07 - Fire & Jockey Pumps

Location

P1 fire sprinkler room at stall 21.

Description

Motor control centre connected to centrifugal 100 HP fire pump and jockey pump, which work in tandem to supply water flow and pressure to the sprinkler system and standpipe system.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Egress

Fire 08 - Emergency Egress Equipment

Location

Mounted to walls in egress routes.

Description

Wall mounted lighting packs, exit signs, stair guardrails, stair treads, location signage, panic handles and other miscellaneous equipment to facilitate evacuation from the interior of the building in the event of an emergency.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Interior Finishes

Floors

Finish 01 - Carpet Flooring

Location

Floor finish to the hallways and amenity rooms.

Description

Textile floor covering laid on cushion over concrete substrate with seam binding and door thresholds.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Finish 02 - Natural Stone Flooring

Location

The floor finish in the main lobby.

Description

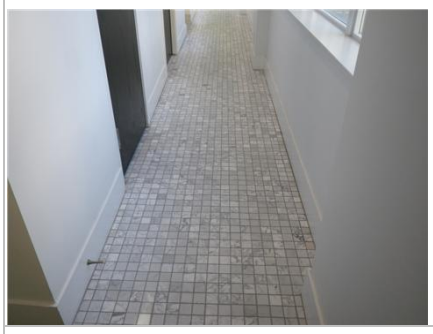
Stone tiled flooring and joint grout on concrete substrate.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Finish 03 - Ceramic Tiled Flooring



Location

Floor finish on the 2nd floor amenity hallway and washrooms.

Description

Ceramic tiles and grout laid on concrete substrate.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Finish 04 - Painted Concrete Flooring

Location

Floor finish in the service rooms.

Description

Exposed concrete floors, painted in some locations to provide a cleaner finish. This flooring asset does not include the foundation, which is included with the structural system.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Walls

Finish 05 - Wallpapered Walls

Location

Wall finish at the elevator landings.

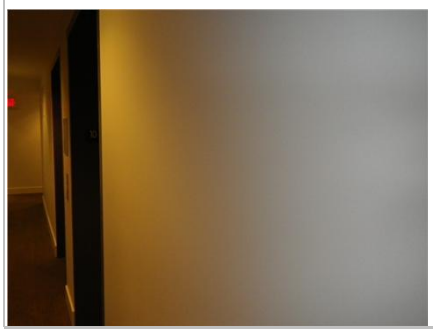
Description

Decorative papers adhesively fastened to interior walls.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Finish 06 - Interior Painting



Location

Wall finish at the hallways, amenity rooms, service rooms.

Description

Primers and multiple pigmented coating finishes applied to interior gypsum wallboard, millwork trim details, and metal trim.

Information

Service Life:	15
Installed Year:	2013
Chronological Age:	1
Effective Age:	1
Next Renewal Year:	2028

Pomaria – Asset Inventory

Finish 07 - Wood Paneling

Location

Wall finish in the lobby.

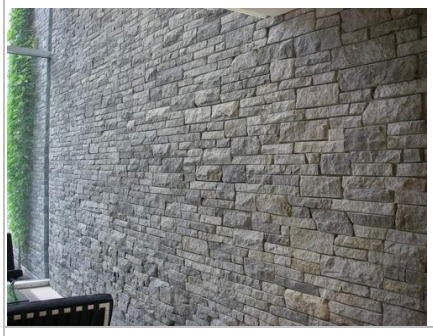
Description

Wood paneling that adds to the ambiance of the interior common areas.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Finish 08 - Stone Wall Finishes



Location

Exterior and interior portion of lobby walls.

Description

Split-faced limestone mortared to concrete substrate.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Finish 09 - Ceramic Tile Walls

Location

Wall and bench finish in steam room; guest suite shower.

Description

Combination of mosaic and large ceramic tiles on mortar bed and substrate, with grout and caulking for interface details.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Finish 10 - Mirrored Walls

Location

Localized section of wall finish in 2nd floor fitness room.

Description

Mirrors fastened to interior walls.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Pomaria – Asset Inventory

Window Coverings

Finish 11 - Window Blinds

Location

Window coverings located at the 2nd floor amenity space.

Description

Head rails, lift cords, control cords, and fabric sheets attached to the inside of the windows.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Architectural Woodwork

Finish 12 - Carpentry & Millwork

Location

Lobby, amenity rooms, public washrooms.

Description

Shop fabricated custom casework, built-in countertops with laminate surface, wood veneer cabinets, mouldings, and door casings.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Furnishings

Finish 13 - Interior Swing Doors

Location

Stairwells, service room, amenity rooms, storage rooms.

Description

Variety of solid wood core and hollow metal swing doors hung in framed openings. Exterior doors are considered separately as part of the building enclosure system.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Finish 14 - Washroom Partitions

Location

2nd floor washrooms.

Description

Laminated privacy panels and miscellaneous hardware fittings such as pilaster achors, hinges, latches and brackets.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Pomaria – Asset Inventory

Amenities

Furnishings

Amen 01 - Furniture & Accessories

Location

Lobby; 1st floor meeting room; 2nd floor amenity rooms; guest suite.

Description

Wood and fabric chairs, glass and metal tables, area rugs, paintings, potted plants, ornaments, and other miscellaneous accessories. Exterior furnishings are included separately.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Amen 02 - Metal Storage Lockers

Location

2nd floor amenity space and parkade storage rooms.

Description

Recessed, vertical rack metal storage lockers with painted finish.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Amen 03 - Central Mailboxes

Location

Lobby level beside concierge desk.

Description

Front loading, suite series, horizontal natural anodized aluminum finish, extruded aluminum trim, 5-pin cam locks, and Canada postal crown lock.

Information

Service Life:	35
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2042

Amen 04 - Public Signage

Location

Mounted to doors, walls and equipment in various locations.

Description

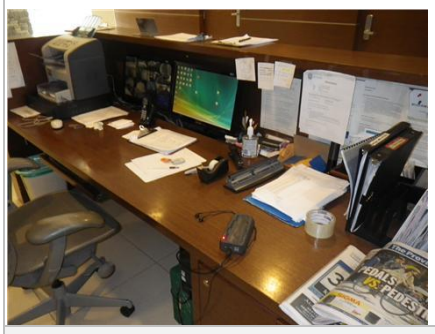
Variety of permanently displayed information placardes n the public areas of the building.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Pomaria – Asset Inventory

Amen 05 - Concierge Equipment



Location

Ground level at concierge desk.

Description

Computer, monitors, printers, keyboards, and associated electronic devices required for general operations and management of the facility.

Information

Service Life:	6
Installed Year:	2007
Chronological Age:	7
Effective Age:	5
Next Renewal Year:	2015

Suite

Amen 06 - Fitness Equipment

Location

2nd floor amenity room.

Description

Bicycles, treadmills, stair climber, free weights, resistance machines and other miscellaneous pieces of equipment.

Information

Service Life:	10
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2017

Amen 07 - Small Domestic Appliances

Location

Meeting room on ground level beside concierge desk.

Description

Domestic refrigerator and microwave oven.

Information

Service Life:	12
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2019

Amen 08 - Guest Suite

Location

3rd floor of the tower.

Description

Mattress, bed frame, miscellaneous furniture and accessories.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2032

Pomaria – Asset Inventory

Amen 09 - Dry Sauna

Location

2nd floor amenity room.

Description

Dry heat room to open the pores and eliminate toxins through sweat.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Amen 10 - Steam Room & Generator

Location

2nd floor amenity rooms.

Description

36 KW electric steam generator for the steam room. Tiled wall and floor finishes.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Sitework

Hard Landscaping

Site 01 - Concrete Paving

Location

Parkade ramp, east and north sidewalks, courtyard stairs.

Description

Concrete slabs with heavy sandblast finish and medium rock salt finish. Compacted sub-grade and base course.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Site 02 - Interlocking Brick Paving

Location

West side of building at ground level.

Description

Interlocked brick pavers overburdened on compacted subgrade and base course.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Site 03 - Metal Picket Fencing

Location

West and east sides of building at ground level.

Description

Aluminum powder coated posts, rails and pickets, with posts embedded in concrete footings.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Site 04 - Site Furniture

Location

East entrance; west courtyard; townhouse decks.

Description

Metal and wooden benches, bicycle racks, bollards, potted plants, wood trellises and other miscellaneous urban furniture.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Site 05 - Playground Equipment

Location

West side of courtyard.

Description

Modular playground equipment for minors with rubber sports flooring and perimeter picket aluminum fence and gate.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2027

Site 06 - Exterior Ornaments

Location

Townhouse roof level at north east corner of the property.

Description

Public art weathervane by artist Rodney Graham.

Information

Service Life:	40
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2047

Pomaria – Asset Inventory

Site 07 - Water Features

Location

2nd level podium and north east corner of the building.

Description

EPDM liner is primary layer of waterproofing and liquid cold-applied modified bitumen urethane membrane is secondary measure of protection. Ponds include ambiance lighting, 0.75 hp circulation pumps, PVC piping and other components.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Site 08 - Rubber Flooring

Location

2nd floor courtyard at playground equipment.

Description

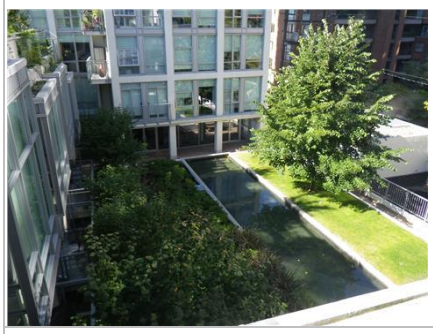
Tiled flooring for high impact applications.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Soft Landscaping

Site 09 - Soft Landscaping



Location

Ground level perimeter of the building at grade.

Description

Various forms of plant material, including lawns, ground cover, shrubs, plants and trees. Also considered are growing medium such as top soil.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2037

Site 10 - Irrigation Sprinklers

Location

Buried amongst the soft landscaping at grade. Controller in P2 at stall #98.

Description

Rainbird ESP-6TM zone controller and network of PVC pipes, valves, and irrigation heads buried amongst the exterior 'soft' landscaping.

Information

Service Life:	15
Installed Year:	2007
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2022

Appendix C

Asset Service Life Summary

Enclosure

Asset Reference Information	Chronological Age	Remaining Service Life
Roofs & Decks		
Encl 01 - Inverted Ballast Roofs	7	23
Encl 02 - 2-Ply SBS Roof	7	18
Encl 03 - Green Roofs & Planters	7	13
Encl 04 - Roof Decks w/ Pavers	7	13
Encl 05 - Roof Deck with Natural Stone Pavers	7	13
Skylight		
Encl 06 - Skylights	7	33
Fall Protection		
Encl 07 - Fall Protection Equipment	7	33
Encl 08 - Aluminum & Glass Guardrails	7	33
Walls		
Encl 09 - Stone Cladding	7	43
Encl 10 - Coated Concrete Frame	7	3
Windows		
Encl 11 - Glass Block Windows	7	33
Encl 12 - Window Wall	7	33
Doors		
Encl 13 - Lobby Door Assemblies	7	13
Encl 14 - Metal Swing Doors	7	18
Encl 15 - Wood Swing Doors	7	18
Encl 16 - Sliding Glass Doors	7	33
Encl 17 - Aluminum Swing Doors	7	28
Balconies		
Encl 18 - Balcony Urethane Membrane	7	18
Encl 19 - Exposed Urethane Membranes	7	3
Canopies		
Encl 20 - Metal Panel Soffit	7	33
Encl 21 - Metal & Glass Canopies	7	33
Encl 22 - Architectural Louvers	7	33
At and Below Grade		
Encl 23 - Podium / At Grade Waterproofing	7	33
Encl 24 - Parkade Traffic Membrane	7	18
General & Inspections		
Encl 25 - Miscellaneous & Inspections	7	68
Encl 26 - Sealant	7	3

Electrical

Asset Reference Information	Chronological Age	Remaining Service Life
Power Supply		
Elec 01 - Unit Substation	7	28
Elec 02 - Emergency Generator	7	33
Elec 03 - Distribution Transformer - Interior	7	33
Distribution		
Elec 04 - Electrical Distribution	7	33
Light Fixtures		
Elec 05 - Interior Light Fixtures	7	18
Elec 06 - Exterior Light Fixtures	7	13
Security		
Elec 07 - Security Surveillance	7	3
Elec 08 - Enterphone System	7	18
Elec 09 - Proximity Access Control	7	3

Mechanical

Asset Reference Information	Chronological Age	Remaining Service Life
Controls and End Devices		
Mech 01 - Direct Digital Controls	7	8
Mech 02 - HVAC Instrumentation	7	8
Mech 03 - Chemical Treatment	7	1
Mech 04 - Parkade Gas Detection	7	5
Mech 05 - Heat Tracing	7	8
Mech 06 - Valves & Cross Connection	7	13
Plumbing & Drainage		
Mech 07 - Domestic Booster Pumps	7	7
Mech 08 - Domestic Water Distribution	7	21
Mech 09 - Electric Water Heater	7	5
Mech 10 - Recirculating Pumps	7	1
Mech 11 - Fixtures - Taps & Sinks	7	18
Mech 12 - Fixtures - Toilets	7	18
Mech 13 - Storm Drainage Distribution	7	33
Mech 14 - Sanitary Drainage Distribution	7	43
Mech 15 - Sump & Ejector Pumps	7	8
Mech 16 - Valves - Plumbing Flow Control and Directional	7	13
Mech 17 - Tank - DHW - Storage (and DHW Heating)	7	23
Heating & Cooling		
Mech 18 - Heating Boilers	7	13
Mech 19 - Cooling Tower	7	11

Mech 20 - Electric Baseboards	7	33
Mech 21 - Electric Unit Heaters	7	10
Mech 22 - Hydronic Loop Pumps	7	8
Mech 23 - Heat Pumps	7	11
Mech 24 - Valves - HVAC Flow Control and Directional	7	13
Mech 25 - Tank - Expansion - Hydronic - Diaphragm	7	13
Mech 26 - Glycol Fill Station Equipment	7	1
Mech 27 - Heat Exchanger - Plate & Frame	7	13
Mech 28 - Heat Exchanger - Shell & Tube	7	18
Geothermal		
Mech 29 - Heat Pump - Indoor Section - Water to Water - Geothermal	7	8
Mech 30 - Pump - Hydronic Loop - Basemount	7	8
Mech 31 - Piping - Geothermal Loop	7	18
Ventilation and Air-conditioning		
Mech 32 - Make up Air Units	7	18
Mech 33 - Parkade Ventilation Fans	7	13
Mech 34 - General Exhaust Fans	7	5
Other		
Mech 35 - Overhead Gate Motors	7	1

Elevator

Asset Reference Information	Chronological Age	Remaining Service Life
Traction		
Elev 01 - Geared Traction Elevators	7	18
Car Interiors		
Elev 02 - Elevator Cab Furnishings	7	18

Fire Safety

Asset Reference Information	Chronological Age	Remaining Service Life
Controls		
Fire 01 - Control & Annunciator Panels	7	13
Detection		
Fire 02 - Fire Detection & Alarm	7	13
Suppression		
Fire 03 - Pressurization & Smoke Control	7	18
Fire 04 - Portable Fire Extinguishers	7	17
Fire 05 - Sprinklers & Standpipe	7	43
Fire 06 - Dry Sprinkler Compressor	7	8
Fire 07 - Fire & Jockey Pumps	7	23
Egress		
Fire 08 - Emergency Egress Equipment	7	13

Interior Finishes

Asset Reference Information	Chronological Age	Remaining Service Life
Floors		
Finish 01 - Carpet Flooring	7	8
Finish 02 - Natural Stone Flooring	7	33
Finish 03 - Ceramic Tiled Flooring	7	23
Finish 04 - Painted Concrete Flooring	7	8
Walls		
Finish 05 - Wallpapered Walls	7	8
Finish 06 - Interior Painting	1	14
Finish 07 - Wood Paneling	7	23
Finish 08 - Stone Wall Finishes	7	33
Finish 09 - Ceramic Tile Walls	7	23
Finish 10 - Mirrored Walls	7	18
Window Coverings		
Finish 11 - Window Blinds	7	13
Architectural Woodwork		
Finish 12 - Carpentry & Millwork	7	23
Furnishings		
Finish 13 - Interior Swing Doors	7	33
Finish 14 - Washroom Partitions	7	23

Amenities

Asset Reference Information	Chronological Age	Remaining Service Life
Furnishings		
Amen 01 - Furniture & Accessories	7	8
Amen 02 - Metal Storage Lockers	7	18
Amen 03 - Central Mailboxes	7	28
Amen 04 - Public Signage	7	18
Amen 05 - Concierge Equipment	7	1
Suite		
Amen 06 - Fitness Equipment	7	3
Amen 07 - Small Domestic Appliances	7	5
Amen 08 - Guest Suite	7	18
Amen 09 - Dry Sauna	7	13
Amen 10 - Steam Room & Generator	7	13

Sitework

Asset Reference Information	Chronological Age	Remaining Service Life
Hard Landscaping		
Site 01 - Concrete Paving	7	33

Site 02 - Interlocking Brick Paving	7	33
Site 03 - Metal Picket Fencing	7	33
Site 04 - Site Furniture	7	33
Site 05 - Playground Equipment	7	13
Site 06 - Exterior Ornaments	7	33
Site 07 - Water Features	7	8
Site 08 - Rubber Flooring	7	8
⊟ Soft Landscaping		
Site 09 - Soft Landscaping	7	23
Site 10 - Irrigation Sprinklers	7	8

Legend

- Assets that are backlogged

Appendix D

Funding Scenario Cash Flow Tables

RDH
Making Buildings Better

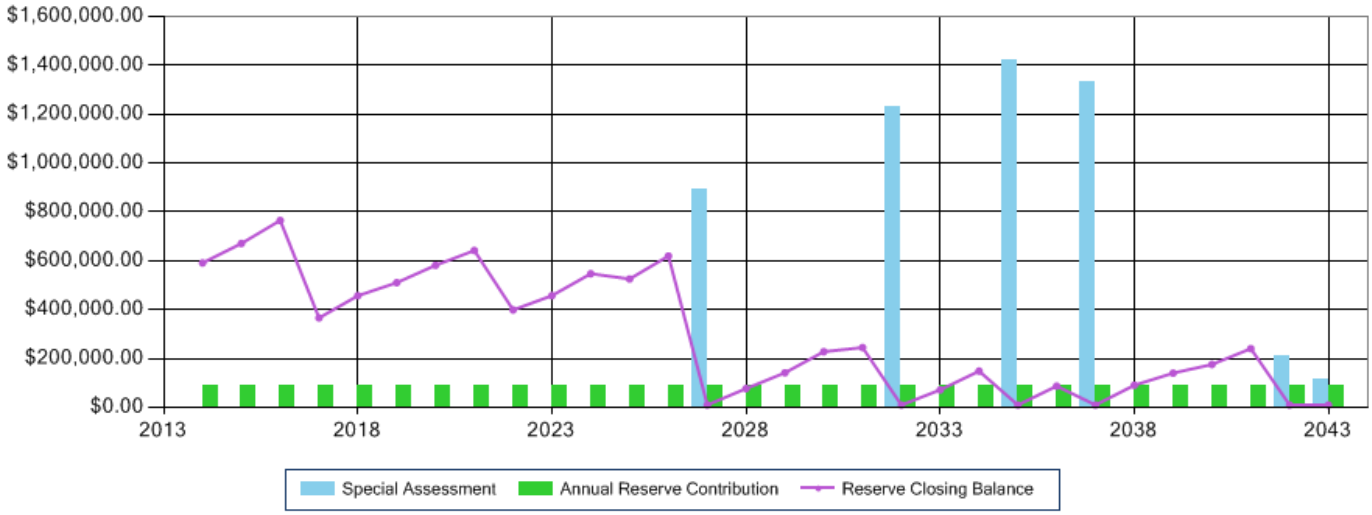
Building - Funding Model

Pomaria

Name	Fixed annual funding of $86,000 (Previous 2009)
Type	Basic
Regarding	Pomaria
Start Year	2014
Interest/Investment Rate	2.0%
Estimated Contingency Allowance	$2,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	135

Init Catchup Cost	
Operating Budget	$886,674
Starting Reserve Balance	$497,527
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$86,000
Contribution Above Threshold	$86,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$53

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$497,527	$86,000	$0	$9,951	$0	$2,000	$0	$591,478	41.68 %
2015	$591,478	$86,000	$0	$11,830	$16,200	$2,000	$0	$671,107	40.77 %
2016	$671,107	$86,000	$0	$13,422	$3,100	$2,000	$0	$765,429	40.39 %
2017	$765,429	$86,000	$0	$15,309	$498,350	$2,000	$0	$366,388	22.20 %
2018	$366,388	$86,000	$0	$7,328	$500	$2,000	$0	$457,216	23.80 %
2019	$457,216	$86,000	$0	$9,144	$39,810	$2,000	$0	$510,550	23.60 %
2020	$510,550	$86,000	$0	$10,211	$23,000	$2,000	$0	$581,761	23.92 %
2021	$581,761	$86,000	$0	$11,635	$35,030	$2,000	$0	$642,366	23.81 %
2022	$642,366	$86,000	$0	$12,847	$340,200	$2,000	$0	$399,013	14.99 %
2023	$399,013	$86,000	$0	$7,980	$33,260	$2,000	$0	$457,734	15.55 %
2024	$457,734	$86,000	$0	$9,155	$3,400	$2,000	$0	$547,488	16.75 %
2025	$547,488	$86,000	$0	$10,950	$116,590	$2,000	$0	$525,848	15.03 %
2026	$525,848	$86,000	$0	$10,517	$600	$2,000	$0	$619,765	16.12 %
2027	$619,765	$86,000	$889,620	$12,395	$1,595,780	$2,000	$0	$10,000	0.38 %
2028	$10,000	$86,000	$0	$200	$17,000	$2,000	$0	$77,200	2.70 %
2029	$77,200	$86,000	$0	$1,544	$20,840	$2,000	$0	$141,904	4.54 %
2030	$141,904	$86,000	$0	$2,838	$700	$2,000	$0	$228,042	6.66 %
2031	$228,042	$86,000	$0	$4,561	$71,470	$2,000	$0	$245,133	6.69 %
2032	$245,133	$86,000	$1,229,665	$4,903	$1,553,700	$2,000	$0	$10,000	0.42 %
2033	$10,000	$86,000	$0	$200	$22,200	$2,000	$0	$72,000	2.75 %
2034	$72,000	$86,000	$0	$1,440	$8,720	$2,000	$0	$148,720	5.20 %
2035	$148,720	$86,000	$1,421,806	$2,974	$1,647,500	$2,000	$0	$10,000	0.61 %
2036	$10,000	$86,000	$0	$200	$6,950	$2,000	$0	$87,250	4.83 %
2037	$87,250	$86,000	$1,329,795	$1,745	$1,492,790	$2,000	$0	$10,000	2.04 %
2038	$10,000	$86,000	$0	$200	$3,290	$2,000	$0	$90,910	16.46 %
2039	$90,910	$86,000	$0	$1,818	$36,100	$2,000	$0	$140,628	24.03 %
2040	$140,628	$86,000	$0	$2,813	$51,620	$2,000	$0	$175,821	29.10 %
2041	$175,821	$86,000	$0	$3,516	$22,600	$2,000	$0	$240,737	37.20 %
2042	$240,737	$86,000	$213,208	$4,815	$532,760	$2,000	$0	$10,000	5.91 %
2043	$10,000	$86,000	$114,100	$200	$198,300	$2,000	$0	$10,000	100.00 %
		$2,580,000	$5,198,193		$8,392,360				


$1,600,000.00
$1,400,000.00
$1,200,000.00
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$800,000.00
$600,000.00
$400,000.00
$200,000.00
$0.00
2013
2018
2023
2028
2033
2038
2043
Special Assessment
Annual Reserve Contribution
Reserve Closing Balance

RDH
Making Buildings Better

Pomaria

Name	Fixed annual funding of $135,000 (Status Quo)
Type	Basic
Regarding	Pomaria
Start Year	2014
Interest/Investment Rate	2.0%
Estimated Contingency Allowance	$2,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	135

Init Catchup Cost	$800
Operating Budget	$886,674
Starting Reserve Balance	$497,527
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$135,000
Contribution Above Threshold	$135,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$83

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$497,527	$135,000	$0	$9,951	$0	$2,000	$0	$640,478	45.13 %
2015	$640,478	$135,000	$0	$12,810	$16,200	$2,000	$0	$770,087	46.78 %
2016	$770,087	$135,000	$0	$15,402	$3,100	$2,000	$0	$915,389	48.30 %
2017	$915,389	$135,000	$0	$18,308	$498,350	$2,000	$0	$568,347	34.44 %
2018	$568,347	$135,000	$0	$11,367	$500	$2,000	$0	$712,214	37.07 %
2019	$712,214	$135,000	$0	$14,244	$39,810	$2,000	$0	$819,648	37.89 %
2020	$819,648	$135,000	$0	$16,393	$23,000	$2,000	$0	$946,041	38.89 %
2021	$946,041	$135,000	$0	$18,921	$35,030	$2,000	$0	$1,062,932	39.41 %
2022	$1,062,932	$135,000	$0	$21,259	$340,200	$2,000	$0	$876,990	32.95 %
2023	$876,990	$135,000	$0	$17,540	$33,260	$2,000	$0	$994,270	33.78 %
2024	$994,270	$135,000	$0	$19,885	$3,400	$2,000	$0	$1,143,755	35.00 %
2025	$1,143,755	$135,000	$0	$22,875	$116,590	$2,000	$0	$1,183,041	33.83 %
2026	$1,183,041	$135,000	$0	$23,661	$600	$2,000	$0	$1,339,101	34.83 %
2027	$1,339,101	$135,000	$106,897	$26,782	$1,595,780	$2,000	$0	$10,000	0.38 %
2028	$10,000	$135,000	$0	$200	$17,000	$2,000	$0	$126,200	4.42 %
2029	$126,200	$135,000	$0	$2,524	$20,840	$2,000	$0	$240,884	7.71 %
2030	$240,884	$135,000	$0	$4,818	$700	$2,000	$0	$378,002	11.04 %
2031	$378,002	$135,000	$0	$7,560	$71,470	$2,000	$0	$447,092	12.20 %
2032	$447,092	$135,000	$974,666	$8,942	$1,553,700	$2,000	$0	$10,000	0.42 %
2033	$10,000	$135,000	$0	$200	$22,200	$2,000	$0	$121,000	4.63 %
2034	$121,000	$135,000	$0	$2,420	$8,720	$2,000	$0	$247,700	8.66 %
2035	$247,700	$135,000	$1,271,846	$4,954	$1,647,500	$2,000	$0	$10,000	0.61 %
2036	$10,000	$135,000	$0	$200	$6,950	$2,000	$0	$136,250	7.54 %
2037	$136,250	$135,000	$1,230,815	$2,725	$1,492,790	$2,000	$0	$10,000	2.04 %
2038	$10,000	$135,000	$0	$200	$3,290	$2,000	$0	$139,910	25.34 %
2039	$139,910	$135,000	$0	$2,798	$36,100	$2,000	$0	$239,608	40.95 %
2040	$239,608	$135,000	$0	$4,792	$51,620	$2,000	$0	$325,780	53.93 %
2041	$325,780	$135,000	$0	$6,516	$22,600	$2,000	$0	$442,696	68.42 %
2042	$442,696	$135,000	$0	$8,854	$532,760	$2,000	$0	$51,790	30.64 %
2043	$51,790	$135,000	$22,474	$1,036	$198,300	$2,000	$0	$10,000	100.00 %
		$4,050,000	$3,606,699		$8,392,360				


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Special Assessment
Annual Reserve Contribution
Reserve Closing Balance

RDH
Making Buildings Better

Building - Funding Model
Pomaria

Name	Fixed annual funding of $185,000 (Alternative)
Type	Basic
Regarding	Pomaria
Start Year	2014
Interest/Investment Rate	2.0%
Estimated Contingency Allowance	$2,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	135

Init Catchup Cost	
Operating Budget	$886,674
Starting Reserve Balance	$497,527
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$185,000
Contribution Above Threshold	$185,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$114

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$497,527	$185,000	$0	$9,951	$0	$2,000	$0	$690,478	48.65 %
2015	$690,478	$185,000	$0	$13,810	$16,200	$2,000	$0	$871,087	52.92 %
2016	$871,087	$185,000	$0	$17,422	$3,100	$2,000	$0	$1,068,409	56.38 %
2017	$1,068,409	$185,000	$0	$21,368	$498,350	$2,000	$0	$774,427	46.93 %
2018	$774,427	$185,000	$0	$15,489	$500	$2,000	$0	$972,416	50.62 %
2019	$972,416	$185,000	$0	$19,448	$39,810	$2,000	$0	$1,135,054	52.47 %
2020	$1,135,054	$185,000	$0	$22,701	$23,000	$2,000	$0	$1,317,755	54.18 %
2021	$1,317,755	$185,000	$0	$26,355	$35,030	$2,000	$0	$1,492,080	55.32 %
2022	$1,492,080	$185,000	$0	$29,842	$340,200	$2,000	$0	$1,364,722	51.28 %
2023	$1,364,722	$185,000	$0	$27,294	$33,260	$2,000	$0	$1,541,756	52.38 %
2024	$1,541,756	$185,000	$0	$30,835	$3,400	$2,000	$0	$1,752,191	53.63 %
2025	$1,752,191	$185,000	$0	$35,044	$116,590	$2,000	$0	$1,853,645	53.00 %
2026	$1,853,645	$185,000	$0	$37,073	$600	$2,000	$0	$2,073,118	53.93 %
2027	$2,073,118	$185,000	$0	$41,462	$1,595,780	$2,000	$0	$701,800	27.11 %
2028	$701,800	$185,000	$0	$14,036	$17,000	$2,000	$0	$881,836	30.93 %
2029	$881,836	$185,000	$0	$17,637	$20,840	$2,000	$0	$1,061,633	34.01 %
2030	$1,061,633	$185,000	$0	$21,233	$700	$2,000	$0	$1,265,166	36.97 %
2031	$1,265,166	$185,000	$0	$25,303	$71,470	$2,000	$0	$1,401,999	38.28 %
2032	$1,401,999	$185,000	$0	$28,040	$1,553,700	$2,000	$0	$59,339	2.49 %
2033	$59,339	$185,000	$0	$1,187	$22,200	$2,000	$0	$221,326	8.48 %
2034	$221,326	$185,000	$0	$4,427	$8,720	$2,000	$0	$400,032	13.98 %
2035	$400,032	$185,000	$1,066,467	$8,001	$1,647,500	$2,000	$0	$10,000	0.61 %
2036	$10,000	$185,000	$0	$200	$6,950	$2,000	$0	$186,250	10.31 %
2037	$186,250	$185,000	$1,129,815	$3,725	$1,492,790	$2,000	$0	$10,000	2.04 %
2038	$10,000	$185,000	$0	$200	$3,290	$2,000	$0	$189,910	34.40 %
2039	$189,910	$185,000	$0	$3,798	$36,100	$2,000	$0	$340,608	58.22 %
2040	$340,608	$185,000	$0	$6,812	$51,620	$2,000	$0	$478,800	79.27 %
2041	$478,800	$185,000	$0	$9,576	$22,600	$2,000	$0	$648,776	100.27 %
2042	$648,776	$185,000	$0	$12,976	$532,760	$2,000	$0	$311,992	184.61 %
2043	$311,992	$185,000	$0	$6,240	$198,300	$2,000	$0	$302,932	100.00 %
		$5,550,000	$2,196,282		$8,392,360				


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Special Assessment
Annual Reserve Contribution
Reserve Closing Balance

RDH
Making Buildings Better

Building - Funding Model
Pomaria

Name	Fixed annual funding of $260,000 (Progressive)
Type	Basic
Regarding	Pomaria
Start Year	2014
Interest/Investment Rate	2.0%
Estimated Contingency Allowance	$2,000
Tax Rate	0.0%
Planning Horizon	30
Number Of Units	135

Init Catchup Cost	
Operating Budget	$886,674
Starting Reserve Balance	$497,527
Reserver Contribution Threshold	$500,000
Contribution Below Threshold	$260,000
Contribution Above Threshold	$260,000
Reserve Contribution Increase	0.0%
Monthly Avg. Unit Contribution	$160

Year	Opening Balance	Reserve Contribution	Special Levy	Reserve Income	Renewal Costs	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2014	$497,527	$260,000	$0	$9,951	$0	$2,000	$0	$765,478	53.94 %
2015	$765,478	$260,000	$0	$15,310	$16,200	$2,000	$0	$1,022,587	62.12 %
2016	$1,022,587	$260,000	$0	$20,452	$3,100	$2,000	$0	$1,297,939	68.49 %
2017	$1,297,939	$260,000	$0	$25,959	$498,350	$2,000	$0	$1,083,548	65.66 %
2018	$1,083,548	$260,000	$0	$21,671	$500	$2,000	$0	$1,362,719	70.93 %
2019	$1,362,719	$260,000	$0	$27,254	$39,810	$2,000	$0	$1,608,163	74.34 %
2020	$1,608,163	$260,000	$0	$32,163	$23,000	$2,000	$0	$1,875,326	77.11 %
2021	$1,875,326	$260,000	$0	$37,507	$35,030	$2,000	$0	$2,135,803	79.19 %
2022	$2,135,803	$260,000	$0	$42,716	$340,200	$2,000	$0	$2,096,319	78.77 %
2023	$2,096,319	$260,000	$0	$41,926	$33,260	$2,000	$0	$2,362,985	80.29 %
2024	$2,362,985	$260,000	$0	$47,260	$3,400	$2,000	$0	$2,664,845	81.56 %
2025	$2,664,845	$260,000	$0	$53,297	$116,590	$2,000	$0	$2,859,552	81.77 %
2026	$2,859,552	$260,000	$0	$57,191	$600	$2,000	$0	$3,174,143	82.57 %
2027	$3,174,143	$260,000	$0	$63,483	$1,595,780	$2,000	$0	$1,899,846	73.40 %
2028	$1,899,846	$260,000	$0	$37,997	$17,000	$2,000	$0	$2,178,843	76.42 %
2029	$2,178,843	$260,000	$0	$43,577	$20,840	$2,000	$0	$2,459,579	78.80 %
2030	$2,459,579	$260,000	$0	$49,192	$700	$2,000	$0	$2,766,071	80.83 %
2031	$2,766,071	$260,000	$0	$55,321	$71,470	$2,000	$0	$3,007,922	82.13 %
2032	$3,007,922	$260,000	$0	$60,158	$1,553,700	$2,000	$0	$1,772,381	74.46 %
2033	$1,772,381	$260,000	$0	$35,448	$22,200	$2,000	$0	$2,043,628	78.32 %
2034	$2,043,628	$260,000	$0	$40,873	$8,720	$2,000	$0	$2,333,781	81.60 %
2035	$2,333,781	$260,000	$0	$46,676	$1,647,500	$2,000	$0	$990,957	61.17 %
2036	$990,957	$260,000	$0	$19,819	$6,950	$2,000	$0	$1,261,826	69.86 %
2037	$1,261,826	$260,000	$0	$25,237	$1,492,790	$2,000	$0	$52,272	10.66 %
2038	$52,272	$260,000	$0	$1,045	$3,290	$2,000	$0	$308,028	55.80 %
2039	$308,028	$260,000	$0	$6,161	$36,100	$2,000	$0	$536,088	91.63 %
2040	$536,088	$260,000	$0	$10,722	$51,620	$2,000	$0	$753,190	124.70 %
2041	$753,190	$260,000	$0	$15,064	$22,600	$2,000	$0	$1,003,654	155.12 %
2042	$1,003,654	$260,000	$0	$20,073	$532,760	$2,000	$0	$748,967	443.17 %
2043	$748,967	$260,000	$0	$14,979	$198,300	$2,000	$0	$823,646	100.00 %
		$7,800,000	$0		$8,392,360				


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Reserve Closing Balance

Appendix E

Disclosures & Disclaimers

RDH
Making Buildings Better

224 W 8th Avenue
Vancouver, BC V5Y 1N5

604 873 1181
rdhbe.com

Disclosures and Disclaimers

Condition of the Assets

The method of determining the physical condition of the assets is based on a visual review of a representative sampling of the assets in readily accessible locations, discussions with facility representatives, and review of readily available reference documents. No destructive testing or exploratory openings are carried out on any of the assets and the equipment is not disassembled, operated, or subject to re-commissioning tests. The physical review is not a full "condition assessment" since operating, testing, or exploratory openings are excluded from the scope of services.

Cost Estimating for Assets

- All estimates of costs are provided in future year dollars.
- All estimates of costs are Class D estimates intended for planning purposes and not for accounting or tender use. See Glossary of Terms for definition of Class D estimates.
- Actual costs will vary depending on several factors. The estimates assume economies of scale will be achieved by bundling work tasks together into larger renewal, repair, or rehabilitation projects. Small tasks performed individually may exceed the estimates presented.
- Soft costs, such as consulting services and contingency allowances are not included in the budget estimates. When developing cost estimates for projects in greater detail for budgeting, each project should include appropriate soft costs - such as Owner contingency, permit fees, engineering fees, etc. Depending on the sizes, scope and timing of individual projects, the magnitude of the soft costs will vary.
- Construction costs are subject to the vagaries of the marketplace. At the time of tender, costs may vary depending on the time of the year, contractor availability, and other factors.
- The estimates must be updated over time, further developed for scope of work and confirmed by competitive tender before any contracts are awarded.
- Detailed repair specifications are required to be prepared in order to confirm scopes of work and costs.
- The estimates do not include allowances for site specific access requirements or environmental concerns, which should be addressed on a project-by-project basis.
- Consideration may sometimes need to be given to costs arising from the impact of projects on occupancy use and facility operations.
- Replacement costs are typically based on like-for-like with a similar asset unless code or other circumstances require the replacement cost to include an upgrade.

Maintenance of the Assets:

The maintenance checklists are not exhaustive and are intended as a framework for the ongoing refinement of the maintenance program.

- Work must only be carried out by appropriately qualified personnel who have the necessary and sufficient knowledge about the maintenance tasks and maintenance intervals.
- The manufacturers' latest printed instructions should take precedence in the event of any conflict with the maintenance checklists.
- The Owners' maintenance staff and/or service contractors are responsible to verify what is contained in the manufacturers' documentation regarded recommended maintenance procedures and intervals.
- The maintenance checklists and maintenance intervals should be reviewed annually and adjusted, as required, to reflect the service environment, feedback from contractors, etc.

Specialist and Non-Specialist Reviews

Our personnel collect the asset inventory data for all the different systems, including mechanical, plumbing, fire safety, elevator, electrical, interior finishes, and sitework. Our scope of services is to identify the assets within each system, determine their age and report on their reasonable service life-cycles according to accepted industry standards. RDH personnel do not make observations with regard to specialty building system conditions unless specifically addressed in our proposal.

Forecasting the Useful Service Life of Assets

The service life of assets can be affected by a variety of circumstances, including the following:

- The quality of the maintenance conducted on an asset will affect the service life of the asset. Poor maintenance can lead to a reduced service life and may result in the premature failure of an asset.
- Insurable losses (force majeure), such as earthquakes, fires, and floods can shorten the life of an asset. These events are not considered in a Depreciation Report.
- Asset service life in a Depreciation Report is determined according to accepted industry standards.

Funding Models

The funding models for Depreciation Reports are based on a 30-year horizon and use "future year dollars termed" methodology. This methodology projects the costs (in future year dollars) over the planning horizon and not beyond the terminus year of the planning horizon. The current year is the starting year of the planning horizon. The term,

therefore, matches the initial horizon and does not respect a shifting horizon. This means that in year 1 the funding scenarios will look forward for 30 years.

For example, in 2012 the model looks forward to 2042. In year two, it will be accurate for 29 years, as it is only looking forward to year 2042. When an update study is performed in three years, the revised funding scenarios will look forward 30 years from 2015 to 2045. Renewal and major maintenance projects that occur beyond the 30-year planning horizon are not considered in the scenarios; that is, those projects that occur beyond 30 years are unfunded in the funding scenarios.

Appendix F

RDH Qualifications

Depreciation Report

New regulations in British Columbia make Depreciation Reports mandatory for most strata corporations. RDH Building Engineering Ltd. offers building science and building asset management services from three offices in BC; Vancouver, Victoria, and Courtenay. RDH staff have broad practical experience assisting building owners with all aspects of planning for the long term stewardship of their building(s). Our reserve fund analysts, engineers, architects, and technologists have a wide variety of formal training—including building science, structural engineering, and mechanical engineering. To supplement our in-house expertise, we consult subconsultants for items such as elevator and swimming pool reviews. We believe that by using a team approach, we can ensure an appropriate level of thoroughness and quality.

We have prepared hundreds of Depreciation Reports and are recognized as industry leaders. David Albrice is a certified Professional Reserve Analyst and was one of the key people consulted when the legislation was drafted. He has an unrivaled depth of understanding of the physical, financial planning, and strata governance issues that need to be considered in the development of an effective Depreciation Report.

About Us

David Albrice, B.Sc. URP, ARP, PRA

- Professional Reserve Analyst, APRA
- B.Sc. Urban and Regional Planning
- Associate Reserve Planner, REIC
- Project Manager on 100s of Facility Condition Assessments and Reserve Studies (Depreciation Reports)

Mike Wilson, P.Eng.

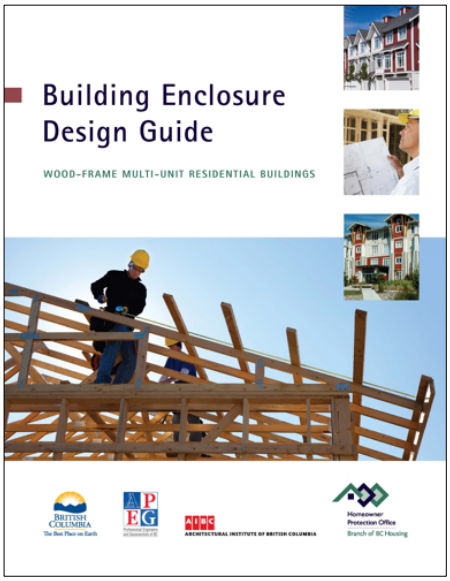
- B.Eng. & M.Eng., Structural Engineering
- Registered professional engineer, APEGBC
- 20 years experience as a consultant focused in the field of building science

Mark Will, Dipl.T., BA

- Dipl.T., Building Science Technology
- B.A., Economics
- 15 years experience in project management
- CHOA Board Member

Peter Fitch, C.Tech.

- UBC/UBCM Certified Professional program (audit only)
- Member of Applied Science Technologists & Technicians of British Columbia
- 30 years of experience in the mechanical design field



Matt Mulleray, P.Eng.

- B.A.Sc., Civil Engineering
- Dipl.T., Civil and Structural Engineering
- Registered professional engineer, APEGBC
- 10 years experience in bldg. science & engineering consulting

Harvey Goodman, P.Eng.

- B.A.Sc., Civil Engineering
- Registered professional engineer, APEGBC
- 20 years experience in building science consulting

Serge Desmarais, Architect AIBC, CP

- B.Arch.
- Registered architect, AIBC
- Certified Professional, UBC
- 30 years experience in building design and construction capital renewal projects

Jason Dunn, B.Arch.Sc., CCCA

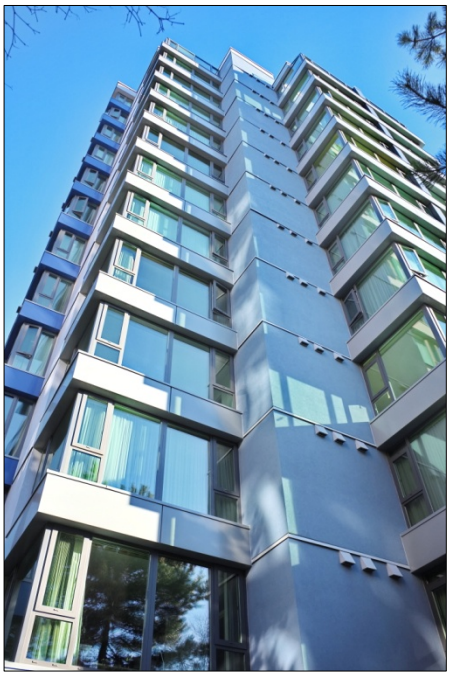
- B.Arch.Sc, Building Science Option
- Certified Construction Contract Administrator, CSC
- 10 years experience in building science consulting

Robin Breuer, A.Sc.T., RRO

- Dipl.T., Building Engineering Technology (Building Science Option)
- Registered Roof Observer, RCI Inc.
- 15 years experience in building science consulting

Laureen Stokes, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- 5 years experience in building science consulting



Tim Smith, A.Sc.T.

- Dipl.T., Civil Engineering Technologist
- Member of Applied Science Technologists & Technicians of British Columbia
- 5 years experience in building science consulting

Amy Montgomery, EIT

- B.Sc., Mechanical Engineering
- M.A.Sc., Mechanical Engineering, in progress

Byron Searle, BBSc

- BBSc., Building Science, New Zealand
- 3 years experience in Carpentry
- 2 years experience in Architectural Drafting

Jesus De Mesa, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Alex Seto, Dipl.T.

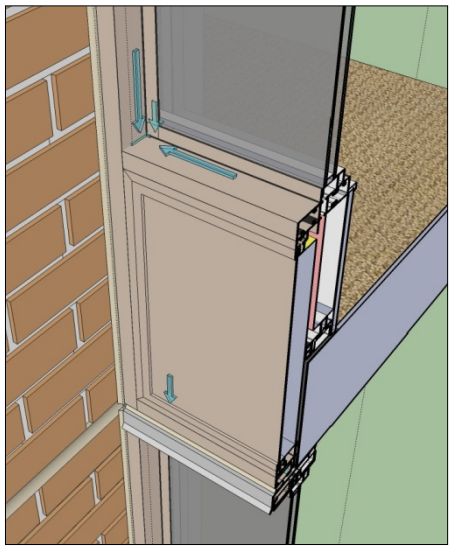
- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Roma Santos, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Brandon Carreira, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)



Jesse Listoen, Dipl.T.

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

James Hornett, Dipl.T.

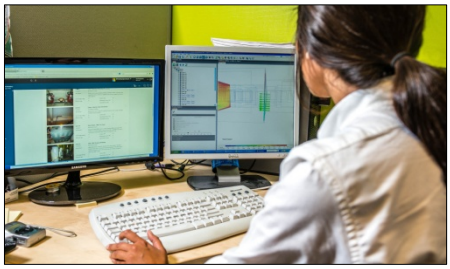
- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)

Nicola Alexander, B.Tech.

- B.Tech., Architectural Science

Megan Butland, Dipl.T.

- Dipl.T., Civil Engineering
- Certificate, Drafting



Administrators and Client Support

Vanessa Jumawan

- 5 years experience in administration with engineering/architecture firm

Anna Qiu

- Cert., Business Administration
- 10 years experience in administration with engineering/architecture firm

Software Support and Programmers

Matthew Branch, P.Eng.

- B.Sc., Civil Engineering
- Registered professional engineer, APEGBC
- 13 years experience in engineering data analysis

Gary Zhang, B.Sc.

- B.Sc., Computer Science and Engineering
- 15 years experience in software development

Kan Ma, B.Sc.

- B.Sc., Computing Science
- 7 years experience in software development

Quantity Take-Offs

Andrea Corona, Dipl.

- Dipl., Small Craft Naval Architecture
- 25 years experience in architectural drafting

Roya Kiani Amin, B.Sc.

- B.Sc., Civil Engineering
- 5 years experience in architectural drafting
- 2 years experience in construction

Brigitte MacKenzie

- 3-year Apprenticeship Program, Germany
- 25 years experience in architectural drafting

Appendix G

Insurance Certificate

Ref. No. 320006981632 AMENDED

CERTIFICATE OF INSURANCE

Aon Reed Stenhouse Inc.
401 West Georgia Street, Suite 1200
PO Box 3228 STN. TERMINAL
Vancouver BC V6B 3X8
tel 604-688-4442 *fax* 604-682-4026

Amending Certificate No. : 320006980411

Re: Evidence of Insurance:

To Whom It May Concern

Insurance as described herein has been arranged on behalf of the Insured named herein under the following policy(ies) and as more fully described by the terms, conditions, exclusions and provisions contained in the said policy(ies) and any endorsements attached thereto.

Insured

RDH Building Engineering Ltd.
224 West 8th Avenue
Vancouver, BC V5Y 1N5

Coverage

Commercial General Liability

Insurer Royal & Sun Alliance Ins Co of Canada

Policy # 8141333

Effective 02-May-2014 **Expiry** 02-May-2015

Limits of Liability

Bodily Injury & Property Damage, Each Occurrence $5,000,000
Products and Completed Operations, Aggregate $5,000,000
Personal Injury $5,000,000
Non-Owned Automobile Liability $5,000,000
Policy may be subject to a general aggregate and other aggregates where applicable

Professional Liability

Insurer Lloyd's Underwriters

Policy # QC1402155

Effective 02-May-2014 **Expiry** 02-May-2015

Limits of Liability

Subject to aggregate where applicable

Terms and / or Additional Coverage

Professional Liability
Limit: $2,000,000 Per Claim Limit / $4,000,000 Aggregate Limit

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
OR, IN THE CASE OF AUTOMOBILE INSURANCE,
THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE

AON

Ref. No. 320006981632 AMENDED

CERTIFICATE OF INSURANCE

Commercial General Liability

Products and Completed Operations
Broad Form Property Damage
Cross Liability
Contractual Liability
Owners and Contractors Protective
Contractual Liability included

THIS CERTIFICATE CONSTITUTES A STATEMENT OF THE FACTS AS OF THE DATE OF ISSUANCE AND ARE SO REPRESENTED AND WARRANTED ONLY TO THE INSURED. OTHER PERSONS RELYING ON THIS CERTIFICATE DO SO AT THEIR OWN RISK.

Aon Reed Stenhouse Inc.

LHadden

Dated : 06-May-2014
Issued By : Hadden,Lindsay D.
Tel : 604-443-2524

THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE
OR, IN THE CASE OF AUTOMOBILE INSURANCE,
THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE

AON