Depreciation Report Update | Project R-02574.061

Cypress Point, 7511, 7531, and 7651 Minoru Boulevard, Richmond, BC

To The Owners, Strata Plan NW2050
c/o Audrey Montero, Strata Office Administrator
Cypress Point - Strata Plan NW2050
7651 Minoru Boulevard
Richmond BC V6Y 1Z3

Site Visit: March 31, 2021
Submitted December 15, 2021
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Appendices

1 Introduction

RDH Building Science Inc. (RDH) was retained by the Owners, Strata Plan NW2050 (Owners) to prepare a Depreciation Report Update (Report) for the residential complex known as Cypress Point, which is located at 7511, 7531, and 7651 Minoru Boulevard, Richmond, BC. 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 windows, roofs, fences, 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 of RDH and the Owners.

This Report is an update to the original Depreciation Report, which was issued on June 13, 2014. A site visit for this Report was completed on March 31, 2021, and the financial data is based on the 2021 fiscal year. A draft report was distributed to the strata council and strata management on July 26, 2021 and a meeting with Council was held on September 29, 2021. Feedback from the strata council was incorporated into the final Report, which was issued on December 15, 2021.

The Depreciation Report Update is a synopsis of 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. 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.

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 Cypress Point

Cypress Point consists of three 4-storey low-rise buildings built in approximately 1983. The first storey of each building consist of cast-in-place concrete parkades and the upper three storeys are of wood framed construction. The three buildings of Cypress Point (also know as Cypress Point ABC) are referred to as building A, building B and building C. The adjacent building D (know as Cypress Point D) is operated and managed by a separate Strata Corporation (Strata Plan NW2090) and is excluded from this report.

The principal systems in the buildings include the building enclosure (the separation of the interior from exterior space), electrical (the electrical distribution and communications equipment), mechanical (heating 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 Cypress Point are summarized in Table 2.1, Figure 2.1, and Figure 2.2 below.

TABLE 2.1 KEY PHYSICAL PARAMETERS

Figure 2.1 Partial south and east elevations photograph of Cypress Point Building B.

Approximate date of first occupancy	1983
Approximate gross floor area (ft²)	165,000
Total area of Unit Entitlement	9022
Stories above grade including parkade	4
Total number of strata lots	106

Figure 2.2 Aerial imagery of Cypress Point (© 2021 Google).

3 Assessments

Depreciation Reports and Updates 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 and Update is summarized in Figure 3.1 below:

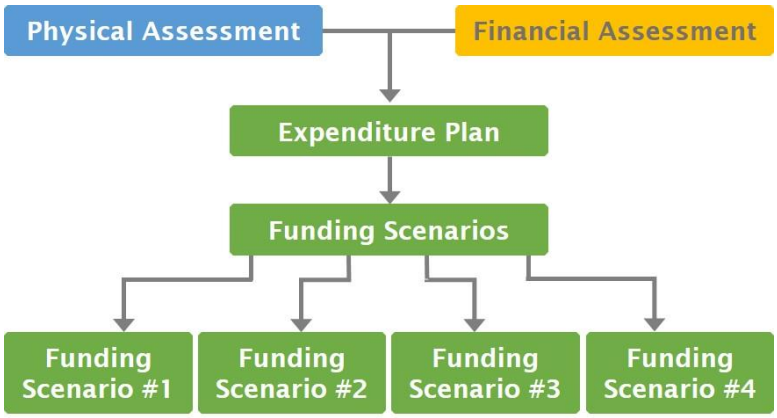

Figure 3.1

Depreciation Report and Update 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.

Some Assets have been identified as placeholders. Placeholder Assets are included in the Asset Inventory for reference purposes, however they are not included in the financial analysis and do not affect the funding models or other financial calculations. Placeholder Assets are identified based on typical agreements with utilities, the Strata Corporation bylaws, and information provided by the strata manager and council. A summary of placeholder Assets is provided in Table 3.1 below.

TABLE 3.1 SUMMARY OF PLACEHOLDER ASSETS

ASSET	PARTY RESPONSIBLE FOR CAPITAL EXPENDITURES
Elec 01 - Distribution Transformer - Exterior	→ BC Hydro
Mech 10 - Hytec Dom Water Treatment Equipment	→ Hytec

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,
- Discussions with Strata Corporation representatives,
- A visual review of the complex, limited to a sample of readily accessible Assets, and
- A review of other technical information such as construction drawings and previous investigations or reports.

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.

The condition of some Assets may be concealed, for example, buried infrastructure such as sanitary drainage lines or building enclosure Assets such as behind the stucco 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.

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 3.2 below. The history of renewals establishes the chronological age of the Assets while the history of major maintenance may affect the effective age of the Assets.

TABLE 3.2 MAINTENANCE AND RENEWALS HISTORY

Building Enclosure

- 2021 – Roof inspection report prepared by Atlas-Apex Roofing. The report suggests the low-slope SBS roof membrane should achieve its expected service life. However, localized issues were noted, and the report recommends among other things, seeking advice from a building enclosure consultant.
- 2021 – It is our understanding that the wood framed windows, wood panel cladding, and wood trim from original construction at Buildings B and C were being replaced at the time of this report.
- 2020 – Commissioned a building envelope review report of the un-remediated bay windows at Buildings B and C, prepared by RJC.
- 2017 – 17 roof vents replaced on Building B and localized repairs implemented.
- 2014 – Wall cladding and wood trim repainted throughout the complex.
- 2014 – Sealant replaced.
- 2013 – Wood decking at third floor decks replaced with rubber tiles.
- 2011 – Partial building enclosure renewal, primarily at north elevations of buildings A and C:

- → Face sealed stucco replaced with rainscreen stucco.
- → Wood frame windows replaced with vinyl framed windows.
- → Wood balcony guardrails replaced with metal balcony guardrails.
- → Wood panels replaced.
- → Balcony membranes replaced.

→ 2003 – Partial building enclosure renewal, primarily at the east and south elevations of buildings A, B and C:

- → Face sealed stucco replaced with rainscreen stucco.
- → Wood frame windows and sliding doors replaced with vinyl framed windows and sliding doors.
- → Wood balcony guardrails replaced with metal balcony guardrails.
- → Wood panels replaced.
- → Balcony membranes replaced.

→ 2003 – Podium membrane between buildings A and B replaced

Electrical

→ 2018 – Electrical panel in the pool room replaced.

→ 2017 – Electrical panels scanned, and repairs implemented.

→ 2016 – Smart lighting installed.

→ 2016 – Nine pole lights replaced around pool and patio.

→ 2010 – Electrical panel at Building A partially replaced.

→ 2005, 2007 and 2009 – Enterphone panels replaced at each building (phased).

Mechanical

→ 2016 – Drains scoped and cleaned.

→ 2015 – Installation of Hytec Water System.

→ 2013 – Hot water heater replaced in Building C.

→ 2011 – Domestic hot water piping in Building C partially replaced.

→ 2008 – Domestic cold water and hot water recirculating piping partially replaced.

→ 2002 – Pool and spa boilers and pumps replaced.

Fire Safety

→ 2018 – Fire panels replaced in all three buildings.

→ 2018 and 2019 – Emergency exit signs replaced.

Interior Finishes

→ 2021 – Carpets replaced at all three buildings.

→ 2016 – Vinyl floor tiles installed in hallway of Building B. → 2008 – Interior walls repainted. → 2005 and 2008 – Wall tiles in change rooms replaced.
Amenities → 2013 – Computer equipment replaced. → 2013 – Hot tub tiles repaired. → 2011/2012 – Amenity room in Cypress Point renovated.
Sitework → 2017 – Fire lane between Buildings B and C paved. → 2010, 2012 and 2017 – Tiles around pool area repaired.

On March 31, 2021, a representative of RDH 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 3.3 includes examples of some observations made during the review.

TABLE 3.3 OBSERVATIONS BY SYSTEM

SYSTEM	OBSERVATION
Structure	→ It is our understanding that a fire damaged portions of Building B in early 2018, which impacted approximately four suites and the adjacent building structure. Repairs to the building structure, building enclosure and interior finishes were completed in late 2018.
Building Enclosure	→ Portions of the exterior wall and window assemblies are protected by roof overhangs and balcony projections; however, some areas are exposed to sun and precipitation. → There were drain pans in localized areas of the soffit in the parkade below the podium membrane. → There was localized surface cracking of the exposed SBS low-slope roof membranes.
Amenities	→ Due to COVID-19, the amenities were generally closed at the time of the review.
Site work	→ Some of the interlocking pavers were uneven.

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 opening 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 buildings 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 3.4 below summarizes the key financial parameters reviewed as part of the financial assessment.

TABLE 3.4 KEY FINANCIAL PARAMETERS

PARAMETER	ORIGINAL REPORT (2013)	UPDATE REPORT (2021)
Fiscal year end		December 31
Building reproduction cost	$22,901,100	$28,827,000
Operating budget (excluding CRF contribution)	$299,052	$545,206
Annual CRF contribution	$133,850	$142,400
Opening Balance of the CRF*	$336,000	$1,198,080

**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 opening CRF balance is reconciled as of the beginning of the 2021 fiscal year.*

Cypress Point also has cost sharing arrangement, and capital costs associated with several Assets are shared according to a cost sharing ratio. Under the Shared Facility Agreement, Cypress Point ABC (Strata Plan NW2050), Cypress Point D (Strata Plan NW2090), Woodridge Estates (Strata Plan NW1942), and Ashford Place (Strata Plan NW1868) collectively are responsible for major maintenance and renewals and operational costs for the shared amenities located at Cypress Point ABC and Woodridge Estate. Note that the Woodridge Estates amenities are not included in this report.

For the purpose of this report, the shared amenities will be divided between Cypress Point (Cypress Point ABC) and the Remainder (Cypress Point D, Woodridge Estates and Ashford Place). The cost sharing ratios are summarized in Table 3.5 below.

TABLE 3.5 DIVISION OF COSTS ASSOCIATED WITH COST SHARING

ITEM	CYPRESS POINT	REMAINDER
Outdoor pool and spa	29.4%	70.6%
Amenity room	29.4%	70.6%
Squash Court	29.4%	70.6%

TABLE 3.5 DIVISION OF COSTS ASSOCIATED WITH COST SHARING		
ITEM	CYPRESS POINT	REMAINDER
Men's and women's change rooms with showers and saunas	29.4%	70.6%
Games room	29.4%	70.6%
Exercise room	29.4%	70.6%

Depreciation Reports and Updates 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 Engineers and Geoscientists of British Columbia. 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. Scopes of work for specific projects should be developed well in advance so that project budgets, including soft costs, can be refined.

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 in Appendix H.

Costing Caveats

The capital costs given in the Depreciation Report Update provide a basic estimate for long term planning. They are intended to help guide priority setting and provide a clearer sense of timing. They are not suitable for planning specific projects as they cannot account for project soft costs such as taxes, grants, engineering or design, municipal permits, etc., or for project specific construction costs such as access to the work (e.g. scaffold), contingencies, hazardous materials, disposal, project management, etc. Such costs cannot be estimated without more information, including a project scope and preliminary design work. Once a project reaches the planning stages, a reasonable assumption of soft costs should be made based on the actual needs of the project. It is recommended that this occurs well in advance of predicted work to allow time to plan for the funding of the soft costs.

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 as required by the Strata Property Act. Costs associated with minor maintenance are included in the Strata Corporation's operating budget.

4.1 Major Maintenance and Renewal Expenditures

Table 4.1 below summarizes all major maintenance and renewal costs by system, including costs forecasted for the next 30 years. The values are rounded.

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)
Enclosure	$3,400,000	$3,700,000	$8,700,000	$12,000,000
Electrical	$180,000	$200,000	$410,000	$550,000
Mechanical	$670,000	$720,000	$1,600,000	$2,000,000
Elevator	$570,000	$580,000	$920,000	$1,200,000
Fire Safety	$56,000	$58,000	$170,000	$230,000
Interior Finishes	$130,000	$140,000	$370,000	$500,000
Amenities	$110,000	$120,000	$180,000	$240,000
Sitework	$230,000	$270,000	$430,000	$530,000
Building Total	**$5,346,000**	**$5,788,000**	**$12,780,000**	**$17,250,000**

Approximately 40% of the Strata Corporation's capital expenditures may occur in the next 10 years. The distribution of estimated capital expenditures over the next 10 years is shown in Figure 4.1 below.

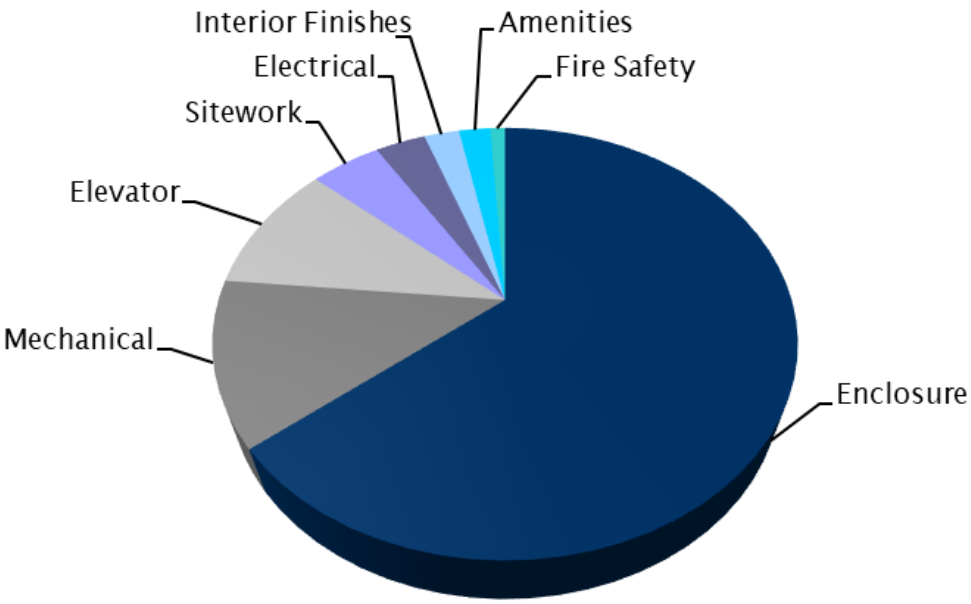

Figure 4.1 Distribution of estimated capital expenditures over 10 years by system.

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): he 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 blue bars represent the estimated value of capital costs.

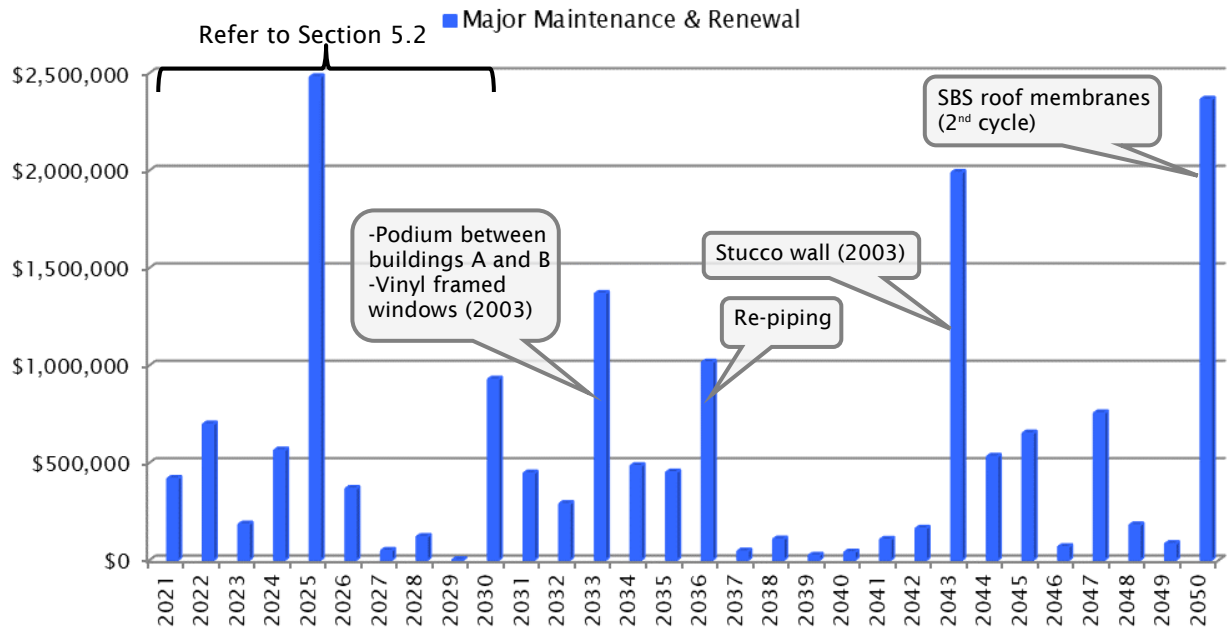

Figure 5.1 Strategic Forecast (30 Years), showing the approximate timing and value of some key capital expenditures.

Each bar on the graph represents a collection of different major maintenance and renewal activities, each with different values. Detailed information about each year, including a description of the maintenance and renewal activities and estimated costs, is available in the appendices.

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 Update.

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. 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.

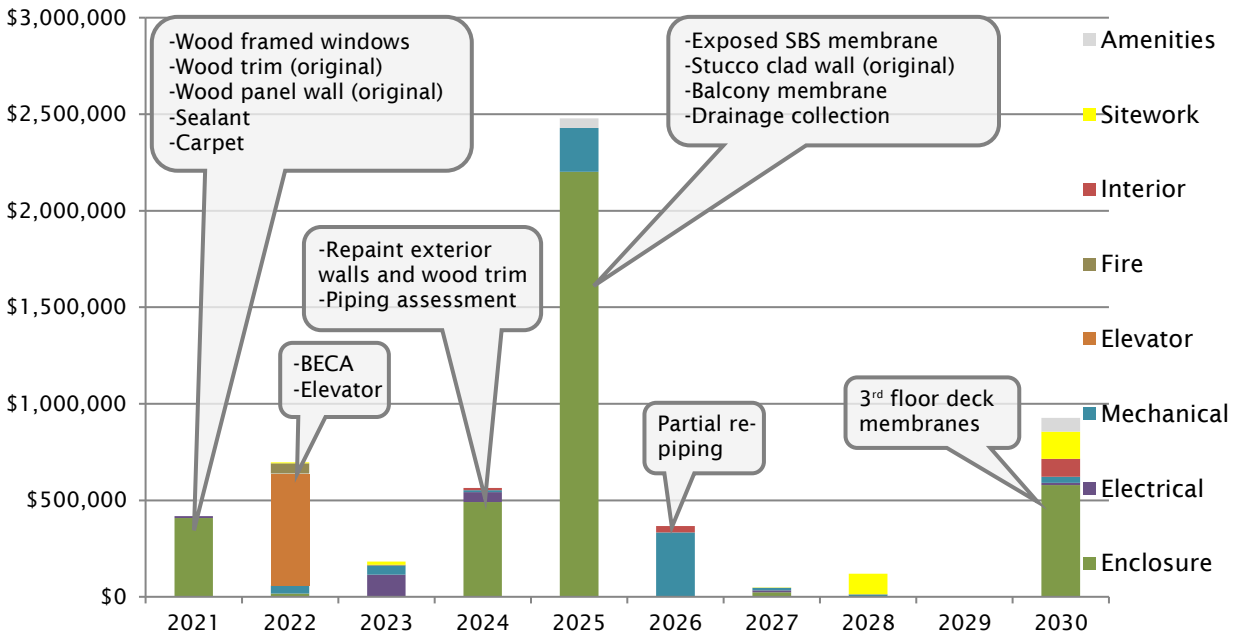

Figure 5.2 Tactical Forecast (10 years), showing the approximate timing and value of some key capital expenditures.

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 Update.

To help the Strata Corporation start the project planning process, some of the activities forecast for the next 10 years are listed below. Because the timing is somewhat uncertain, renewals and major maintenance activities are grouped into three or four year planning periods. The list below is not comprehensive; all renewals and major maintenance activities are available in the appendices. The list below focuses on renewals likely to cost more than $10,000 in current year dollars, but also includes maintenance events, assessments, and repairs that are needed to help ensure the Assets achieve their full service life.

2021 to 2023

Building Enclosure

- It is our understanding that renewal of the following Assets at Buildings B and C is to be completed by January, 2022:
  - Encl 14 – Wood Panel Wall (Original)
  - Encl 17 – Wood trim (Original)
  - Encl 18 – Wood Framed Windows
  - Encl 31 – Sealants associated with the above Assets.
- Encl 29 General & Inspections - Commission a Building Enclosure Condition Assessment (BECA) report. The BECA would provide the Owners with detailed information on the current condition of building enclosure Assets. The assessment should be completed in advance of the various building enclosure renewals to assist with the planning process.

Electrical

- Elec 02 Electrical Distribution – Cyclical replacement of components of the electrical distribution equipment, as required.
- Elec 06 Proximity Access Control – Modernize components of the proximity access control system, excluding field wiring, as required by technological obsolescence.

Mechanical

- Mech 02 and 03 DHW Storage Tanks and Heater – Replace domestic hot water storage tanks and heaters, as required.
- Mech 05, 07 and 08 Exterior Roof and Area, Storm and Sanitary Drainage – At the building perimeters, insert video cameras into the main lines to conduct pipe inspection and jet-flush drainage assets as needed (camera inspection typically completed on a 5-year cycle; cleaning on 10-year cycle).

Elevator

- Elev 01 and 02 Hydraulic Elevator, Cabs and Hoistway – Replace elevator components. A comprehensive review by the elevator maintenance contractor or elevator consultant is suggested to confirm existing conditions and refine the potential renewal year.

Interior Finishes

- Finish 05 Carpets – It is our understanding that carpets were renewed in 2021 following the site visit.

Sitework

- Site 09 and 10 Underground Storm and Sewer Drainage Services – Throughout the site, insert video cameras into the main lines to conduct pipe inspection and power-flush underground services as needed (camera inspection completed on a 5-year cycle; cleaning on 10-year cycle).

2024 to 2026

Building Enclosure

- The following Assets are forecasted for possible renewal, but depending on the findings of the BECA report this may change:
  - Encl 01 – Replace exposed SBS low-slope roof membrane

- → Encl 05 – Replace concrete roof tiles.
- → Encl 11 – Replace stucco cladding from original construction.
- → Encl 27 – Replace urethane balcony membranes.
- → Encl 06 – Replace wood guardrails.
- → Encl 09 – Repaint coated architectural concrete walls.
- → Encl 11, 12 and 13 – Repaint stucco clad walls.
- → Encl 15, 16 and 17 – Repaint wood panel wall and wood trim.
- → Encl 21 – Repaint wood swing doors.
- → Encl 24 – Replace aluminum frame lobby doors, as required.
- → Encl 25 – Replace exterior swing doors, as required.
- → Encl 31 – Replace sealant.

Mechanical

- → Mech 06 Domestic Water Distribution Piping – Comprehensive third-party testing and inspection of the copper domestic water distribution system from original construction. Depending on the findings, replace components of domestic plumbing distribution system, including domestic valves.
- → Mech 05 and 08 Exterior Roof and Area, and Storm Drainage – Repair and/or replace components of drainage system.
- → Mech 15 Make-Up Air Unit – Rebuild or replace make-up air units.

2027 to 2030

Building Enclosure

- → Encl 02 Protected SBS Deck Membrane – Depending on the findings of the BECA, replace membranes at 3rd floor decks.

Sitework

- → Site 01, 03 and 05 Concrete, Asphalt and Turf Block Paving – Replace sections of paving, as required.

5.3 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
2021 operating budget (excluding CRF contribution)	$ 545,206
→ 25% of the operating budget	$ 136,302
→ 10% of the operating budget	$ 54,521
2020 CRF closing balance	$ 1,198,080
2021 CRF contribution	$ 142,400
Does the CRF closing balance exceed 25% of the operating budget?	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.

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:

- ***Current (2021)***. The CRF allocation that was approved by the Owners at the 2021 Annual General Meeting. The current allocation is also known as the status quo.
- ***Alternative #1***. A funding scenario with a fixed annual contribution of $185,000. The Alternatives are just two of many possible scenarios for a new funding level in the next fiscal year.

→ ***Alternative #2***. A non-linear funding scenario that begins with an increased contribution of $200,000 and continues with a 5% annual increase in subsequent years. The Alternatives are just two of many possible scenarios for a new funding level in the next fiscal year.

→ ***Progressive***. This is the annual contribution that would need to be set aside, commencing in the first fiscal year of this Report, to ensure that the reserve balance is sufficient to eliminate or bring special levies over a 30-year period to a minimum. With "progressive" reserve allocation, older stratas with underfunded reserves may still require some special levies at some point in their strategic plan. The "progressive" reserve contribution is an optimum target that a strata corporation could use as a guide.

TABLE 6.2 COMPARISON OF DIFFERENT FUNDING SCENARIOS

	CURRENT	ALTERNATIVE #1	ALTERNATIVE #2	PROGRESSIVE
Annual CRF allocation	$142,400	$185,000	Starting at $200,000 +	$443,000
Annual CRF increase	0 %	0 %	5 %	0 %
Percent of progressive reserve	32 %	42 %	45 % +	100 %
CRF contribution per unit of unit entitlement			Starting at	
Per month	$1.32	$1.1	$1.85 +	$4.09
Per year	$15.78	$20.51	$22.17 +	$49.10
CRF contribution per average strata lot			Starting at	
Per month	$112	$145	$157 +	$348
Per year	$1,343	$1,745	$1,887 +	$4,179
Approximate number of special levies (over 30 years)	16	14	6	3
Approximate value of special levies (over 30 years)	$11.4M	$9.9M	$3.7M	$1.8M
Minimum Closing Balance	$10,000			
Assumed Inflation Rate	2 %			
Assumed Interest Rate	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.

Appendix E includes 30 years of cash flow data for each funding scenario.

6.3 Current (2021) Funding Scenario

The current funding scenario is based on the CRF contribution approved by the Owners at the 2021 annual general meeting. The scenario is based on a fixed annual CRF contribution (no increases).

TABLE 6.3 CURRENT (2021) FUNDING SCENARIO: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2021	$1,198,080	$142,400	$0	$23,962	$417,500	$5,000	$941,942
2022	$941,942	$142,400	$0	$18,839	$697,000	$5,000	$401,181
2023	$401,181	$142,400	$0	$8,024	$174,322	$5,000	$372,282
2024	$372,282	$142,400	$56,772	$7,446	$563,900	$5,000	$10,000
2025	$10,000	$142,400	$2,311,507	$200	$2,449,107	$5,000	$10,000
2026	$10,000	$142,400	$228,640	$200	$366,240	$5,000	$10,000
2027	$10,000	$142,400	$0	$200	$48,600	$5,000	$99,000
2028	$99,000	$142,400	$0	$1,980	$103,958	$5,000	$134,422
2029	$134,422	$142,400	$0	$2,688	$700	$5,000	$273,810
2030	$273,810	$142,400	$476,788	$5,476	$883,475	$5,000	$10,000

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.

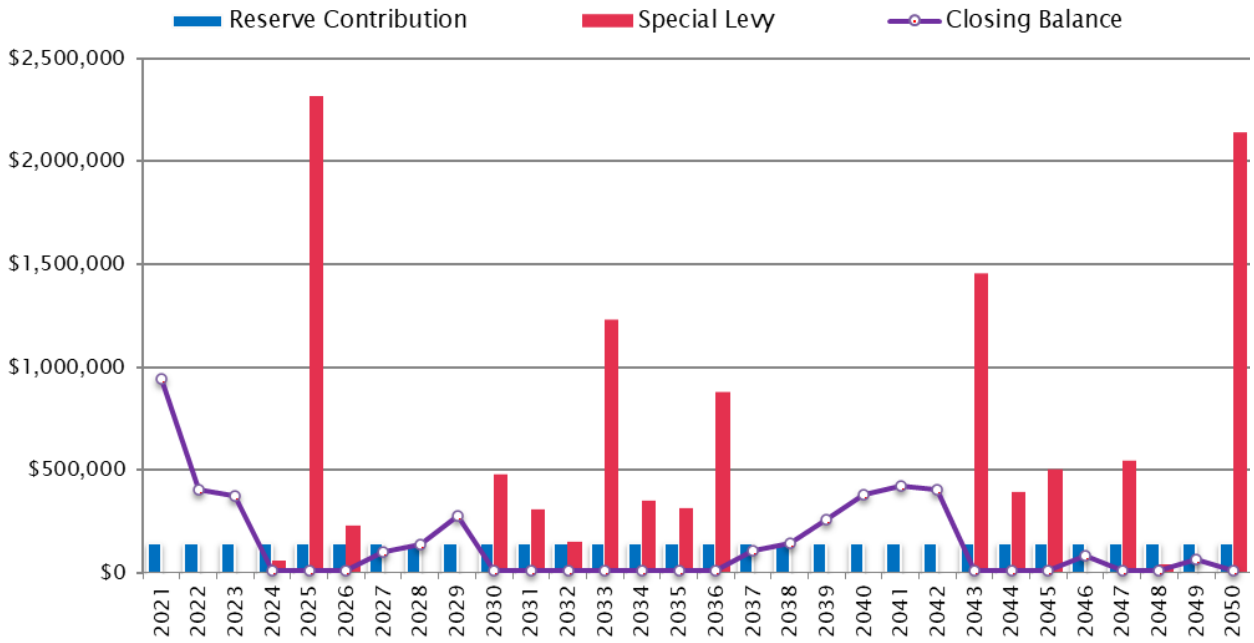

Figure 6.1 CRF balance, contribution and special levies based on the current funding.

6.4 Alternative Funding Scenario # 1

Alternative funding scenario #1 is based on a fixed annual CRF contribution of $185,000.

TABLE 6.4 ALTERNATIVE FUNDING SCENARIO #1: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2021	$1,198,080	$185,000	$0	$23,962	$417,500	$0	$989,542
2022	$989,542	$185,000	$0	$19,791	$697,000	$0	$497,333
2023	$497,333	$185,000	$0	$9,947	$174,322	$0	$517,957
2024	$517,957	$185,000	$0	$10,359	$563,900	$0	$149,416
2025	$149,416	$185,000	$2,121,702	$2,988	$2,449,107	$0	$10,000
2026	$10,000	$185,000	$181,040	$200	$366,240	$0	$10,000
2027	$10,000	$185,000	$0	$200	$48,600	$0	$146,600
2028	$146,600	$185,000	$0	$2,932	$103,958	$0	$230,574
2029	$230,574	$185,000	$0	$4,611	$700	$0	$419,485
2030	$419,485	$185,000	$280,600	$8,390	$883,475	$0	$10,000

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.

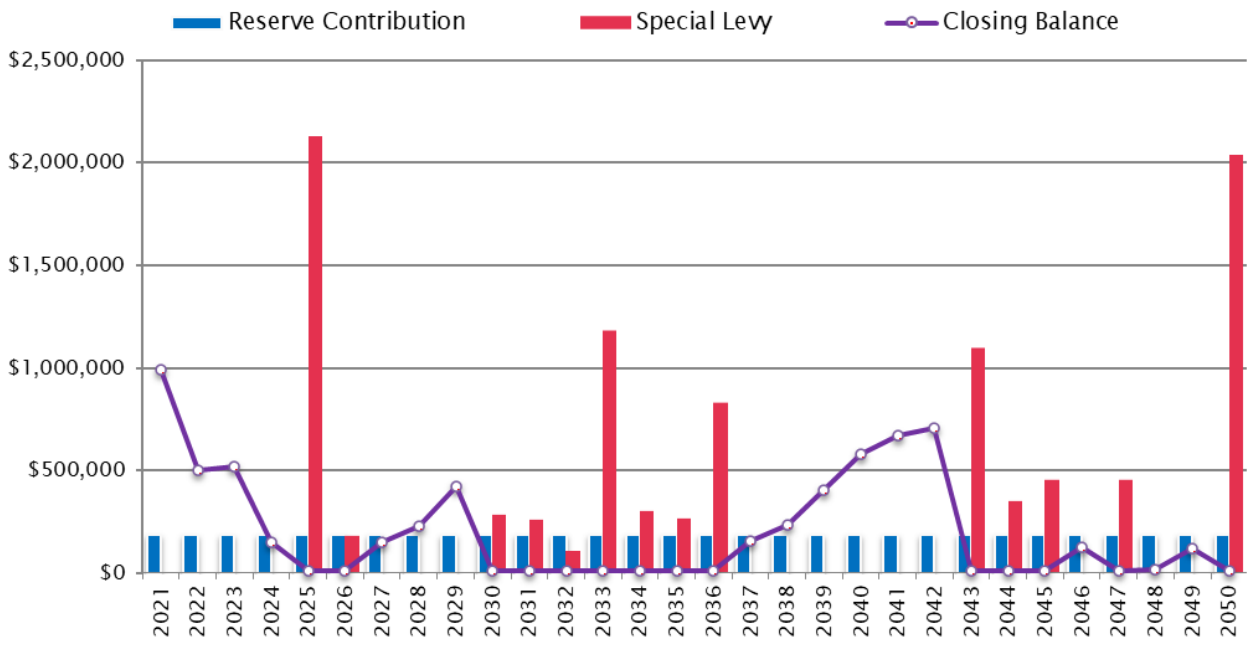

Figure 6.2 CRF balance, contribution and special levies based on Alternative #1.

6.5 Alternative Funding Scenario #2

Alternative funding scenario #2 is based on an initial annual CRF contribution of $200,000, with a 5% annual increase.

TABLE 6.5 ALTERNATIVE FUNDING SCENARIO #2: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2021	$1,198,080	$200,000	$0	$23,962	$417,500	$0	$1,004,542
2022	$1,004,542	$210,000	$0	$20,091	$697,000	$0	$537,633
2023	$537,633	$220,500	$0	$10,753	$174,322	$0	$594,563
2024	$594,563	$231,525	$0	$11,891	$563,900	$0	$274,079
2025	$274,079	$243,101	$1,936,445	$5,482	$2,449,107	$0	$10,000
2026	$10,000	$255,256	$110,784	$200	$366,240	$0	$10,000
2027	$10,000	$268,019	$0	$200	$48,600	$0	$229,619
2028	$229,619	$281,420	$0	$4,592	$103,958	$0	$411,673
2029	$411,673	$295,491	$0	$8,233	$700	$0	$714,698
2030	$714,698	$310,266	$0	$14,294	$883,475	$0	$155,782

Alternative funding scenario #2 further 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.

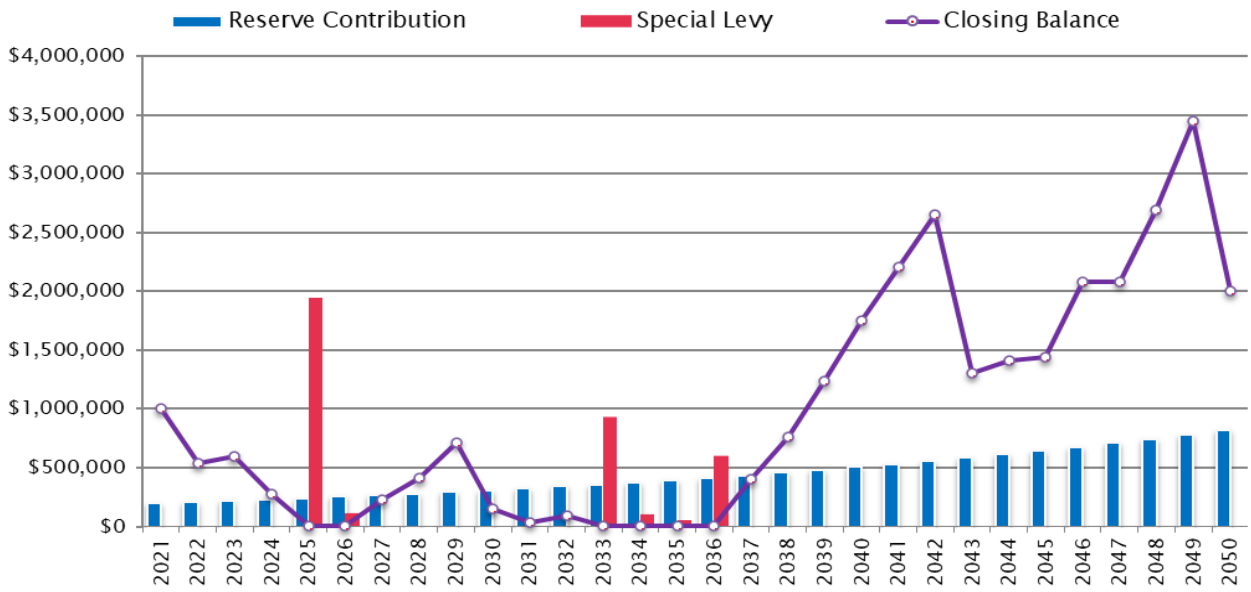

Figure 6.3 CRF balance, contribution and special levies based on Alternative #2.

6.6 Progressive Funding Scenario

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

TABLE 6.6 PROGRESSIVE FUNDING SCENARIO: CASH FLOW TABLE

FISCAL YEAR	OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CONTINGENCY COSTS	CLOSING BALANCE
2021	$1,198,080	$443,000	$0	$23,962	$417,500	$0	$1,247,542
2022	$1,247,542	$443,000	$0	$24,951	$697,000	$0	$1,018,493
2023	$1,018,493	$443,000	$0	$20,370	$174,322	$0	$1,307,540
2024	$1,307,540	$443,000	$0	$26,151	$563,900	$0	$1,212,791
2025	$1,212,791	$443,000	$779,060	$24,256	$2,449,107	$0	$10,000
2026	$10,000	$443,000	$0	$200	$366,240	$0	$86,960
2027	$86,960	$443,000	$0	$1,739	$48,600	$0	$483,099
2028	$483,099	$443,000	$0	$9,662	$103,958	$0	$831,803
2029	$831,803	$443,000	$0	$16,636	$700	$0	$1,290,739
2030	$1,290,739	$443,000	$0	$25,815	$883,475	$0	$876,079

The Progressive Reserve would offset smaller special levies. However, because of the timing of anticipated renewal projects, a fixed annual contribution will not 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.

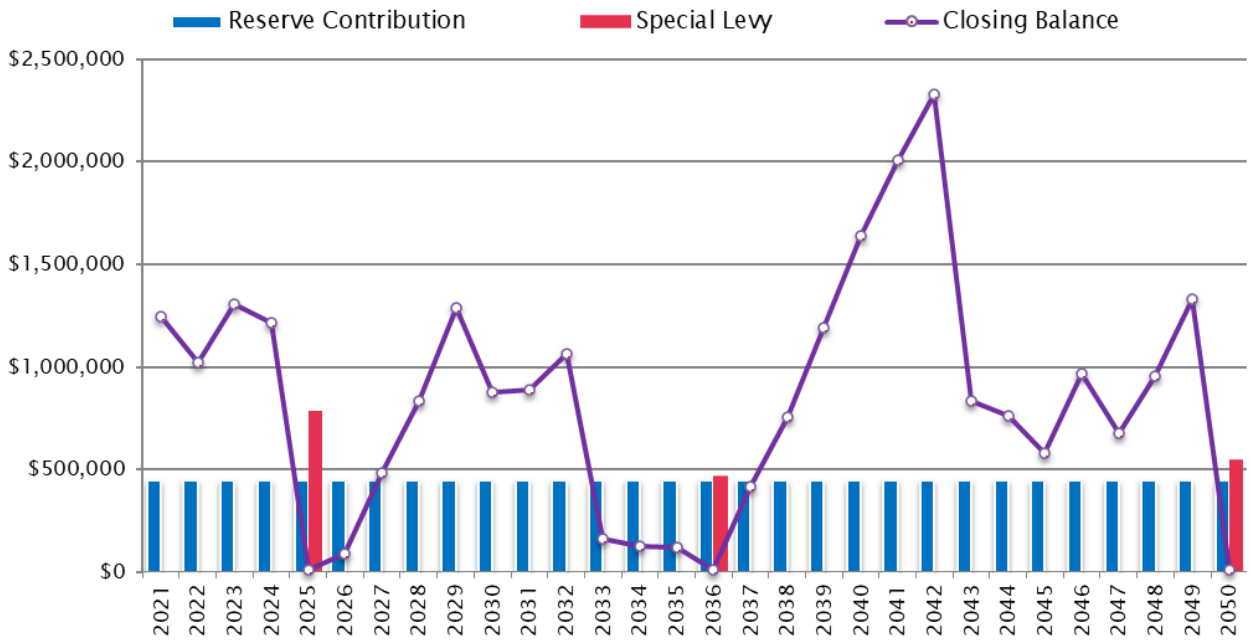

Figure 6.4 CRF balance, contribution and special levies based on a Progressive Reserve calculation.

7 Next Steps

The Depreciation Report Update identifies possible major maintenance and renewal expenditures that Cypress Point may encounter over the next 30 years. Estimated timelines have been provided to assist the Strata Corporation with the planning process; however, much like the original Depreciation Report, the Depreciation Report Update should still 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.

Cypress Point is a an approximately 38 year old complex (as of 2021), and several Assets may require renewal in the next 10 years. It is our understanding that in 2021, the Owners are renewing some of the Assets from original construction, including the windows, wood trim and wood panel cladding. However, additional building enclosure Assets, such as the SBS roof membranes, balcony membranes, and face sealed stucco cladding, may also require renewal within the next five to ten years. It is recommended that the Owners commission a Building Enclosure Condition Assessment (BECA) in the near future to verify the performance of these Assets and refine the timing and scope of the renewals.

It is unlikely that the Strata Corporation can avoid special levies in this time period; however, there may be opportunities to reduce the scope of work needed or otherwise manage projects to alleviate the financial impact on individual owners.

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

Recommendations

- **Project Planning:** Review the information in Section 5.2, and begin planning for significant projects, including commissioning assessments, requesting information, and preparing construction budgets, well in advance of the forecasted date of renewal. The planning process will assist the Owners in refining the actual timing, scope of work, and project budget.
- **Major Maintenance Planning:** Review Appendix H for a detailed checklist of forecasted major maintenance activities and renewals on an annual basis.
- **Record Keeping:** Continue to record significant renewals, repairs, and maintenance activities. These records will be used to improve the forecast at the time of the next Depreciation Report Update.
- **Building Enclosure Condition Assessment:** Conduct a Condition Assessment of the building enclosure prior to various building enclosure renewals to assist with the planning process.
- **Further Investigations:** Conduct additional condition assessments/investigations, as required to refine the data and confirm assumptions.
- **CRF Planning:** On a yearly basis, review and update the CRF funding strategy based on the estimated forecasts presented in this Report and update information obtained from assessments, investigations, and quotations.
- **Updates:** Plan for an update to the Report in three years' time.

Yours truly,

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encl.

Appendix A

Glossary of Terms

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 age of an asset relative to its date of installation (current year minus year of installation).

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.)

Contribution Threshold - A dollar value which dictates the size of the Contingency Reserve Fund (CRF) contribution based on whether the accumulated CRF balance is greater than or less than the specified dollar value. For example, the Strata Property Act indicates that if the closing balance of the CRF at the end of the fiscal year is less than 25% of the operating budget for the next fiscal year, then the CRF contribution for the next fiscal year should be a minimum of 10% of the operating budget. In this case, the threshold is 25% of the operating budget.

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

Effective Age – An assessment of the age of an asset relative to its condition and how that condition may have accelerated or decelerated the chronological age of the asset (service life minus remaining service life).

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.

Next Renewal Year - The forecasted date of asset replacement or renewal.

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 – See Annual Contribution.

Reserve Fund – Also known as the Contingency Reserve Fund (CRF). 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.

Service Life - The estimated period of time over which an asset (and its components or assembly) provides adequate performance and function.

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.

Statutory Funding Model - A funding model which uses the Strata Property Act and Regulations to determine the minimum amount of money to contribute to the Contingency Reserve Fund on an annual basis.

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

Cypress Point
Asset Inventory

Enclosure

Roofs & Decks

Encl 01 - Exposed SBS Membrane Roof

Location

Main low-sloped roofs of Buildings A, B, and C.

Description

Bituminous and modified bituminous SBS (styrene-butadiene-styrene) membrane. Inspected and repaired in approximately 2008 and 2013. It is our understanding that 17 roof vents were also repaired in 2016. Inspected in 2021 by Atlas-Apex which recommended repairs.

Information

Service Life:	25
Installed Year:	2000
Chronological Age:	21
Effective Age:	21
Next Renewal Year:	2025

Encl 02 - Protected SBS Membrane Deck with Traffic-Bearing Surface

Location

Decks on third floor of all buildings.

Description

SBS membrane overlaid with rubber tiles as traffic-bearing surface. Inspected and repaired in approximately 2013. The term "deck" refers to a horizontal surface exposed to outdoors, located over a living space and intended for pedestrian use in addition to performing the function of a roof.

Information

Service Life:	30
Installed Year:	2000
Chronological Age:	21
Effective Age:	21
Next Renewal Year:	2030

Encl 03 - Protected Membrane Podium with Traffic-Bearing Surface (2003)

Location

Podium between buildings A and B.

Description

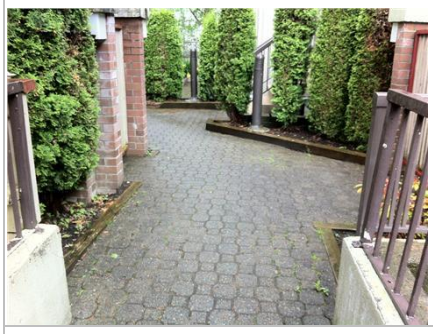
Waterproofing membrane overlaid with various soft and hard overburden material.

Information

Service Life:	30
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2033

Cypress Point
Asset Inventory

Encl 04 - Protected Membrane Podium with Traffic-Bearing Surface (2004)



Location

Podium between buildings C and D.

Description

Waterproofing membrane assembly protected by combination of soft and hard overburden material.

Information

Service Life:	25
Installed Year:	2004
Chronological Age:	17
Effective Age:	14
Next Renewal Year:	2032

Encl 05 - Concrete Roof Tiles

Location

Sloped overhangs and turrets at all buildings.

Description

Concrete roof tiles installed over underlayment. Typically, gutters are provided at roof eaves to manage rainwater.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	36
Next Renewal Year:	2025

Fall Protection

Encl 06 - Guardrail Wood

Location

Original balconies.

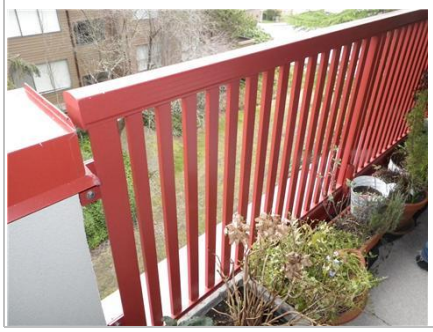
Description

Wood posts and pickets functioning as a protective barrier at the open sides of balconies to prevent accidental falls from one level to another.

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	17
Next Renewal Year:	2024

Encl 07 - Guardrail Aluminum (2003)



Location

Renewed balconies

Description

Aluminum posts and pickets functioning as a protective barrier at the open sides of balconies to prevent accidental falls from one level to another.

Information

Service Life:	30
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2033

Cypress Point
Asset Inventory

Encl 08 - Guardrail Aluminum (2011)

Location

North elevation of buildings A and C.

Description

Aluminum posts and pickets functioning as a protective barrier at the open sides of balconies to prevent accidental falls from one level to another.

Information

Service Life:	30
Installed Year:	2011
Chronological Age:	10
Effective Age:	10
Next Renewal Year:	2041

Walls

Encl 09 - Coated Architectural Concrete Wall

Location

Ground floor at all buildings, parkade level.

Description

Poured-in-place concrete wall with protective coating. Recoated in 2014, which has been included as a component of this asset.

Information

Service Life:	75
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2058

Encl 10 - Masonry Veneer Wall

Location

Various locations on all building elevations.

Description

Clay masonry units applied as a veneer.

Information

Service Life:	50
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2033

Encl 11 - Stucco Clad Wall - Undrained

Location

Original exterior wall elevations: building B - north, northwest, and west elevation, building C - and west and south

Description

Acrylic coated stucco applied directly over exterior sheathing. Repainted in 2014.

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	16
Next Renewal Year:	2025

Cypress Point
Asset Inventory

Encl 12 - Stucco Clad Wall - Drained (2003)

Location

2003 rehabilitated exterior wall elevations: building A, building B - east, southeast, and south, building C - north and east.

Description

Acrylic coated stucco applied on furring to create a drained cavity over the exterior sheathing. Repainted in 2014.

Information

Service Life:	40
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2043

Encl 13 - Stucco Clad Wall - Drained (2011)

Location

2011 rehabilitated exterior wall elevations: buildings A and C - north elevation

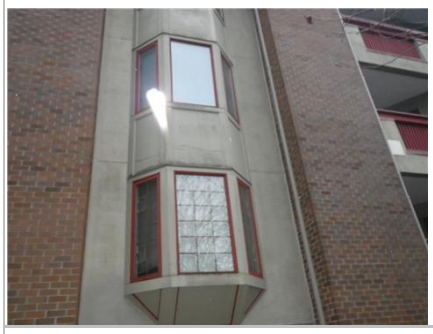
Description

Acrylic coated stucco applied on furring to create a drained cavity over the exterior sheathing.

Information

Service Life:	40
Installed Year:	2011
Chronological Age:	10
Effective Age:	10
Next Renewal Year:	2051

Encl 14 - Wood Panel Wall (Original)



Location

At bay window stacks of original exterior wall elevations: building B - north, northwest, and west elevation, building C - and west and south

Description

Wood panel installed over the wood framing at bay window stacks.

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	20
Next Renewal Year:	2021

Encl 15 - Wood Panel Wall (2003)

Location

At bay window stacks of 2003 rehabilitated exterior wall elevations: building A, building B - east, southeast, and south, building C - north and east.

Description

Wood panel installed on furring to create a drained cavity over the exterior sheathing membrane.

Information

Service Life:	40
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2043

Cypress Point
Asset Inventory

Encl 16 - Wood Panel Wall (2011)

Location

At bay window stacks of 2011 rehabilitated exterior wall elevations: buildings A and C - north elevation

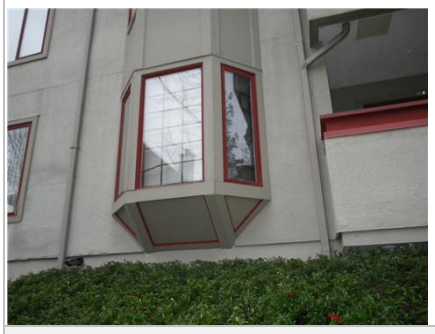
Description

Wood panel installed on furring to create a drained cavity over the exterior sheathing.

Information

Service Life:	40
Installed Year:	2011
Chronological Age:	10
Effective Age:	10
Next Renewal Year:	2051

Encl 17 - Wood Trim



Location

Window and door perimeters, wall corners and at fascia locations.

Description

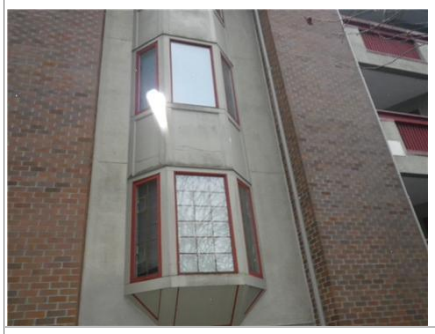
Vertical and horizontal wood trim boards with coated surface for protection of the substrate and aesthetics.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	30
Next Renewal Year:	2021

Glazing Systems

Encl 18 - Wood Framed Window



Location

Original locations at building B - north, northwest, and west elevation, building C - and west and south

Description

Wood framed windows with insulating glazing units and casement operators.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	30
Next Renewal Year:	2021

Encl 19 - Vinyl Framed Window (2003)

Location

2003 renewed locations at building A, building B - east, southeast, and south, building C - north and east.

Description

Vinyl framed windows with double insulating glazing units, and casement operators.

Information

Service Life:	30
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2033

Cypress Point
Asset Inventory

Encl 20 - Vinyl Framed Window (2011)

Location

2011 Remediated elevations: buildings A and C - north elevation

Description

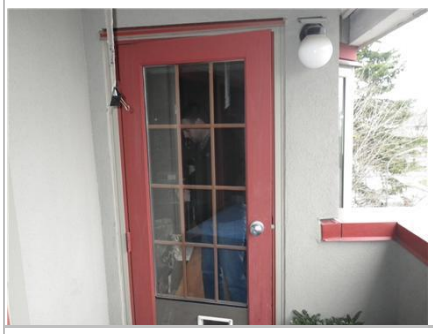
Vinyl framed windows with double insulating glazing units, and casement operators.

Information

Service Life:	30
Installed Year:	2011
Chronological Age:	10
Effective Age:	10
Next Renewal Year:	2041

Doors

Encl 21 - Wood Swing Door



Location

Providing access to balconies, patios and decks.

Description

Wood swing door with glazing.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	15
Next Renewal Year:	2031

Encl 22 - Wood Framed Sliding Glass Door

Location

Providing access to balconies and decks.

Description

Sliding glass doors, double insulating glazing units, wood framing.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	15
Next Renewal Year:	2031

Encl 23 - Vinyl Framed Sliding Glass Door

Location

Providing access to decks.

Description

Sliding glass doors, double insulating glazing units, vinyl framing.

Information

Service Life:	30
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2033

Cypress Point
Asset Inventory

Encl 24 - Aluminum Frame Lobby Door

Location
Lobby entrance doors.

Description
Outswing aluminum-framed doors with fixed IGU's and low-profile thresholds with electric strike and hardware.

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	17
Next Renewal Year:	2024

Encl 25 - Exterior Swing Door

Location
Exterior exit swing doors.

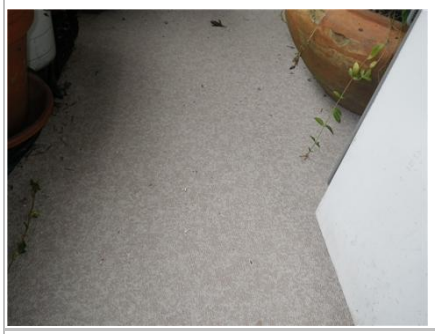
Description
Exit swing doors.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	22
Next Renewal Year:	2024

Balconies

Encl 26 - Exposed Vinyl Balcony Membrane



Location
Renewed balconies in 2011.

Description
Sheet vinyl membrane applied over wood sheathing. The term “balcony” refers to a horizontal surface exposed to outdoors and intended for pedestrian use, but projecting from the building so that it is not located over a living space.

Information

Service Life:	15
Installed Year:	2011
Chronological Age:	10
Effective Age:	5
Next Renewal Year:	2031

Encl 27 - Exposed Urethane Balcony Membrane

Location
All balconies locations with exception to balconies renewed in 2011.

Description
Liquid applied polyurethane membrane applied over wood sheathing. The term “balcony” refers to a horizontal surface exposed to outdoors and intended for pedestrian use, but projecting from the building so that it is not located over a living space.

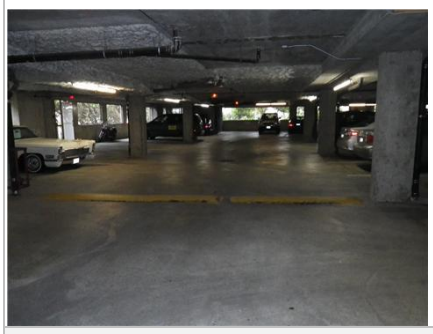
Information

Service Life:	10
Installed Year:	2003
Chronological Age:	18
Effective Age:	6
Next Renewal Year:	2025

Cypress Point
Asset Inventory

Parking Garage

Encl 28 - Slab-on-Grade



Location

Parkade.

Description

Concrete slab on grade.

Information

Service Life:	75
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2058

General & Inspections

Encl 29 - General & Inspections

Location

All elevations and all levels of the building.

Description

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

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	3
Next Renewal Year:	2058

Encl 30 - Aluminum Rainwater Leader

Location

At all balconies.

Description

Aluminum rainwater leaders used to manage drainage at balcony locations.

Information

Service Life:	20
Installed Year:	2003
Chronological Age:	18
Effective Age:	16
Next Renewal Year:	2025

Encl 31 - Sealant

Location

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

Description

Sealant of various types located at joints between building enclosure assemblies, as well as around components and penetrations within building enclosure assemblies.

Information

Service Life:	10
Installed Year:	2014
Chronological Age:	7
Effective Age:	7
Next Renewal Year:	2024

Cypress Point
Asset Inventory

Electrical

Power Supply

Elec 01 - Distribution Transformer - Exterior [PLACEHOLDER]

Location
Courtyard

Description
Pad mounted transformer. [Equipment is owned by BC Hydro].

Information

Service Life:	45
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2028

Distribution

Elec 02 - Electrical Distribution

Location
Electrical rooms

Description
Distribution switchgear, panelboards, breakers and wiring to several local sub-panels and mechanical loads. Electrical panel in pool room was replaced in 2018.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2023

Light Fixtures

Elec 03 - Exterior Light Fixtures

Location
Mounted to walls, soffits, and at various locations

Description
A variety of exterior light fixtures. Typically have been replaced as required.

Information

Service Life:	20
Installed Year:	2003
Chronological Age:	18
Effective Age:	18
Next Renewal Year:	2023

Cypress Point
Asset Inventory

Elec 04 - Interior Light Fixtures

Location

All common area rooms throughout the building.

Description

A variety of interior light fixtures.

Information

Service Life:	20
Installed Year:	2004
Chronological Age:	17
Effective Age:	17
Next Renewal Year:	2024

Security

Elec 05 - Enterphone System

Location

Main entrances to all buildings.

Description

Viscount Enterphone 2000, surface mounted, enterphone panels with associated key pads and display panels. Enterphones were replaced in 2005, 2007, & 2009.

Information

Service Life:	25
Installed Year:	2007
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2032

Elec 06 - Proximity Access Control

Location

Various locations throughout the site.

Description

Local proximity access control system components include fob devices for building occupants, fob readers, RTE sensors, electric strikes and door controllers. Network level components include door control panel, communication boards, backup batteries, RTE board, conduit, cable and connectors.

Information

Service Life:	12
Installed Year:	2005
Chronological Age:	16
Effective Age:	10
Next Renewal Year:	2023

Cypress Point
Asset Inventory

Mechanical

Controls and End Devices

Mech 01 - HVAC Instrumentation

Location

Mounted to walls in common areas, amenity rooms, and equipment service rooms

Description

Thermostats, programmable thermostats, flow gauges, thermometers, metering equipment, gauges, and other field devices to monitor and regulate pressure and temperature in the HVAC and plumbing distribution systems.

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	18
Next Renewal Year:	2023

Plumbing & Drainage

Mech 02 - Tank - DHW Storage

Location

Mechanical rooms in all buildings.

Description

A.O. Smith, 119 gallon tanks, glass-lined hot water storage tanks connected to domestic boiler system.

Information

Service Life:	8
Installed Year:	2011
Chronological Age:	10
Effective Age:	7
Next Renewal Year:	2022

Mech 03 - Tank Type Domestic Gas Fired Water Heater

Location

Mechanical rooms in all buildings.

Description

A.O. Smith, 399,000 BTU natural gas fired domestic water heaters for domestic hot water for plumbing fixtures in the suites.

Information

Service Life:	12
Installed Year:	2011
Chronological Age:	10
Effective Age:	10
Next Renewal Year:	2023

Cypress Point
Asset Inventory

Mech 04 - Cross Connection & Backflow Prevention

Location

Mechanical rooms in all buildings.

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:	2005
Chronological Age:	16
Effective Age:	6
Next Renewal Year:	2035

Mech 05 - Exterior Roof and Area Drainage Collection

Location

Perimeter of the buildings.

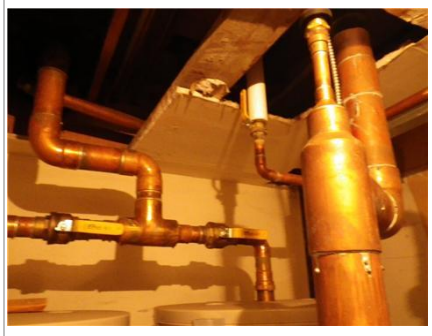
Description

Underground tight piping forming part of a drainage system around perimeters of buildings, podiums and structures, intended for collection of downspout drains and hard surface area drainage. Not including aluminum downspouts and gutters.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	36
Next Renewal Year:	2025

Mech 06 - Piping - Domestic Water Distribution



Location

Connected to fixtures throughout the building.

Description

Mixture of K and L copper for vertical/horizontal mains system and copper piping within the suites. Approximately 2/3 of the system was replaced around 2008 including cold water distribution and hot water recirculating lines. A Hytec water system was installed in 2015 in an attempt to prolong the service life of the water distribution system.

Information

Service Life:	28
Installed Year:	1983
Chronological Age:	38
Effective Age:	23
Next Renewal Year:	2026

Cypress Point
Asset Inventory

Mech 07 - Sanitary Drainage Collection

Location

Connected to waste fixtures throughout the building.

Description

Cast iron DWV piping, with mechanical joints, p-traps, and fittings.

Information

Service Life:	50
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2033

Mech 08 - Storm Drainage Collection

Location

Roofs, decks, balconies, at grade perimeter.

Description

Trench drains, catch basins and associated piping systems for rainwater runoff. Roof drains may be included with the roof assets.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	36
Next Renewal Year:	2025

Mech 09 - Pumps - Storm Lift and Control Panel

Location

Parkade

Description

Sump pumps and control panels for storm water runoff and sub-surface drainage.

Information

Service Life:	15
Installed Year:	1983
Chronological Age:	38
Effective Age:	13
Next Renewal Year:	2023

Mech 10 - Hytec Dom Water Treatment Equipment [PLACEHOLDER]

Location

Mechanical rooms.

Description

Hytec Aquasoft pH control system including treatment tanks, filters, chemical dosers, metering pumps and other associated equipment to provide treatment for potable water system.

Information

Service Life:	10
Installed Year:	2015
Chronological Age:	6
Effective Age:	6
Next Renewal Year:	2025

Cypress Point
Asset Inventory

Mech 11 - Pump - DHW - Circulation and Recirculation

Location

Mechanical rooms.

Description

Pipe-mounted bronze body domestic hot water circulation pumps. Circulating hot water from boilers to tanks and recirculating hot water from system.

Information

Service Life:	10
Installed Year:	2018
Chronological Age:	3
Effective Age:	3
Next Renewal Year:	2028

Mech 12 - Valves - Plumbing Flow Control and Directional

Location

Mechanical room.

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:	1983
Chronological Age:	38
Effective Age:	18
Next Renewal Year:	2023

Mech 13 - Fixtures - Taps, Showers, Toilets and Basins

Location

Fitness, lounge and change rooms.

Description

Various plumbing fixtures such as taps, toilets, showers and sinks.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	21
Next Renewal Year:	2025

Heating & Cooling

Mech 14 - Electric Baseboard

Location

Hallways, service rooms, common areas, amenity areas, and various other strategic locations.

Description

Standard grade, wall mounted, electric convector baseboard heaters with electrical fins for localized space heating and integral thermostat control.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2023

Cypress Point
Asset Inventory

Ventilation and Air-conditioning

Mech 15 - Make Up Air Unit

Location

Main rooftop of all buildings

Description

Belt-driven fans to supply make-up air to the interior of the building.

Information

Service Life:	20
Installed Year:	2005
Chronological Age:	16
Effective Age:	16
Next Renewal Year:	2025

Mech 16 - General Exhaust Fan

Location

Garbage rooms, service rooms, and other locations.

Description

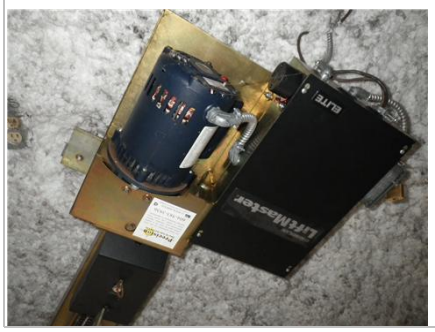
Direct drive fans and ceiling fans.

Information

Service Life:	12
Installed Year:	2008
Chronological Age:	13
Effective Age:	11
Next Renewal Year:	2022

Other

Mech 17 - Overhead Gate Motor



Location

Entrances to parking garage

Description

Liftmaster 1/2 HP AC motor and commercial-grade overhead sectional door controlled by an electric operator.

Information

Service Life:	20
Installed Year:	2007
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2027

Cypress Point
Asset Inventory

Elevator

Hydraulic

Elev 01 - Hydraulic Elevator, Double Bottom

Location

Elevator machine room at basement.

Description

Holed direct acting hydraulic passenger elevators with buried double bottom cylinders (not protected from corrosion/PVC encapsulated); Griffin relay controllers; external motor pump units; EECO UV5A control valves; 2000 lbs capacity; 100 fpm rated speed.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	24
Next Renewal Year:	2022

Car Interiors

Elev 02 - Elevator Cabs & Hoistway

Location

Elevator cab interior, fixture, and hoistway.

Description

Single speed, side opening doors; plastic car and hall pushbuttons; stainless steel car operating panels; Formula SafeScreen infrared door protection; GAL MODL door operators; plastic laminate car doors, door headers, front returns; plastic laminate walls; plastic laminate ceilings with cove lighting; tile flooring; flat bar stainless steel handrails on all non-access walls; firefighters' emergency operation not provided; emergency power not provided; voice communication device not provided; seismic provision not provided.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	24
Next Renewal Year:	2022

Cypress Point
Asset Inventory

Fire Safety

Controls

Fire 01 - Fire Alarm Panel

Location

Lobby of all buildings.

Description

Microprocessor and supervised unit with annunciators and displays.

Information

Service Life:	20
Installed Year:	2018
Chronological Age:	3
Effective Age:	3
Next Renewal Year:	2038

Detection

Fire 02 - Fire Detection & Alarm

Location

Mounted to walls and ceilings in various strategic locations throughout the building.

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:	1983
Chronological Age:	38
Effective Age:	19
Next Renewal Year:	2022

Suppression

Fire 03 - Fire Hose Cabinet

Location

At end of hallways from first floor to third floor at all buildings.

Description

Fire hose and extinguisher cabinet, wall mounted with swinging glass door, complete with angle valve, fire hose, and wrench

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	19
Next Renewal Year:	2022

Cypress Point
Asset Inventory

Fire 04 - Fire Hydrant

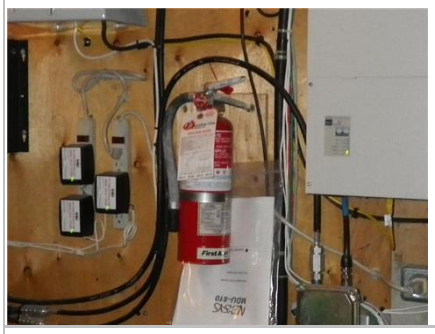
Location
Courtyard

Description
Devices used to access water directly from the municipal water supply by fire department, to assist in extinguishing fires. Overhauled in 2015.

Information

Service Life:	40
Installed Year:	2005
Chronological Age:	16
Effective Age:	11
Next Renewal Year:	2050

Fire 05 - Portable Fire Extinguisher



Location
In fire hose cabinets and service rooms.

Description
Wall mounted, manually operated, 5lbs and 10lbs ABC type, pressurized vessels for controlled discharge of chemicals to extinguish small fires.

Information

Service Life:	12
Installed Year:	2008
Chronological Age:	13
Effective Age:	11
Next Renewal Year:	2022

Fire 06 - Standpipe - Wet

Location
Mechanical room in each building, and up to floor hose cabinets.

Description
Steel standpipes and distribution lines.

Information

Service Life:	100
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2083

Egress

Fire 07 - Emergency Egress Equipment

Location
Mounted to walls and near doors in various strategic locations throughout.

Description
Unit battery packs; exit signs.

Information

Service Life:	20
Installed Year:	2019
Chronological Age:	2
Effective Age:	7
Next Renewal Year:	2034

Cypress Point
Asset Inventory

Interior Finishes

Floors

Finish 01 - Floor Tile

Location

Lobbies and change rooms.

Description

Floor tile on thin set mortar with grouted joints.

Information

Service Life:	40
Installed Year:	2008
Chronological Age:	13
Effective Age:	13
Next Renewal Year:	2048

Finish 02 - Painted Concrete Flooring

Location

Storage and elevator machine rooms.

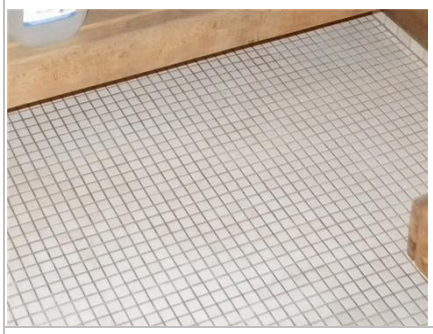
Description

Exposed concrete floors, painted to provide a cleaner finish. This flooring asset does not include the concrete slab, which is not considered to be a renewable asset. Repainted in 2014.

Information

Service Life:	8
Installed Year:	2014
Chronological Age:	7
Effective Age:	-1
Next Renewal Year:	2030

Finish 03 - Floor Tile - Showers and Sauna



Location

Showers and sauna flooring.

Description

Floor tile on thin set mortar with grouted joints.

Information

Service Life:	40
Installed Year:	2005
Chronological Age:	16
Effective Age:	16
Next Renewal Year:	2045

Finish 04 - Resilient Sheet Flooring

Location

Laundry room at building C and various common hallways.

Description

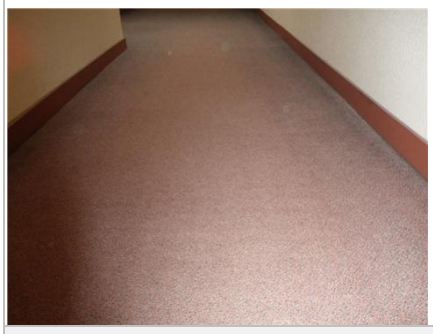
Vinyl tiles with adhesive to the substrate, including door thresholds and transitions to adjoining floor finishes. Tiles replaced in Building B common hallways adjacent to to lockers in 2016.

Information

Service Life:	20
Installed Year:	1983
Chronological Age:	38
Effective Age:	17
Next Renewal Year:	2024

Cypress Point
Asset Inventory

Finish 05 - Carpet



Location

Common hallways, stairwells, and other areas.

Description

Synthetic, single yarn, textile sheet floor covering installed over padding and substrate.

Information

Service Life:	15
Installed Year:	2021
Chronological Age:	0
Effective Age:	0
Next Renewal Year:	2036

Walls

Finish 06 - Wall Tile

Location

Change rooms.

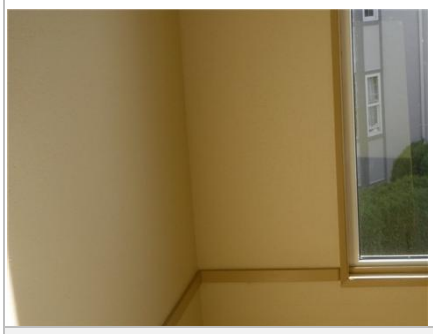
Description

Ceramic tile on mortar bed and substrate with grouted joints and caulking at interfaces. Men's room shower was re-tiled in approximately 2005 and lady's room was re-tiled in approximately 2008.

Information

Service Life:	30
Installed Year:	2007
Chronological Age:	14
Effective Age:	14
Next Renewal Year:	2037

Finish 07 - Paint



Location

Common lobbies, hallways, stairwells, amenity areas, and other miscellaneous interior locations.

Description

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

Information

Service Life:	10
Installed Year:	2008
Chronological Age:	13
Effective Age:	1
Next Renewal Year:	2030

Architectural Woodwork

Finish 08 - Carpentry and Millwork

Location

Exercise room and lounge.

Description

Shop fabricated custom casework, built-in counter-tops with laminate, composite or stone surface, wood veneer or composite cabinets.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	21
Next Renewal Year:	2030

Cypress Point
Asset Inventory

Doors

Finish 09 - Interior Swing Door - General

Location

Stairwells, hallways, lobbies and other miscellaneous locations.

Description

Solid wood core or hollow metal swing door hung in framed opening including hardware.

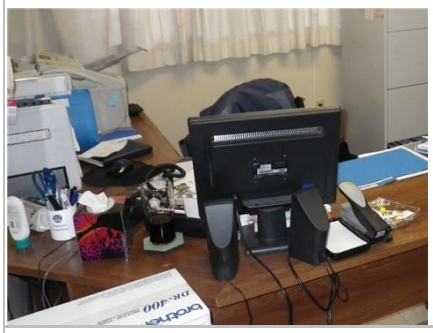
Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	35
Next Renewal Year:	2026

Amenities

Equipment

Amen 01 - Computer Equipments



Location

On-site Manager's office.

Description

Computer, monitor, printer, keyboard and associated electronic devices required for general operations and management of the Strata Corporation.

Information

Service Life:	6
Installed Year:	2013
Chronological Age:	8
Effective Age:	2
Next Renewal Year:	2025

Amen 02 - Domestic Appliances

Location

Lounge

Description

Refrigerator, microwave oven, dishwasher of miscellaneous brands.

Information

Service Life:	15
Installed Year:	2011
Chronological Age:	10
Effective Age:	6
Next Renewal Year:	2030

Cypress Point
Asset Inventory

Amen 03 - Fitness Equipments

Location
Exercise room.

Description
Various fitness machines and equipment.

Information

Service Life:	10
Installed Year:	2009
Chronological Age:	12
Effective Age:	1
Next Renewal Year:	2030

Furnishings

Amen 04 - Games Room

Location
Games room

Description
Miscellaneous equipment and games. Currently not available for use and might be used for another purpose in the future.

Information

Service Life:	10
Installed Year:	1983
Chronological Age:	38
Effective Age:	1
Next Renewal Year:	2030

Amen 05 - Metal Storage Locker

Location
Change rooms.

Description
Pre-finished metal storage locker or ganged locker set with doors and hardware.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	16
Next Renewal Year:	2030

Amen 06 - Office Furniture

Location
Lounge and on-site Manager's office.

Description
Desk, chairs, filing cabinet, etc.

Information

Service Life:	15
Installed Year:	2011
Chronological Age:	10
Effective Age:	6
Next Renewal Year:	2030

Cypress Point
Asset Inventory

Amen 07 - Central Mailboxes

Location

Lobby of all buildings.

Description

Flush mounted, front loading, and metal finish.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	21
Next Renewal Year:	2030

Amen 08 - Public Signage

Location

Mounted to equipment, doors, and other locations throughout the buildings.

Description

Variety of permanently displayed information placards in the common areas of the building.

Information

Service Life:	25
Installed Year:	1983
Chronological Age:	38
Effective Age:	16
Next Renewal Year:	2030

Amen 09 - Wood Storage Locker

Location

Storage room in parkade.

Description

Wood framed general purpose storage locker with swing door and hardware. Localized renewal has been accounted for.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	16
Next Renewal Year:	2035

Fall Protection

Amen 10 - Squash Court

Location

In building B.

Description

Squash court with wood flooring.

Information

Service Life:	20
Installed Year:	2000
Chronological Age:	21
Effective Age:	11
Next Renewal Year:	2030

Cypress Point
Asset Inventory

Pool, Spa & Sauna

Amen 11 - Dry Sauna

Location
Change rooms.

Description
Wood paneling, wood benches, wood door, electric heater and timer control.

Information

Service Life:	20
Installed Year:	2005
Chronological Age:	16
Effective Age:	11
Next Renewal Year:	2030

Amen 12 - Pool & Spa Heating Equipment

Location
Pool mechanical room

Description
Jandy Laars Lite 2, 325,000 and 125,000 BTU natural gas hot water boilers, valves, piping and controls.

Information

Service Life:	15
Installed Year:	2002
Chronological Age:	19
Effective Age:	11
Next Renewal Year:	2025

Amen 13 - Pool Tank

Location
Northwest corner of site.

Description
Reinforced concrete/ shot-crete tank lined with marcite (high density plaster) and ceramic tile and grout trim.

Information

Service Life:	30
Installed Year:	1995
Chronological Age:	26
Effective Age:	26
Next Renewal Year:	2025

Amen 14 - Pool Circulation & Sanitation

Location
Pool mechanical room.

Description
Tagelus 30" sand filters, 1.5 HP pumps, PVC and copper piping, chemical feeders and other components to distribute sanitized water to the pool. Sand filter was replaced in 2013.

Information

Service Life:	15
Installed Year:	2005
Chronological Age:	16
Effective Age:	11
Next Renewal Year:	2025

Cypress Point
Asset Inventory

Amen 15 - Spa Tank

Location

Northwest corner of site.

Description

Reinforced concrete tank lined with marcite (high density plaster). Repaired in 2013.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	26
Next Renewal Year:	2025

Amen 16 - Spa Circulation & Sanitation

Location

Pool mechanical room.

Description

Tagelus 24" sand filters, 3/4 HP pumps, PVC and copper piping, chemical feeders and other components to distribute sanitized water to the spa.

Information

Service Life:	15
Installed Year:	2003
Chronological Age:	18
Effective Age:	11
Next Renewal Year:	2025

Sitework

Hard Landscaping

Site 01 - Concrete Paving

Location

Adjacent to the exterior pool and various walkways around pool.

Description

Concrete pavement, cast with control and construction joints, onto compacted base gravel. Repaired in 2005 and 2016.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	33
Next Renewal Year:	2028

Site 02 - Floor Tile

Location

Outside lounge and adjacent to the exterior pool area.

Description

Tile on thin set mortar with grout. Locally repaired in 2010, 2012 and 2017.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2023

Cypress Point
Asset Inventory

Site 03 - Asphalt Paving

Location

Entrance, courtyard and fire lane between Buildings B and C.

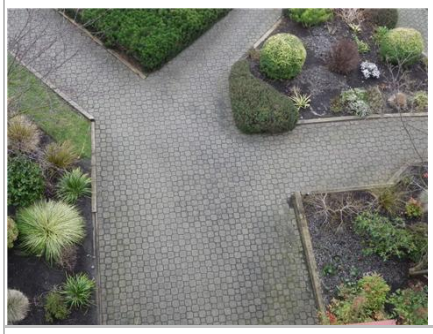
Description

Flexible asphalt paving with concrete curbs.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	33
Next Renewal Year:	2028

Site 04 - Interlocking Unit Paving



Location

Pedestrian walkways throughout the site.

Description

Precast concrete unit pavers, combination of chip seal joint filler and jointing sand, bedding sand, compacted gravel base. Localized repairs have been completed as required.

Information

Service Life:	30
Installed Year:	1983
Chronological Age:	38
Effective Age:	18
Next Renewal Year:	2033

Site 05 - Turf Block Porous Paving

Location

Firelane at perimeter of site.

Description

Turf block consists of interlocking concrete or plastic cells filled with soil and planted with turf grass or a low-maintenance ground cover. It is utilized for low traffic parking or access lanes around the building. Portion of the turf block on the west side of building C was replaced in 2004 and 2006.

Information

Service Life:	40
Installed Year:	1983
Chronological Age:	38
Effective Age:	31
Next Renewal Year:	2030

Soft Landscaping

Site 06 - Irrigation System

Location

Mechanical room of building C

Description

Rainbird controller with time clock, network of PVC pipes, valves, and irrigation heads distributed around the soft landscaping.

Information

Service Life:	15
Installed Year:	2005
Chronological Age:	16
Effective Age:	13
Next Renewal Year:	2023

Cypress Point
Asset Inventory

Site 07 - Soft Landscaping

Location

Throughout the site.

Description

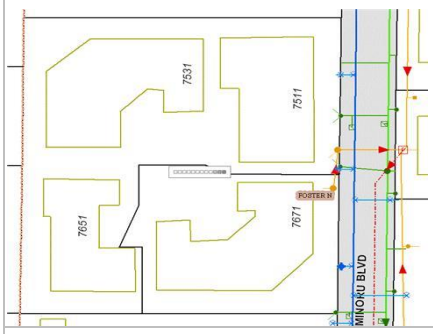
Lawn, ground cover, shrubs, perennials and trees. Refurbished annually.

Information

Service Life:	35
Installed Year:	2003
Chronological Age:	18
Effective Age:	23
Next Renewal Year:	2033

Site Services

Site 08 - Electrical Site Service



Location

Transformer to electrical rooms

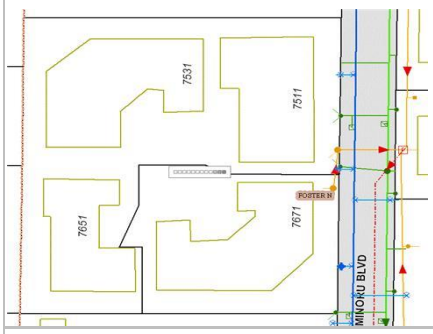
Description

Secondary conductors and distribution conduits from BC Hydro transformer kiosks to the buildings.

Information

Service Life:	50
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2033

Site 09 - Underground Drainage Services



Location

Property line to building.

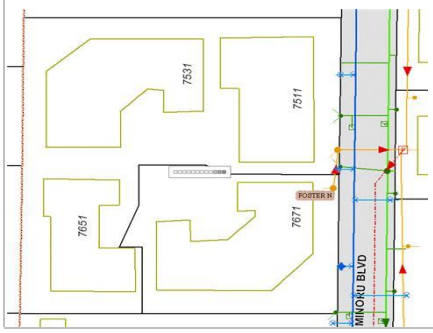
Description

Storm sewer from buildings and catch basins to property line. Sump installed in 1998 near building A to help manage overflow of from storm sewer. Sump was upgraded in 2005.

Information

Service Life:	50
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2033

Site 10 - Underground Sanitary Sewer Services



Location

Property line to building.

Description

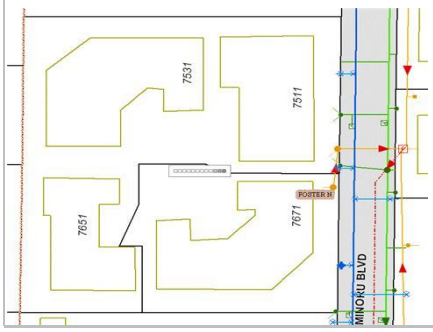
Sanitary sewer system from the buildings to the property line, including all appurtenances.

Information

Service Life:	50
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2033

Cypress Point
Asset Inventory

Site 11 - Underground Water Services



Location
Property line to building.

Description
Domestic water supplies, from the property line to the buildings and hydrant

Information

Service Life:	50
Installed Year:	1983
Chronological Age:	38
Effective Age:	38
Next Renewal Year:	2033

Appendix C

Asset Service Life Summary

RDH BUILDING SCIENCE

RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Making Buildings Better™

Cypress Point
Asset Service Life Summary

ASSET ID	ASSET NAME	CHRONOLOGICAL AGE	ESTIMATED REMAINING SERVICE LIFE
ENCLOSURE			
Encl 01	Exposed SBS Membrane Roof	21	4
Encl 02	Protected SBS Membrane Deck with Traffic-Bearing Surface	21	9
Encl 03	Protected Membrane Podium with Traffic-Bearing Surface (2003)	18	12
Encl 04	Protected Membrane Podium with Traffic-Bearing Surface (2004)	17	11
Encl 05	Concrete Roof Tiles	38	4
Encl 06	Guardrail Wood	38	3
Encl 07	Guardrail Aluminum (2003)	18	12
Encl 08	Guardrail Aluminum (2011)	10	20
Encl 09	Coated Architectural Concrete Wall	38	37
Encl 10	Masonry Veneer Wall	38	12
Encl 11	Stucco Clad Wall - Undrained	38	4
Encl 12	Stucco Clad Wall - Drained (2003)	18	22
Encl 13	Stucco Clad Wall - Drained (2011)	10	30
Encl 14	Wood Panel Wall (Original)	38	0
Encl 15	Wood Panel Wall (2003)	18	22
Encl 16	Wood Panel Wall (2011)	10	30
Encl 17	Wood Trim	38	0
Encl 18	Wood Framed Window	38	0
Encl 19	Vinyl Framed Window (2003)	18	12
Encl 20	Vinyl Framed Window (2011)	10	20
Encl 21	Wood Swing Door	38	10
Encl 22	Wood Framed Sliding Glass Door	38	10
Encl 23	Vinyl Framed Sliding Glass Door	18	12
Encl 24	Aluminum Frame Lobby Door	38	3
Encl 25	Exterior Swing Door	38	3
Encl 26	Exposed Vinyl Balcony Membrane	10	10
Encl 27	Exposed Urethane Balcony Membrane	18	4
Encl 28	Slab-on-Grade	38	37
Encl 29	General & Inspections	38	37
Encl 30	Aluminum Rainwater Leader	18	4
Encl 31	Sealant	7	3

Cypress Point
Asset Service Life Summary

ASSET ID	ASSET NAME	CHRONOLOGICAL AGE	ESTIMATED REMAINING SERVICE LIFE
ELECTRICAL			
Elec 01	Distribution Transformer - Exterior [PLACEHOLDER]	38	7
Elec 02	Electrical Distribution	38	2
Elec 03	Exterior Light Fixtures	18	2
Elec 04	Interior Light Fixtures	17	3
Elec 05	Enterphone System	14	11
Elec 06	Proximity Access Control	16	2
MECHANICAL			
Mech 01	HVAC Instrumentation	38	2
Mech 02	Tank - DHW Storage	10	1
Mech 03	Tank Type Domestic Gas Fired Water Heater	10	2
Mech 04	Cross Connection & Backflow Prevention	16	14
Mech 05	Exterior Roof and Area Drainage Collection	38	4
Mech 06	Piping - Domestic Water Distribution	38	5
Mech 07	Sanitary Drainage Collection	38	12
Mech 08	Storm Drainage Collection	38	4
Mech 09	Pumps - Storm Lift and Control Panel	38	2
Mech 10	Hytec Dom Water Treatment Equipment [PLACEHOLDER]	6	4
Mech 11	Pump - DHW - Circulation and Recirculation	3	7
Mech 12	Valves - Plumbing Flow Control and Directional	38	2
Mech 13	Fixtures - Taps, Showers, Toilets and Basins	38	4
Mech 14	Electric Baseboard	38	2
Mech 15	Make Up Air Unit	16	4
Mech 16	General Exhaust Fan	13	1
Mech 17	Overhead Gate Motor	14	6
ELEVATOR			
Elev 01	Hydraulic Elevator, Double Bottom	38	1
Elev 02	Elevator Cabs & Hoistway	38	1
FIRE SAFETY			
Fire 01	Fire Alarm Panel	3	17
Fire 02	Fire Detection & Alarm	38	1
Fire 03	Fire Hose Cabinet	38	1
Fire 04	Fire Hydrant	16	29

Cypress Point
Asset Service Life Summary

ASSET ID	ASSET NAME	CHRONOLOGICAL AGE	ESTIMATED REMAINING SERVICE LIFE
Fire 05	Portable Fire Extinguisher	13	1
Fire 06	Standpipe - Wet	38	62
Fire 07	Emergency Egress Equipment	2	13
INTERIOR FINISHES			
Finish 01	Floor Tile	13	27
Finish 02	Painted Concrete Flooring	7	9
Finish 03	Floor Tile - Showers and Sauna	16	24
Finish 04	Resilient Sheet Flooring	38	3
Finish 05	Carpet	0	15
Finish 06	Wall Tile	14	16
Finish 07	Paint	13	9
Finish 08	Carpentry and Millwork	38	9
Finish 09	Interior Swing Door - General	38	5
AMENITIES			
Amen 01	Computer Equipments	8	4
Amen 02	Domestic Appliances	10	9
Amen 03	Fitness Equipments	12	9
Amen 04	Games Room	38	9
Amen 05	Metal Storage Locker	38	9
Amen 06	Office Furniture	10	9
Amen 07	Central Mailboxes	38	9
Amen 08	Public Signage	38	9
Amen 09	Wood Storage Locker	38	14
Amen 10	Squash Court	21	9
Amen 11	Dry Sauna	16	9
Amen 12	Pool & Spa Heating Equipment	19	4
Amen 13	Pool Tank	26	4
Amen 14	Pool Circulation & Sanitation	16	4
Amen 15	Spa Tank	38	4
Amen 16	Spa Circulation & Sanitation	18	4
SITEWORK			
Site 01	Concrete Paving	38	7
Site 02	Floor Tile	38	2
Site 03	Asphalt Paving	38	7

Cypress Point
Asset Service Life Summary

ASSET ID	ASSET NAME	CHRONOLOGICAL AGE	ESTIMATED REMAINING SERVICE LIFE
Site 04	Interlocking Unit Paving	38	12
Site 05	Turf Block Porous Paving	38	9
Site 06	Irrigation System	16	2
Site 07	Soft Landscaping	18	12
Site 08	Electrical Site Service	38	12
Site 09	Underground Drainage Services	38	12
Site 10	Underground Sanitary Sewer Services	38	12
Site 11	Underground Water Services	38	12

Appendix D

Disclosures and Disclaimers

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 E

Funding Scenario Cash Flow Tables

RDH BUILDING SCIENCE

RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Making Buildings Better™

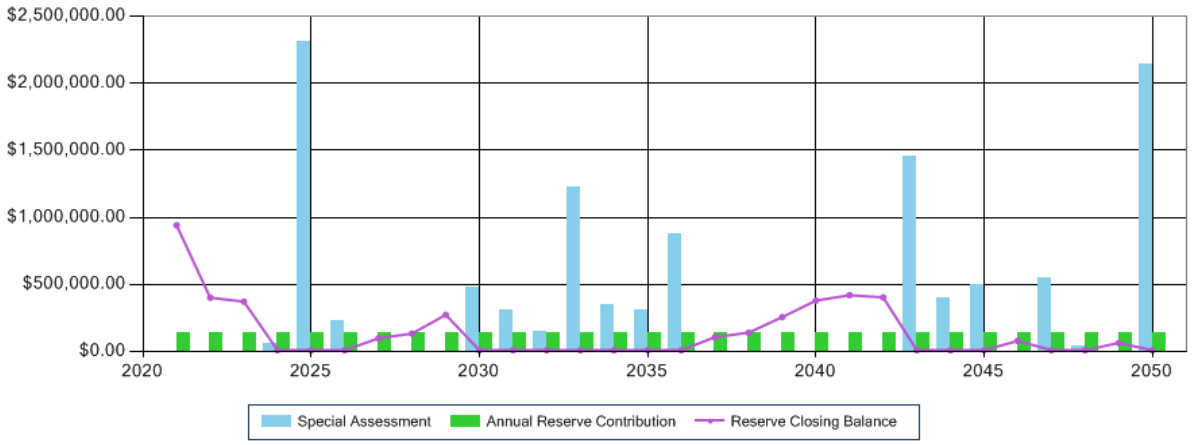
Funding Model - 2021 - 2 Current ($142,400)

Funding Model Name	2021 - 2 Current ($142,400)		Initial Catch-Up Cost	$0
Building	Cypress Point		Operating Budget	$545,206
Start Year	2021		Starting Reserve Balance	$1,198,080
Interest/Investment Rate	2.0 %		Contribution Threshold	$500,000
Estimated Contingency Allowance	$5,000		Contribution Below Threshold	$142,400
Tax Rate	0.0 %		Contribution Above Threshold	$142,400
Planning Horizon (Years)	30		Reserve Contribution Increase	0.00 %
Number of Units	106		Monthly Avg. Unit Contribution	$112

Year	Opening Balance	Reserve Contribution	Additional Funding	Reserve Income	Keep-Up	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2021	$1,198,080	$142,400	$0	$23,962	$417,500	$5,000	$0	$941,942	17.00 %
2022	$941,942	$142,400	$0	$18,839	$697,000	$5,000	$0	$401,181	7.53 %
2023	$401,181	$142,400	$0	$8,024	$174,322	$5,000	$0	$372,282	6.60 %
2024	$372,282	$142,400	$56,772	$7,446	$563,900	$5,000	$0	$10,000	0.17 %
2025	$10,000	$142,400	$2,311,507	$200	$2,449,107	$5,000	$0	$10,000	0.27 %
2026	$10,000	$142,400	$228,640	$200	$366,240	$5,000	$0	$10,000	0.27 %
2027	$10,000	$142,400	$0	$200	$48,600	$5,000	$0	$99,000	2.41 %
2028	$99,000	$142,400	$0	$1,980	$103,958	$5,000	$0	$134,422	3.01 %
2029	$134,422	$142,400	$0	$2,688	$700	$5,000	$0	$273,810	5.54 %
2030	$273,810	$142,400	$476,788	$5,476	$883,475	$5,000	$0	$10,000	0.22 %
2031	$10,000	$142,400	$307,900	$200	$445,500	$5,000	$0	$10,000	0.22 %
2032	$10,000	$142,400	$151,350	$200	$288,950	$5,000	$0	$10,000	0.21 %
2033	$10,000	$142,400	$1,229,400	$200	$1,367,000	$5,000	$0	$10,000	0.26 %
2034	$10,000	$142,400	$346,110	$200	$483,710	$5,000	$0	$10,000	0.27 %
2035	$10,000	$142,400	$312,790	$200	$450,390	$5,000	$0	$10,000	0.27 %
2036	$10,000	$142,400	$876,720	$200	$1,014,320	$5,000	$0	$10,000	0.33 %
2037	$10,000	$142,400	$0	$200	$39,852	$5,000	$0	$107,748	3.28 %
2038	$107,748	$142,400	$0	$2,155	$106,970	$5,000	$0	$140,333	3.97 %
2039	$140,333	$142,400	$0	$2,807	$23,500	$5,000	$0	$257,040	6.61 %
2040	$257,040	$142,400	$0	$5,141	$19,548	$5,000	$0	$380,032	8.94 %
2041	$380,032	$142,400	$0	$7,601	$105,190	$5,000	$0	$419,843	9.25 %
2042	$419,843	$142,400	$0	$8,397	$161,800	$5,000	$0	$403,840	8.45 %
2043	$403,840	$142,400	$1,448,834	$8,077	$1,988,150	$5,000	$0	$10,000	0.31 %
2044	$10,000	$142,400	$393,550	$200	$531,150	$5,000	$0	$10,000	0.33 %
2045	$10,000	$142,400	$501,511	$200	$639,111	$5,000	$0	$10,000	0.38 %
2046	$10,000	$142,400	$0	$200	$67,700	$5,000	$0	$79,900	2.91 %
2047	$79,900	$142,400	$545,582	$1,598	$754,480	$5,000	$0	$10,000	0.45 %
2048	$10,000	$142,400	$41,800	$200	$179,400	$5,000	$0	$10,000	0.46 %
2049	$10,000	$142,400	$0	$200	$83,390	$5,000	$0	$64,210	2.90 %
2050	$64,210	$142,400	$2,138,124	$1,284	$2,331,018	$5,000	$0	$10,000	100.00 %

Funding Model - 2021 - 2 Current ($142,400)

GRAPHIC REPRESENTATION



RDH BUILDING SCIENCE

RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Making Buildings Better™

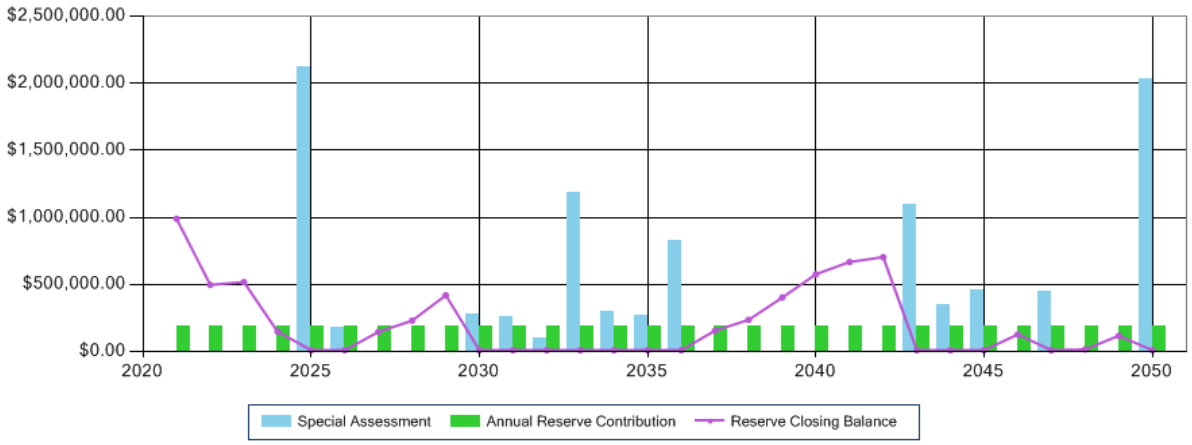
Funding Model - 2021 - 3 Alt #1 ($185,000)

Funding Model Name	2021 - 3 Alt #1 ($185,000)		Initial Catch-Up Cost	$0
Building	Cypress Point		Operating Budget	$545,206
Start Year	2021		Starting Reserve Balance	$1,198,080
Interest/Investment Rate	2.0 %		Contribution Threshold	$500,000
Estimated Contingency Allowance	$0		Contribution Below Threshold	$185,000
Tax Rate	0.0 %		Contribution Above Threshold	$185,000
Planning Horizon (Years)	30		Reserve Contribution Increase	0.00 %
Number of Units	106		Monthly Avg. Unit Contribution	$145

Year	Opening Balance	Reserve Contribution	Additional Funding	Reserve Income	Keep-Up	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2021	$1,198,080	$185,000	$0	$23,962	$417,500	$0	$0	$989,542	17.86 %
2022	$989,542	$185,000	$0	$19,791	$697,000	$0	$0	$497,333	9.34 %
2023	$497,333	$185,000	$0	$9,947	$174,322	$0	$0	$517,957	9.18 %
2024	$517,957	$185,000	$0	$10,359	$563,900	$0	$0	$149,416	2.66 %
2025	$149,416	$185,000	$2,121,702	$2,988	$2,449,107	$0	$0	$10,000	0.27 %
2026	$10,000	$185,000	$181,040	$200	$366,240	$0	$0	$10,000	0.27 %
2027	$10,000	$185,000	$0	$200	$48,600	$0	$0	$146,600	3.57 %
2028	$146,600	$185,000	$0	$2,932	$103,958	$0	$0	$230,574	5.17 %
2029	$230,574	$185,000	$0	$4,611	$700	$0	$0	$419,485	8.49 %
2030	$419,485	$185,000	$280,600	$8,390	$883,475	$0	$0	$10,000	0.22 %
2031	$10,000	$185,000	$260,300	$200	$445,500	$0	$0	$10,000	0.22 %
2032	$10,000	$185,000	$103,750	$200	$288,950	$0	$0	$10,000	0.21 %
2033	$10,000	$185,000	$1,181,800	$200	$1,367,000	$0	$0	$10,000	0.26 %
2034	$10,000	$185,000	$298,510	$200	$483,710	$0	$0	$10,000	0.27 %
2035	$10,000	$185,000	$265,190	$200	$450,390	$0	$0	$10,000	0.27 %
2036	$10,000	$185,000	$829,120	$200	$1,014,320	$0	$0	$10,000	0.33 %
2037	$10,000	$185,000	$0	$200	$39,852	$0	$0	$155,348	4.73 %
2038	$155,348	$185,000	$0	$3,107	$106,970	$0	$0	$236,485	6.69 %
2039	$236,485	$185,000	$0	$4,730	$23,500	$0	$0	$402,715	10.37 %
2040	$402,715	$185,000	$0	$8,054	$19,548	$0	$0	$576,221	13.56 %
2041	$576,221	$185,000	$0	$11,524	$105,190	$0	$0	$667,555	14.71 %
2042	$667,555	$185,000	$0	$13,351	$161,800	$0	$0	$704,106	14.73 %
2043	$704,106	$185,000	$1,094,962	$14,082	$1,988,150	$0	$0	$10,000	0.31 %
2044	$10,000	$185,000	$345,950	$200	$531,150	$0	$0	$10,000	0.33 %
2045	$10,000	$185,000	$453,911	$200	$639,111	$0	$0	$10,000	0.38 %
2046	$10,000	$185,000	$0	$200	$67,700	$0	$0	$127,500	4.65 %
2047	$127,500	$185,000	$449,430	$2,550	$754,480	$0	$0	$10,000	0.45 %
2048	$10,000	$185,000	$0	$200	$179,400	$0	$0	$15,800	0.73 %
2049	$15,800	$185,000	$0	$316	$83,390	$0	$0	$117,726	5.32 %
2050	$117,726	$185,000	$2,035,938	$2,355	$2,331,018	$0	$0	$10,000	100.00 %

Funding Model - 2021 - 3 Alt #1 ($185,000)

GRAPHIC REPRESENTATION



RDH BUILDING SCIENCE

RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Making Buildings Better™

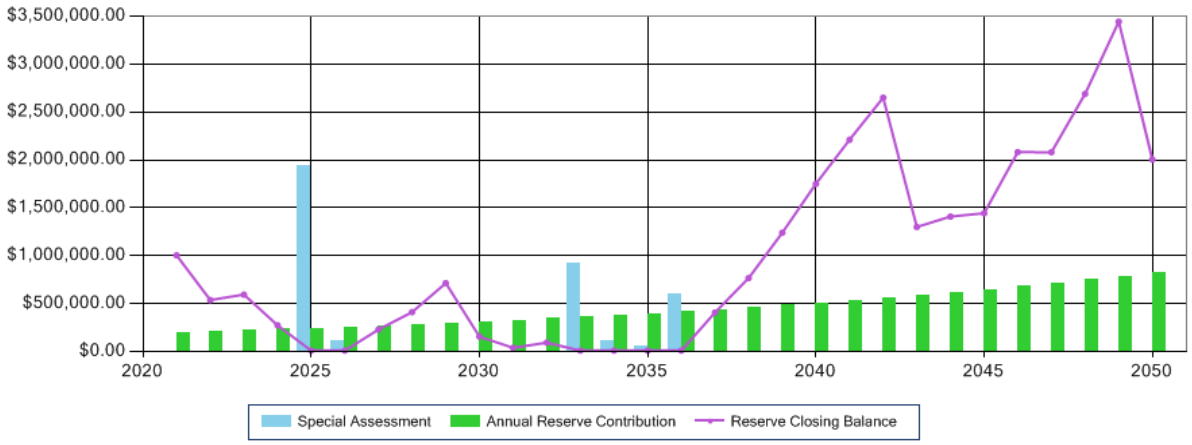
Funding Model - 2021 - 4 Alt #2 ($200,000 + 5%)

Funding Model Name	2021 - 4 Alt #2 ($200,000 + 5%)		Initial Catch-Up Cost	$0
Building	Cypress Point		Operating Budget	$545,206
Start Year	2021		Starting Reserve Balance	$1,198,080
Interest/Investment Rate	2.0 %		Contribution Threshold	$500,000
Estimated Contingency Allowance	$0		Contribution Below Threshold	$200,000
Tax Rate	0.0 %		Contribution Above Threshold	$200,000
Planning Horizon (Years)	30		Reserve Contribution Increase	5.00 %
Number of Units	106		Monthly Avg. Unit Contribution	$157

Year	Opening Balance	Reserve Contribution	Additional Funding	Reserve Income	Keep-Up	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2021	$1,198,080	$200,000	$0	$23,962	$417,500	$0	$0	$1,004,542	18.13 %
2022	$1,004,542	$210,000	$0	$20,091	$697,000	$0	$0	$537,633	10.10 %
2023	$537,633	$220,500	$0	$10,753	$174,322	$0	$0	$594,563	10.54 %
2024	$594,563	$231,525	$0	$11,891	$563,900	$0	$0	$274,079	4.88 %
2025	$274,079	$243,101	$1,936,445	$5,482	$2,449,107	$0	$0	$10,000	0.27 %
2026	$10,000	$255,256	$110,784	$200	$366,240	$0	$0	$10,000	0.27 %
2027	$10,000	$268,019	$0	$200	$48,600	$0	$0	$229,619	5.60 %
2028	$229,619	$281,420	$0	$4,592	$103,958	$0	$0	$411,673	9.23 %
2029	$411,673	$295,491	$0	$8,233	$700	$0	$0	$714,698	14.47 %
2030	$714,698	$310,266	$0	$14,294	$883,475	$0	$0	$155,782	3.45 %
2031	$155,782	$325,779	$0	$3,116	$445,500	$0	$0	$39,177	0.87 %
2032	$39,177	$342,068	$0	$784	$288,950	$0	$0	$93,078	2.00 %
2033	$93,078	$359,171	$922,889	$1,862	$1,367,000	$0	$0	$10,000	0.26 %
2034	$10,000	$377,130	$106,380	$200	$483,710	$0	$0	$10,000	0.27 %
2035	$10,000	$395,986	$54,204	$200	$450,390	$0	$0	$10,000	0.27 %
2036	$10,000	$415,785	$598,335	$200	$1,014,320	$0	$0	$10,000	0.33 %
2037	$10,000	$436,575	$0	$200	$39,852	$0	$0	$406,923	12.40 %
2038	$406,923	$458,403	$0	$8,138	$106,970	$0	$0	$766,494	21.68 %
2039	$766,494	$481,323	$0	$15,330	$23,500	$0	$0	$1,239,648	31.92 %
2040	$1,239,648	$505,390	$0	$24,793	$19,548	$0	$0	$1,750,282	41.20 %
2041	$1,750,282	$530,659	$0	$35,006	$105,190	$0	$0	$2,210,757	48.73 %
2042	$2,210,757	$557,192	$0	$44,215	$161,800	$0	$0	$2,650,364	55.47 %
2043	$2,650,364	$585,052	$0	$53,007	$1,988,150	$0	$0	$1,300,273	40.86 %
2044	$1,300,273	$614,304	$0	$26,005	$531,150	$0	$0	$1,409,432	47.35 %
2045	$1,409,432	$645,019	$0	$28,189	$639,111	$0	$0	$1,443,529	55.56 %
2046	$1,443,529	$677,270	$0	$28,871	$67,700	$0	$0	$2,081,970	76.01 %
2047	$2,081,970	$711,134	$0	$41,639	$754,480	$0	$0	$2,080,263	95.46 %
2048	$2,080,263	$746,690	$0	$41,605	$179,400	$0	$0	$2,689,159	124.84 %
2049	$2,689,159	$784,025	$0	$53,783	$83,390	$0	$0	$3,443,577	155.81 %
2050	$3,443,577	$823,226	$0	$68,872	$2,331,018	$0	$0	$2,004,657	100.00 %

Funding Model - 2021 - 4 Alt #2 ($200,000 + 5%)

GRAPHIC REPRESENTATION



RDH BUILDING SCIENCE

RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Making Buildings Better™

Funding Model - 2021 - 5 Progressive ($443,000)

Funding Model Name	2021 - 5 Progressive ($443,000)		Initial Catch-Up Cost	$0
Building	Cypress Point		Operating Budget	$545,206
Start Year	2021		Starting Reserve Balance	$1,198,080
Interest/Investment Rate	2.0 %		Contribution Threshold	$500,000
Estimated Contingency Allowance	$0		Contribution Below Threshold	$443,000
Tax Rate	0.0 %		Contribution Above Threshold	$443,000
Planning Horizon (Years)	30		Reserve Contribution Increase	0.00 %
Number of Units	106		Monthly Avg. Unit Contribution	$348

Year	Opening Balance	Reserve Contribution	Additional Funding	Reserve Income	Keep-Up	Contingency Costs	Tax Liability	Closing Balance	Percent Funded
2021	$1,198,080	$443,000	$0	$23,962	$417,500	$0	$0	$1,247,542	22.51 %
2022	$1,247,542	$443,000	$0	$24,951	$697,000	$0	$0	$1,018,493	19.13 %
2023	$1,018,493	$443,000	$0	$20,370	$174,322	$0	$0	$1,307,540	23.19 %
2024	$1,307,540	$443,000	$0	$26,151	$563,900	$0	$0	$1,212,791	21.61 %
2025	$1,212,791	$443,000	$779,060	$24,256	$2,449,107	$0	$0	$10,000	0.27 %
2026	$10,000	$443,000	$0	$200	$366,240	$0	$0	$86,960	2.35 %
2027	$86,960	$443,000	$0	$1,739	$48,600	$0	$0	$483,099	11.78 %
2028	$483,099	$443,000	$0	$9,662	$103,958	$0	$0	$831,803	18.65 %
2029	$831,803	$443,000	$0	$16,636	$700	$0	$0	$1,290,739	26.14 %
2030	$1,290,739	$443,000	$0	$25,815	$883,475	$0	$0	$876,079	19.41 %
2031	$876,079	$443,000	$0	$17,522	$445,500	$0	$0	$891,101	19.88 %
2032	$891,101	$443,000	$0	$17,822	$288,950	$0	$0	$1,062,973	22.88 %
2033	$1,062,973	$443,000	$0	$21,259	$1,367,000	$0	$0	$160,232	4.30 %
2034	$160,232	$443,000	$0	$3,205	$483,710	$0	$0	$122,727	3.34 %
2035	$122,727	$443,000	$0	$2,455	$450,390	$0	$0	$117,791	3.27 %
2036	$117,791	$443,000	$461,173	$2,356	$1,014,320	$0	$0	$10,000	0.33 %
2037	$10,000	$443,000	$0	$200	$39,852	$0	$0	$413,348	12.60 %
2038	$413,348	$443,000	$0	$8,267	$106,970	$0	$0	$757,645	21.43 %
2039	$757,645	$443,000	$0	$15,153	$23,500	$0	$0	$1,192,298	30.70 %
2040	$1,192,298	$443,000	$0	$23,846	$19,548	$0	$0	$1,639,596	38.59 %
2041	$1,639,596	$443,000	$0	$32,792	$105,190	$0	$0	$2,010,198	44.31 %
2042	$2,010,198	$443,000	$0	$40,204	$161,800	$0	$0	$2,331,602	48.79 %
2043	$2,331,602	$443,000	$0	$46,632	$1,988,150	$0	$0	$833,084	26.18 %
2044	$833,084	$443,000	$0	$16,662	$531,150	$0	$0	$761,595	25.59 %
2045	$761,595	$443,000	$0	$15,232	$639,111	$0	$0	$580,716	22.35 %
2046	$580,716	$443,000	$0	$11,614	$67,700	$0	$0	$967,630	35.32 %
2047	$967,630	$443,000	$0	$19,353	$754,480	$0	$0	$675,503	31.00 %
2048	$675,503	$443,000	$0	$13,510	$179,400	$0	$0	$952,613	44.22 %
2049	$952,613	$443,000	$0	$19,052	$83,390	$0	$0	$1,331,275	60.23 %
2050	$1,331,275	$443,000	$540,117	$26,626	$2,331,018	$0	$0	$10,000	100.00 %

Funding Model - 2021 - 5 Progressive ($443,000)

GRAPHIC REPRESENTATION

Appendix F

RDH Qualifications

Maintenance and Planning (MaP)

Our Maintenance and Planning (MaP) group works with your owner group to plan and develop strategies for the long- and short-term needs of your building—everything from roof maintenance to boiler replacement. As the acronym suggests, our services are designed so that we can provide you with a comprehensive roadMaP for the management of your assets.

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. 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.

Depreciation Reports

A Depreciation Report is a long-range financial planning tool. It's used to identify funding requirements for costs associated with future repair, renewal, and replacement projects. The report establishes where you need to focus resources and is a good place to start developing your roadMaP.

The first step in preparing the report is to compile an inventory of all of your building's assets (roofs, boilers, carpets, etc.). Using the inventory as a foundation, we estimate the remaining life of each asset, forecast the replacement costs in future-year dollars, and display the financial analysis with graphs and cash flow tables.

Building Asset Management Software (BAMS)

All of this information is accessible through our propriety online BAM Software—we do the groundwork and provide the critical information so that you can leverage the Software to track and report on maintenance, repair, and renewal activities. Alternatively, we can follow up and manage the activities on your behalf.

The Software tool also empowers you to create your own funding scenarios so you can evaluate different funding levels and find a solution that works specifically for your building. Where a Depreciation Report identifies what items you need to spend money on and when you need to spend it, this tool helps you optimize the way you spend your money. Ultimately, we can help you track what work is completed versus what is outstanding so that you are better able to produce reports and make informed decisions.

RDH

RDH Qualifications

Principals

Mark Will | B.A. Econ.

Principal, Vancouver Regional Manager

- B.A., Economics
- Has worked in project management since 1997
- Member of the Board of Directors, Condominium Home Owner's Association (CHOA)
- Member of Professional Association of Managing Agents (PAMA)

Jason Dunn | B.Arch.Sc., CCCA

Principal, Senior Project Manager

- B.Arch.Sc., Building Science Option
- Certified Construction Contract Administrator, CSC
- Has worked in building science consulting since 2004

Associates and Project Managers

Brandon Carreira | Dipl.T.

Project Manager

- MaP Service Area Leader
- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- Has worked in maintenance and planning consulting since 2011
- Prepared 150+ Depreciation Reports and has been involved with 200+ MaP projects

Jesse Listoen | Dipl.T.

Associate, Project Manager

- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- 5+ years' experience in maintenance and planning consulting and has been involved in the preperation 70+ depreciation reports
- Has worked in maintenance and planning

David Taguchi | Eng.L., RRO

Associate, Building Science Specialist

- Eng.L., Engineers & Geoscientists of British Columbia
- RRO, Roofing Consultants Institute Inc.
- Member of Applied Science Technologists and Techicians of British Columbia
- Has 19 years of Building Science Experience

Heather Reid | P.Eng.

Associate, Building Science Engineer

- B.A.Sc., Civil Engineering
- Diploma, Advanced Civil Engineering Technology
- Diploma, Civil Engineering Technology, Structural Option
- Has worked in maintenance and planning consulting since 2017
- Registered Professional Engineer, Engineers and Geoscientists of BC

RDH Qualifications

Michael Grummett | P.Eng.

Associate, Building Science Engineer

- → B.Eng., Structural Engineering
- → Has worked in maintenance and planning consulting since 2015
- → Registered Professional Engineer, Engineers and Geoscientists of BC

Robyn Edgar | P.Eng.

Associate, Building Science Engineer

- → Associate Certificate (hons), Project Management
- → B.A.Sc.(with Distinction), Civil Engineering
- → Has worked in maintenance and planning consulting since 2019
- → Hold 10 years of Building Science experience
- → Registered Professional Engineer, Engineers and Geoscientists of BC

Len Sakurgi | P.Eng.

Associate, Building Science Engineer

- → B.A.Sc., Mechanical Engineering
- → Has worked in maintenance and planning consulting since 2020
- → Registered Professional Engineer, Engineers and Geoscientists of BC

Ryan McNamara| M.A.Sc., P.Eng.

Building Science Engineer

- → M.A.Sc., Mechanical Engineering
- → Has specialized in building energy performance and sustainable design since 2016
- → Conducts building energy simulations and utility data analysis
- → Registered Professional Engineer, Engineers and Geoscientists of BC

Talen Springer | EIT

Building Science Engineer (EIT)

- → B.A.Sc., Civil Engineering
- → Has worked in maintenance and planning consulting since 2016
- → Engineer in Training, Engineers and Geoscientists of BC

Kasra Vahidi | B.A.Sc., EIT

Building Science Engineer (EIT)

- → B.A.Sc., Civil Engineering, Minor in Commerce
- → Has worked in maintenance and planning consulting since 2018
- → Engineer in Training, Engineers and Geoscientists of BC

RDH

RDH Qualifications

Josh Chambers | RSE, RRO

Project Manager

- → B.Tech., Construction Management Program
- → Red Seal Endorsement (RSE), Industry Training Authority
- → Registered Roof Observer (RRO), Roofing Consultants Institute
- → Has worked in maintenance and planning consulting since 2021
- → Joined RDH as a Building Science Technologist in 2015

Technical Staff

Alex Seto | Dipl.T.

Building Science Technologist

- → Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- → Has worked in maintenance and planning consulting since 2012

Jackie Wong | Dipl.T.

Building Science Technologist

- → Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- → Has worked in maintenance and planning consulting since 2016

Preston Wu | Dipl.T.

Building Science Technologist

- → Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- → Has worked in maintenance and planning consulting since 2016

Cameron Skoglund | GradTech.

Building Science Technologist

- → GradTech., ASTTBC
- → Has worked in maintenance and planning consulting since 2017

Torrance Beamish | B.F.A., Dipl.T.

Building Science Technologist

- → Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- → Has worked in maintenance and planning consulting since 2017

RDH

RDH Qualifications

Yan Marineau-Brachmann | B.A.Sc.

Building Science Engineer (EIT)

- → B.A.Sc., Civil Engineering
- → Has worked in maintenance and planning consulting since 2018

Joseph Hildebrandt | B.A.Sc., EIT

Building Science Engineer (EIT)

- → B.A.Sc., Mechanical Engineering (Thermofluids Option)
- → Has worked in maintenance and planning consulting since 2020

Joshua Villanueva

Building Science Technologist

- → Diploma in Architectural and Building Technology
- → Has worked in maintenance and planning consulting since 2021

Administrators and Client Support

Vanessa Jumawan

Maintenance and Planning Coordinator

- → Has worked in administration within engineering/architecture since 2008
- → Preparation of Depreciation Report estimates and proposals

Anna Qiu

Maintenance and Planning Project Assistant

- → Certificate, Business Administration
- → Has worked in administration within engineering/architecture firms since 2004

Software Support and Programmer

Matthew Branch | P.Eng.

Software Developer

- → B.Sc., Civil Engineering
- → Registered Professional Engineer, Engineers and Geoscientists of BC
- → Has worked in engineering data analysis since 2000

Acknowledgements

Serge Desmarais | B.Arch. Architect AIBC, CP

Principal (In Memoriam), Senior Building Science Specialist

RDH gratefully acknowledges the contributions of Serge Desmarais as the building science technical lead for the MaP group.

- → Registered Architect AIBC, Certified Professional
- → 30+ years' experience in building design and construction capital renewal projects
- → RDH 2004 - 2017

Appendix G

Insurance Certificate

Ref. No. 320008778690

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

Re: Evidence of Insurance:

To Whom It May Concern
Suite 400, 4333 Still Creek Drive
Burnaby, BC V5C 6S6

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 Science Inc.
Suite 400, 4333 Still Creek Drive
Burnaby, BC V5C 6S6

Coverage

Commercial General Liability	**Insurer**	Zurich Insurance Company Ltd	
	Policy #	8850746	
	Effective	02-May-2021	**Expiry** 01-Jul-2022
	Limits of Liability	Bodily Injury & Property Damage, Each Occurrence $1,000,000 Products and Completed Operations, Aggregate $2,000,000 Non-Owned Automobile Liability $1,000,000 Legal Liability for Damage to Hired Automobiles $100,000 Policy may be subject to a general aggregate and other aggregates where applicable	
Architects & Engineers Professional Liability	**Insurer**	Lloyd's Underwriters	
	Policy #	PSDEF2100249	
	Effective	02-May-2021	**Expiry** 01-Jul-2022
		Subject to aggregate where applicable	

Terms and / or Additional Coverage

Commercial General Liability includes:
General Aggregate: $2,000,000

Professional Liability
Limit: $1,000,000 Per Claim Limit / $2,000,000 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
THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICY

AON

Ref. No. 320008778690

CERTIFICATE OF INSURANCE

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.

Dated : 04-May-2021

Aon Reed Stenhouse Inc

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
THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICY

AON

Appendix H

Strategic Plan

RDH BUILDING SCIENCE

RDH Building Science Inc.
4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Making Buildings Better™

Cypress Point
Major Maintenance and Renewals Schedule

Accuracy of Budget Cost Estimates:

1. Budget costs in this report are provided in both current year dollars(without inflation or escalation factors) and future year dollars(with inflation or escalation factors).
2. All budget costs are preliminary estimates intended for planning purposes and not for accounting use.
3. Actual costs will vary depending on several factors. The budget estimates assume economies of scale will be achieved by bundling work items together into larger projects. Small projects done individually may exceed the budget estimates.
4. Each project should include appropriate cost line-items when developing an overall project budget.
5. Labour and material costs are subject to the vagaries of the marketplace. At the time of tender, costs may vary depending on the time of the year and/or contractor availability.
6. The budget estimates must be updated over time and confirmed by competitive tender before any contracts are awarded.
7. Detailed repair specifications are required to be prepared in order to confirm scopes of work and costs.
8. Soft costs, such as consulting services and contingency allowances are not included in the budget estimates. Depending on the sizes, scope and timing of individual projects, the magnitude of the soft costs will vary.
9. Cost savings may be realized depending on the use of in-house labor or 3rd party-contractors.
10. The estimates do not include allowances for site specific access requirements and environmental concerns, which should be addressed on a project-by-project basis.
11. Consideration may sometimes need to be given to costs arising from the impact of projects on occupancy use and facility operations.

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
ENCLOSURE																																				
ROOFS & DECKS																																				
Encl 01	R01	Replace SBS membrane roof assembly and associated component such as drains and flashing.	25 Yrs	$1,279,800	2025	$1,400,000					•																									•
Encl 02	R02	Replace roof membrane assembly and associated components.	30 Yrs	$480,000	2030	$570,000										•																				
Encl 03	R01	Replace podium membrane assembly and associated components.	30 Yrs	$210,000	2033	$270,000													•																	
Encl 04	R01	Replace podium membrane assembly and associated components	25 Yrs	$159,600	2032	$200,000												•																		
Encl 05	R01	Replace tiles and associated components such as gutters and flashing.	40 Yrs	$90,000	2025	$97,000					•																									
FALL PROTECTION																																				
Encl 06	R01	Replace exterior guardrails.	20 Yrs	$26,100	2024	$33,000				•																				•						
Encl 07	R01	Replace exterior guardrails.	30 Yrs	$47,700	2033	$60,000													•																	
Encl 08	R01	Replace exterior guardrails.	30 Yrs	$5,400	2041	$8,000																					•									
WALLS																																				
Encl 09	J01	Repair of delaminated or spalled concrete should be carried out prior to recoating.	10 Yrs	$5,000	2024	$5,300				•										•										•						
Encl 09	R01	Reapply protective coating as required, including preparation of the concrete substrate.	10 Yrs	$89,100	2024	$95,000				•										•										•						
Encl 09	R02	Concrete wall is durable and not deemed a renewable asset. Maintenance of the concrete substrate is required for the asset to achieve longevity.	75 Yrs	$0	2058	$0																														
Encl 10	R01	Replace sections of clay masonry veneer cladding along with associated flashing and sealants as required.	50 Yrs	$203,125	2033	$260,000													•																	
Encl 11	R01	Re-paint stucco surface as required.	10 Yrs	$28,000	2035	$37,000				•											•										•					
Encl 11	R02	Replace stucco cladding along with associated flashing and sealants. Consideration should be given to replacement of vent hoods and other accessories that penetrated the cladding at the time of cladding replacement.	40 Yrs	$420,000	2025	$450,000					•																									

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Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
ENCLOSURE																																				
Encl 12	R01	Re-paint stucco surface as required.	10 Yrs	$92,000	2024	$120,000				•										•																
Encl 12	R02	Replace stucco cladding along with associated flashing and sealants. Consideration should be given to replacement of vent hoods and other accessories that penetrated the cladding at the time of cladding replacement.	40 Yrs	$1,150,000	2043	$1,800,000																							•							
Encl 13	R01	Re-paint stucco surface as required.	10 Yrs	$6,800	2024	$7,200				•										•										•						
Encl 13	R02	Replace stucco cladding along with associated flashing and sealants. Consideration should be given to replacement of vent hoods and other accessories that penetrated the cladding at the time of cladding replacement.	40 Yrs	$85,000	2051	$150,000																														
Encl 14	R01	Repaint wood panels and associated wood trim.	10 Yrs	$6,000	2031	$7,300											•										•									
Encl 14	R02	Replace wood panels along with associated flashing and sealants.	40 Yrs	$83,250	2021	$83,000	•																													
Encl 15	R01	Repaint wood panels and associated wood trim.	10 Yrs	$7,200	2024	$7,600				•										•																
Encl 15	R02	Replace wood panels along with associated flashing and sealants.	40 Yrs	$88,800	2043	$140,000																							•							
Encl 16	R01	Repaint wood panels and associated wood trim.	10 Yrs	$1,200	2024	$1,300				•										•										•						
Encl 16	R02	Replace wood panels along with associated flashing and sealants.	40 Yrs	$14,800	2051	$27,000																														
Encl 17	J01	Locally repair wood trim and repaint, as required.	10 Yrs	$42,000	2024	$45,000				•										•										•						
Encl 17	J02	Locally repair wood trim and repaint, as required (Original).	10 Yrs	$18,000	2032	$22,000												•										•								
Encl 17	R01	Replace wood trim, as required (2003).	30 Yrs	$48,000	2033	$61,000													•																	
Encl 17	R02	Replace wood trim, as required (2011).	30 Yrs	$8,000	2041	$12,000																					•									
Encl 17	R03	Replace wood trim, as required (Original).	30 Yrs	$28,800	2021	$29,000	•																													
GLAZING SYSTEMS																																				
Encl 18	J03	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2 Yrs	$0	2023	$0		•	•		•		•		•		•		•		•		•		•		•		•		•		•		•	
Encl 18	R01	Replace wood framed windows and associated components.	30 Yrs	$281,250	2021	$280,000	•																													
Encl 19	J03	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2 Yrs	$1,505	2022	$1,500		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•	
Encl 19	R01	Replace vinyl framed windows and associated components.	30 Yrs	$335,400	2033	$430,000													•																	
Encl 20	J03	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2 Yrs	$165	2026	$180						•		•		•		•		•		•		•		•				•		•		•		•	
Encl 20	R01	Replace vinyl windows and associated components.	30 Yrs	$36,660	2041	$54,000																					•									
DOORS																																				
Encl 21	R01	Repaint wood door and frame finish.	10 Yrs	$17,000	2024	$18,000				•										•										•						
Encl 21	R02	Replace wood swing doors.	25 Yrs	$102,000	2031	$120,000											•																			
Encl 22	J03	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2 Yrs	$0	2022	$0		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•	
Encl 22	R02	Replace sliding glass doors and associated components.	25 Yrs	$278,300	2031	$300,000											•																			

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ENCLOSURE																																				
Encl 23	J03	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass.	2 Yrs	$0	2022	$0		•		•		•		•		•		•			•		•		•		•		•		•		•			
Encl 23	R01	Replace sliding glass doors and associated components.	30 Yrs	$25,300	2033	$32,000													•																	
Encl 24	J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. [Refer to manufacturer's warranty if applicable.]	2 Yrs	$0	2021	$0	•		•			•		•		•		•		•		•		•		•		•				•		•		•
Encl 24	J02	Perform condition assessment of swing door and associated components.	6 Yrs	$0	2030	$0										•						•						•								•
Encl 24	R01	Replace/upgrade door hardware along with inter phone.	10 Yrs	$0	2034	$0														•																
Encl 24	R02	Replace aluminum frame lobby doors.	20 Yrs	$12,000	2024	$13,000				•																				•						
Encl 25	R01	Repaint steel door finish.	10 Yrs	$3,450	2034	$4,500														•										•						
Encl 25	R02	Replace swing doors and frames, as required	25 Yrs	$29,440	2024	$31,000				•																									•	
BALCONIES																																				
Encl 26	R01	Replace vinyl balcony membrane and associated components.	10 Yrs	$11,520	2031	$14,000											•										•									
Encl 27	R01	Replace polyurethane balcony membrane and associated component.	10 Yrs	$222,000	2025	$240,000					•										•										•					
PARKING GARAGE																																				
Encl 28	J01	Re-apply traffic demarcation striping and directional signage. Frequency will depend on traffic volume and other factors.	5 Yrs	$1,500	2021	$1,500	•					•					•					•					•					•				
Encl 28	R02	Concrete slab is durable and not deemed a renewable asset. Maintenance of the concrete substrate is required for the asset to achieve longevity.	75 Yrs	$0	2058	$0																														
GENERAL & INSPECTIONS																																				
Encl 29	J01	Update depreciation report.	3 Yrs	$6,000	2024	$6,400				•			•			•			•			•			•			•			•			•		
Encl 29	J02	Perform full condition assessment of all enclosure systems.	5 Yrs	$15,000	2022	$15,000		•					•					•					•					•					•			
Encl 29	R01	This is not a renewable asset.	75 Yrs	$0	2058	$0																														
Encl 30	R01	Replace rainwater leaders and associated components such as flashing.	20 Yrs	$13,000	2025	$14,000					•																				•					
Encl 31	R01	Replace sealants in conjunction with window and cladding renewal of 2021.	1 x	$15,000	2021	$15,000	•																													
Encl 31	R02	Replace sealants at interfaces between building enclosure assemblies, and at penetrations through assemblies in accordance with sealant renewals plan.	10 Yrs	$60,000	2024	$76,000				•										•										•						

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050

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ELECTRICAL																																				
POWER SUPPLY																																				
Elec 01	R01	Replace distribution transformers. [Work to be coordinated, completed and paid for by BC Hydro, at their discretion.] [PLACEHOLDER]	45 Yrs	$0	2028	$0									•																						
DISTRIBUTION																																				
Elec 02	J01	Conduct infrared scanning to verify that terminations are sound and operating temperatures of all conducting parts are within allowable limits. Correct any conditions contributing to overheating if it occurs.	3 Yrs	$2,500	2021	$3,000	•			•			•			•			•			•			•			•			•			•		
Elec 02	J02	Clean and test main breakers and central distribution panel board.	3 Yrs	$5,000	2021	$6,000	•			•			•			•			•			•			•			•			•			•		
Elec 02	R01	Cyclical replacement of components of the electrical distribution equipment, as required (replaced in 2018).	30 Yrs	$12,000	2048	$20,000																												•		
Elec 02	R02	Cyclical replacement of components of the electrical distribution equipment, as required (original).	30 Yrs	$48,000	2023	$50,000			•																											
LIGHT FIXTURES																																				
Elec 03	R05	Replace exterior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	20 Yrs	$13,000	2023	$14,000			•																				•							
Elec 04	R05	Replace interior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	20 Yrs	$40,000	2024	$42,000				•																				•						
SECURITY																																				
Elec 05	R01	Replace enterphone panels, excluding field wiring.	25 Yrs	$18,000	2032	$22,000												•																		
Elec 06	R02	Modernize components of the proximity access control system, excluding field wiring, as required by technological obsolescence.	12 Yrs	$50,000	2023	$50,000			•												•												•			
MECHANICAL																																				
CONTROLS AND END DEVICES																																				
Mech 01	R01	Cyclical replacement of miscellaneous HVAC instrumentation, as required.	3 Yrs	$600	2023	$600			•			•			•			•			•			•			•			•			•			•
PLUMBING & DRAINAGE																																				
Mech 02	R01	Replace domestic hot water storage tanks, as required.	8 Yrs	$27,000	2022	$28,000		•								•								•								•				
Mech 03	R02	Replace domestic hot water heater.	12 Yrs	$24,000	2023	$25,000			•												•												•			
Mech 04	R01	Cyclical replacement of cross connection & back flow prevention valves, as required.	20 Yrs	$12,000	2035	$16,000															•															
Mech 05	J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions.	5 Yrs	$1,000	2022	$1,000		•					•					•					•					•						•		
Mech 05	J02	Jetflush or auger to remove buildup and blockages.	10 Yrs	$1,500	2022	$1,500		•										•										•								
Mech 05	R01	Repair and replace components of exterior drainage system, as required.	40 Yrs	$120,000	2025	$130,000					•																									

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MECHANICAL																																				
Mech 06	J01	Comprehensive third party testing and inspection of the copper domestic water distribution system.	20 Yrs	$10,000	2024	$11,000				•																										
Mech 06	R01	Replace the hot water recirculation and cold water portion of the domestic water distribution piping as required.	28 Yrs	$635,936	2036	$860,000																•														
Mech 06	R02	Replace hot water portions of domestic plumbing distribution system, including domestic valves.	28 Yrs	$314,820	2026	$330,000						•																								
Mech 07	J01	Insert video cameras into main lines to conduct pipe inspection.	5 Yrs	$3,000	2022	$3,100		•					•					•					•					•					•			
Mech 07	J02	Auger lateral drain lines.	10 Yrs	$4,000	2022	$4,000		•										•										•								
Mech 07	R01	Repair components of sanitary drainage distribution system, as required.	50 Yrs	$40,000	2033	$51,000													•																	
Mech 08	J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	5 Yrs	$3,000	2022	$3,100		•					•					•					•					•					•			
Mech 08	R01	Repair and/replace components of storm water drainage distribution system, as required.	40 Yrs	$40,000	2025	$43,000					•																								
Mech 09	R01	Cyclic replacement of sump pump storm lift and control panels.	15 Yrs	$8,000	2023	$8,300			•															•												
Mech 10	R01	Replacement of components of water treatment equipment by Hytec. Not a strata owned asset [PLACEHOLDER]	10 Yrs	$0	2025	$0																														
Mech 11	R01	Cyclical replacement of recirculating pumps, as required.	8 Yrs	$9,000	2028	$10,000								•								•								•						
Mech 12	R01	Cyclical replacement of valves, as required.	20 Yrs	$10,000	2023	$10,000			•																				•							
Mech 13	R01	Cyclical replacement of sinks and faucets, as required.	25 Yrs	$2,000	2025	$2,200					•																									•
HEATING & COOLING																																				
Mech 14	R01	Cyclical replacement of electric baseboard heaters, as required.	40 Yrs	$3,500	2023	$3,600			•																											
VENTILATION AND AIR-CONDITIONING																																				
Mech 15	R02	Rebuild or replace make-up air units.	20 Yrs	$49,000	2025	$53,000					•																					•				
Mech 16	R01	Cyclical replacement of failed or damaged general purpose exhaust fans, as required.	12 Yrs	$1,500	2022	$1,500		•												•												•				
OTHER																																				
Mech 17	R01	Replace overhead door motors and operators, as required.	20 Yrs	$4,500	2027	$5,100							•																				•			

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
ELEVATOR																																				
HYDRAULIC																																				
Elev 01	J01	Check and test overload device.	2 Yrs	$0	2022	$0		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•
Elev 01	J02	Conduct full load performance test.	2 Yrs	$0	2022	$0		•		•		•		•		•		•		•		•		•		•		•		•		•		•		•

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ELEVATOR																																				
Elev 01	R04	Replace elevator controls, tank/pump unit and control valve. Note: Fire alarm upgrades may be required if this asset is implemented. The budget for fire alarm upgrade is not included in the estimate.	25 Yrs	$180,000	2022	$180,000		•																									•			
CAR INTERIORS																																				
Elev 02	R01	Replace buried cylinder with new PVC encapsulated.	50 Yrs	$225,000	2022	$230,000		•																												
Elev 02	R02	Replace elevator operating and signal fixtures, replace door operator, upgrade cab interior (to be completed in conjunction with asset 1).	25 Yrs	$165,000	2022	$170,000		•																									•			

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
FIRE SAFETY																																				
CONTROLS																																				
Fire 01	R01	Replace fire alarm annunciator panels and control panel, excluding field wiring and field devices.	20 Yrs	$25,000	2038	$35,000																		•													
DETECTION																																				
Fire 02	R01	Cyclical replacement of speakers, heat detectors, smoke detectors and related modules, excluding field wiring.	20 Yrs	$40,000	2022	$41,000		•																				•								
SUPPRESSION																																				
Fire 03	R01	Replace fire hoses.	40 Yrs	$9,000	2022	$9,000		•																												
Fire 04	R01	Replace fire hydrants. Not normally part of Common property asset.	40 Yrs	$5,000	2050	$8,900																														•
Fire 05	R01	Cyclical replacement of fire extinguishers.	12 Yrs	$2,240	2022	$2,200		•												•												•				
Fire 06	R01	Phased replacement of hose cabinet control valves, as required.	20 Yrs	$2,500	2023	$2,600			•																				•							
Fire 06	R02	Renew compromised portions of piping, gaskets, connections, valves, devices and trim to maintain required function.	5 Yrs	$1,350	2023	$1,400			•					•					•					•					•					•		
Fire 06	R04	Replace all heads, or submit representative sample of heads for testing by a recognized testing agency at the 50th anniversary, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	10 Yrs	$1,000	2033	$1,300													•										•							
Fire 06	R05	Replace standpipe and all related trim, as required.	100 Yrs	$13,500	2083	$0																														
EGRESS																																				
Fire 07	R02	Cyclical replacement of LED exit signs.	15 Yrs	$15,000	2034	$19,000														•															•	

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050

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INTERIOR FINISHES																																				
FLOORS																																				
Finish 01	R01	Renew floor tile.	40 Yrs	$46,200	2048	$79,000				•																						•				
Finish 02	R01	Repaint concrete flooring in service rooms, as required. Repaint faded stair tread safety markings.	15 Yrs	$2,200	2030	$2,600										•														•						
Finish 03	R02	Renew floor tile.	40 Yrs	$5,280	2045	$8,500																								•						
Finish 04	R01	Replace resilient flooring (2016).	20 Yrs	$10,000	2044	$0																														
Finish 04	R02	Replace resilient flooring (1983).	20 Yrs	$10,000	2024	$11,000				•																			•							
Finish 05	R01	Renew carpet.	15 Yrs	$91,000	2036	$120,000																•														
WALLS																																				
Finish 06	R02	Replace ceramic wall tiles.	30 Yrs	$5,850	2037	$8,000																	•													
Finish 07	R02	Re-coat painted wall surface including preparation of substrate.	15 Yrs	$61,250	2030	$61,000										•														•						
ARCHITECTURAL WOODWORK																																				
Finish 08	R01	Replace damaged components of carpentry and millwork, as required.	30 Yrs	$20,000	2030	$20,000										•																				
DOORS																																				
Finish 09	J03	Repaint door and frame as required.	8 Yrs	$9,063	2030	$9,600										•								•								•				
Finish 09	R01	Replace interior swing door as required.	40 Yrs	$29,000	2026	$32,000						•																								

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
AMENITIES																																				
EQUIPMENT																																				
Amen 01	R01	Replace components of electronic equipment.	6 Yrs	$2,000	2025	$2,000					•						•						•						•						•	
Amen 02	R01	Replace domestic appliances.	15 Yrs	$3,000	2030	$3,600										•														•						
Amen 03	R01	Replace components of fitness equipment, as required.	10 Yrs	$6,000	2030	$6,500										•										•										•
FURNISHINGS																																				
Amen 04	R01	Replace entertainment equipment, as required.	10 Yrs	$2,000	2030	$2,000										•										•										•
Amen 05	R01	Replace metal storage lockers, as required.	25 Yrs	$5,000	2030	$6,000										•																				
Amen 06	R01	Replace Office furniture and associated component.	15 Yrs	$2,000	2030	$2,400										•																•				
Amen 07	R01	Replace central mail boxes as required.	30 Yrs	$18,000	2030	$22,000										•																				
Amen 08	R01	Replace damaged and outdated signage, as required.	25 Yrs	$6,000	2030	$6,000										•																				
Amen 09	R01	Repair wood storage lockers, as required.	30 Yrs	$5,000	2035	$6,600															•															
FALL PROTECTION																																				
Amen 10	R01	Replace squash court flooring and paintwork, as required.	20 Yrs	$10,000	2030	$12,000										•																				•

Cypress Point
Major Maintenance and Renewals Schedule

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
AMENITIES																																				
POOL, SPA & SAUNA																																				
Amen 11	R03	Refurbish sauna interior finish and element, as required.	20 Yrs	$10,000	2030	$12,000										•																				•
Amen 12	R01	Replace pool and spa heating equipment.	15 Yrs	$7,000	2025	$7,000					•															•										
Amen 13	R02	Refinish interior surface of pool tank.	30 Yrs	$18,000	2025	$19,000					•																									
Amen 14	R03	Cyclical replacement of pool circulation and sanitation equipment, as required.	15 Yrs	$6,800	2025	$6,800					•															•										
Amen 15	R02	Refinish interior surface of spa tank.	30 Yrs	$9,000	2025	$9,400					•																									
Amen 16	R02	Cyclical replacement of pool/spa circulation and sanitation equipment, as required.	15 Yrs	$5,500	2025	$5,500					•															•										

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
SITEWORK																																				
HARD LANDSCAPING																																				
Site 01	R01	Replace sections of concrete paving, as required.	40 Yrs	$18,900	2028	$22,000								•																						
Site 02	R02	Renew floor tile.	40 Yrs	$12,900	2023	$13,000			•																											
Site 03	R01	Replace asphalt paving between Buildings B and C.	40 Yrs	$36,000	2068	$0																														
Site 03	R02	Replace asphalt paving at entrance and courtyard.	40 Yrs	$72,900	2028	$84,000								•																						
Site 04	R01	Replace interlocking paving, as required.	30 Yrs	$52,800	2033	$67,000													•																	
Site 05	R01	Replace turfblock porous paving, as required.	40 Yrs	$117,000	2030	$140,000										•																				
SOFT LANDSCAPING																																				
Site 06	R01	Cylical replacement of components of irrigation sprinkler system, as required.	15 Yrs	$5,000	2023	$5,000			•															•												
Site 07	R01	Renovate sections of the soft landscaping, as required.	15 Yrs	$30,880	2033	$39,000													•																•	
SITE SERVICES																																				
Site 08	R01	Replace underground electrical services.	50 Yrs	$20,000	2033	$25,000													•																	
Site 09	J01	Review underground drainage piping by video camera for condition and performance.	5 Yrs	$1,500	2022	$1,500		•					•					•					•				•							•		
Site 09	J02	Powerflush underground drainage piping to clear and remove any buildup of debris.	10 Yrs	$1,500	2022	$1,500		•										•									•								
Site 09	R01	Replace underground drainage services.	50 Yrs	$17,500	2033	$22,000													•																	
Site 10	J01	Powerflush underground drains to remove buildup and debris.	10 Yrs	$1,500	2022	$1,500		•										•									•								
Site 10	J01	CCTV length of services for inspection of condition and function.	10 Yrs	$1,500	2022	$1,600		•										•									•								

RDH BUILDING SCIENCE

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Burnaby, BC V5C 6S6

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Cypress Point
Major Maintenance and Renewals Schedule

Asset Ref ID	Maint. Ref ID	Maintenance Description	Frequency	Current Cost	Next Event	Future Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
SITEWORK																																					
Site 10	R01	Replace underground sewer services, including all appurtenances. Includes temporary services during construction (assumes no room to abandon old services in place), trench backfill and asphalt patching.	50 Yrs	$8,400	2033	$11,000													•																		
Site 11	R01	Replace underground water services, valves and connections.	50 Yrs	$13,500	2033	$17,000													•																		