

The City of Victoria
Facility Condition Assessment and Capital Plan
Fernwood Community Association, 1921-1923 Fernwood Rd., Victoria

PROPERTY DESCRIPTION

The building was constructed in two sections, the west section fronting Fernwood drive and the east section facing the adjacent alley. The east section is part of the original building and houses unfinished storage space in the basement, office space on the main floor and shares an upper floor with the west section. This section is covered in stucco, the date of this cladding change is not known. The west section is a two-storey addition constructed in 1914. This section is currently home to the Fernwood Gallery and office on the lower level with multiple leased office spaces on the upper floor. Major upgrades were completed in 1979 and 2010 (including seismic upgrade).

PROPERTY STATISTICS

Gross Floor Area:	5850 sf.
Replacement Value:	\$1,649,700
Target FCI:	0.025
Current FCI:	0.067

REPORT OVERVIEW

We found no safety concerns requiring immediate expenditures.

The following provides an overview of the visual seismic, building code, accessibility and energy efficiency reviews completed.

Seismic Review

Updated cost estimate	Not Applicable.
Seismic work completed to date:	Full seismic upgrade completed in 2010.
Recommendations:	None

Building Code Review

Built under what code:	Unknown. Built under local regulations at the time. Seismic upgrade work completed under 2006 BC Building Code.
Deficiencies observed:	The rear accessibility ramp slope exceeds the building code requirements.
Recommendations:	Complete a full code evaluation as part of any significant renovation and/or if the occupancy of the building is increased.

Accessibility Review

Access into building:	Limited access to the east section via ramp and limited
Access throughout building:	Limited access throughout the building.
Access to washrooms:	Limited
Recommendations (and cost estimate):	It is recommended that an accessibility study be completed as part of any significant renovation and/or if the occupancy of the building is increased.

Energy Efficiency

Upgrade recommendations: Upgrade lighting to LED systems.

An Energy Audit will identify potential energy savings that can be realized through building upgrades. The value of this study would be dependent on the scope of work being proposed to be completed and the future use of the building. It is recommended that an energy audit be completed as part of any significant renovation and/or if the occupancy of the building is increased.

We identified recommendations of approximately \$312,000 over the next five years with the following major projects over \$15,000.

- B101005 Ramps - Wood Framed Access Ramp and Stairs - Replacement
- B201010 Exterior Coatings – Brick, Stucco and Wood Cladding – Repainting
- B202001 Punched Windows – Wood – Repair and Replacement
- B202001 Windows – Level 1 Windows - – Repair and Replacement
- C11 Washrooms – Level 2 Washroom – Refurbishment

PROJECT TEAM

An initial site review was completed by Scott Williams of MH. Following the submission of our report additional building information was provided to our office. This information included drawings and letters confirming various scopes of work completed throughout the building (including major seismic remediation work completed in 2010). As a result of the new information, a follow up site review was completed on November 17, 2015 by Chris Raudoy of MH. This meeting was attended by facility staff. Due to the weather at the time of this review the roof could not be accessed.

Chris Raudoy and Dan Walters of Morrison Hershfield reviewed the report for technical content and for compliance with the contract requirements.

REFERENCE DOCUMENTS/INFORMATION

We reviewed the following documents and selected drawings for general background and to inform ourselves about the layout and intended construction:

- Fernwood Community Association Floor Plans, Dated 2009
- Architectural and Structural Drawings for the 2010 Seismic and Sprinkler/Fire Alarm Upgrades.
- Architectural and Mechanical Drawings for the 1979 Remediation Work, Drawings Completed by Cooper Tanner Associated Ltd, dated 1979.

This report should be reviewed in conjunction with the Objectives, Terms of Reference, Limitations, and Methodology described in the main body of the report.

The City of Victoria
Facility Condition Assessment and Capital Plan
Fernwood Community Association, 1921 Fernwood Rd., Victoria

We recommend budgeting for these major projects by priority and year as follows:

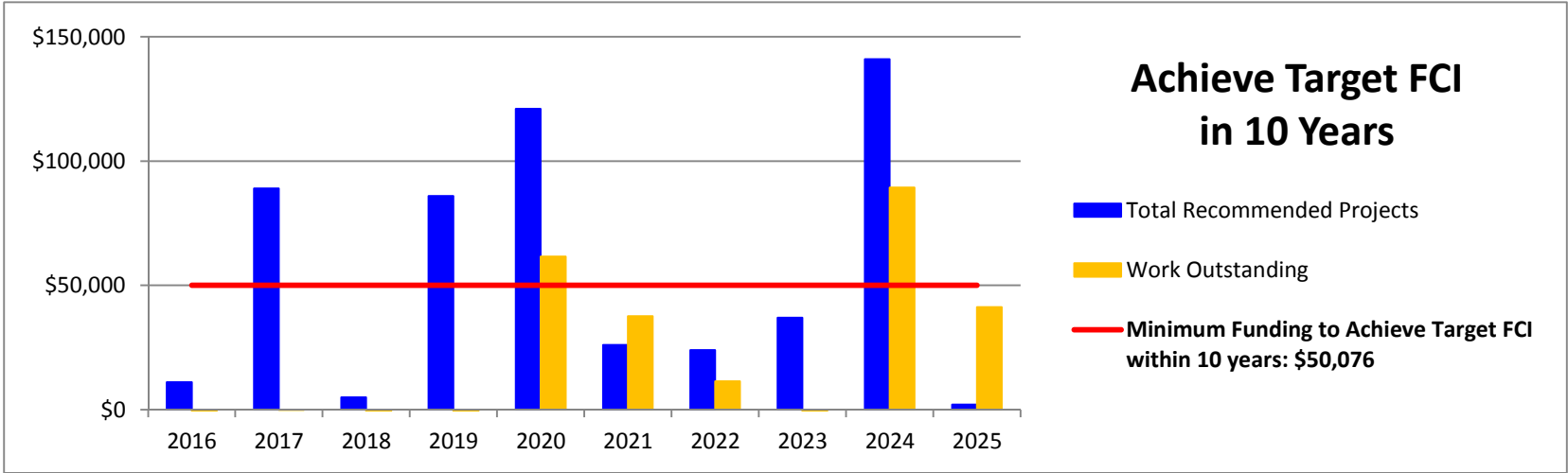
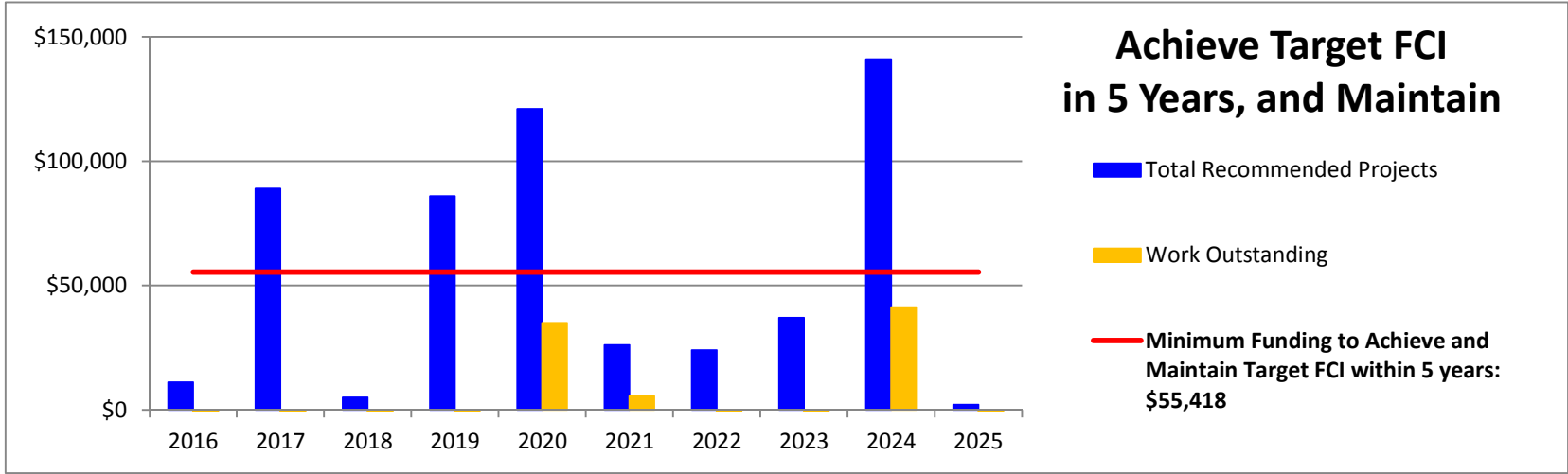
Priority	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 – Immediate	0	0	0	0	0	0	0	0	0	0
2 - Restore Functionality	0	0	0	0	0	0	0	0	0	0
2b - Exceeded Service Life	9,000	81,000	0	0	14,000	0	0	0	0	0
3 - Future Renewal	0	6,000	3,000	24,000	28,000	24,000	22,000	35,000	65,000	0
4a - Discretionary Renewal (Upgrade)	0	0	0	60,000	65,000	0	0	0	74,000	0
4b - Discretionary Renewal (Aesthetic)	2,000	2,000	2,000	2,000	14,000	2,000	2,000	2,000	2,000	2,000
Not Applicable	0	0	0	0	0	0	0	0	0	0
Total in 2015 dollars	11,000	89,000	5,000	86,000	121,000	26,000	24,000	37,000	141,000	2,000

Minimum Funding to Achieve and Maintain Target FCI within 5 years: \$55,418

Work outstanding	-44,418	-10,835	-61,253	-30,670	34,912	5,495	-25,923	-44,340	41,242	-12,175
------------------	---------	---------	---------	---------	--------	-------	---------	---------	--------	---------

Minimum Funding to Achieve Target FCI within 10 years: \$50,076

Work outstanding	-39,076	-151	-45,227	-9,303	61,621	37,546	11,470	-1,606	89,318	41,243
------------------	---------	------	---------	--------	--------	--------	--------	--------	--------	--------



Start Yr:
2016

The City of Victoria
Facility Condition Assessment and Capital Plan
Fernwood Community Association, 1921 Fernwood Rd., Victoria

BLDG	Component			Condition Assessment				Lifecycle Data			Recommendation			Can this work be phased over multiple years ?	If recommended work not complete can the rate of deterioration be expected to increase ?	Will a failure in this system lead to a loss of use of the facility ?	Can the current condition adversely affect the buildings security of safety ?	Opinion of Probable Cost								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
	Row	ID	Location / Type	Photo	Description & History	Condition	Yr New or Last Major Action	Age in 2016	Typical Life Cycle or Action Interval	Est. Time Remaining to EOL or Major Action	Recommendation	Type	Priority					Quantity	Unit Rate	Unit	Subtotal Repair or Replacement Cost	Consult.	Contingency	15% Tax and Project Costs	Total in 2015 Dollars	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
	1	SUBSTRUCTURE																																			
	2	A10 Foundations	Replace	01	Where reviewed the foundations, footings and walls, were cast in place concrete. The foundation wall extends above grade at all elevations. No evidence of major settlement or heaving was reported or observed. The age of the original foundation is not know. The age of the west addition is approximately 1914.	Fair	1914	102	100	25	The foundations are expected to last the life of the building. No major capital expenditures are expected to be required.	Repair Allowance	3 - Future Renewal	Yes	No	Yes	No																				
	3	A1030 Slab on Grade	Repair	01	The floor is concrete slab-on-grade. We noted normal, isolated, narrow cracking. No evidence of major settlement or heaving was reported or observed.	Fair	1914	102	5	5	Budget for repairs at isolated locations on a periodic basis. City staff confirmed that this work would be completed through the facility maintenance program. Costs associated with this work have not been included in the cash flow tables.	Repair Allowance	3 - Future Renewal	Yes	N/A	Yes	No																				
	4	A103006 Foundation Drainage	Camera Inspection	X	The perimeter drainage system was not exposed for review. No reports of perimeter drainage issues were made by facility staff.	Not Reviewed	1914	102	15	5	Periodic camera inspection and isolated repairs as required. City staff confirmed that this work would be completed through the facility maintenance program. Costs associated with this work have not been included in the cash flow tables.	Study	3 - Future Renewal	No	N/A	Yes	No																				
	5	SUPERSTRUCTURE																																			
	6	B10 Superstructure	General	02 / 03	The superstructure consists of wood framed walls supporting the sloped wood roof trusses. Interior wood framed walls provide intermittent support for the roof assembly. Framing upgrades were completed in 1979, including some seismic reinforcing. The age of the original structure is not know. The age of the west addition is approximately 1914. A major seismic upgrade was completed in 2010. No issues with the walls or roof were noted.	Fair	1914	102	100	50	Structural elements are expected to last the life of the building. No major capital expenditures are expected to be required.	Repair Allowance	3 - Future Renewal	N/A	N/A	Yes	No																				
	7	B101005 Ramps - Wood Framed Access Ramp and Stairs	Rear of Building - Replacement	04	An accessible ramp is provided at the rear of the building for access to the main level. The ramp is wood framed, supported by 4x4 posts and covered with plywood sheathing. Wood framed guardrails and pickets are provided for the ramp. The replacement of the waterproofing membrane located on the sheathing is addressed in a separate line item. The wood elements of the ramp are beginning to show signs of deterioration. Guardrail attachment to the ramp is loose at a number of locations. From measurements taken on site it was determined that the slope of the ramp does not meet current code requirements. The original ramp was constructed in 1979 and has been repaired as required since. Facility staff confirmed the last major upgrade took place in 2007.	Fair	2007	9	15	6	Replacement of the accessible ramp and adjacent egress stairs. Localized repairs to be included in the maintenance budget.	Repair Allowance	3 - Future Renewal	No	Yes	No	No			1	\$18,000	LS	\$18,000	0%	15%	15%		\$24,000					\$24,000				
	8	ENVELOPE																																			
	9	B2010 Exterior Walls - Brick	Throughout - Replacement	05	The walls are brick at the exterior and gypsum board over wood framing. The brick veneer walls are supported by the foundation walls, no provision for drainage is present. Facility staff confirmed repointing work was undertaken in 2010. Isolated areas of deterioration of mortar joints were noted on the South elevation.	Fair	1909	107	20	7	The masonry walls are expected to last the life of the building. A contingency has been included for localized brick replacement and mortar joint repointing.	Repair Allowance	3 - Future Renewal	Yes	No	Yes	No			2310	\$7	SF	\$15,015	10%	15%	15%		\$22,000						\$22,000			
	10	B2010 Exterior Walls - Stucco	West Elevation - Replacement	06	Stucco is used on the second floor of the west elevation. Cracking and bulging of the stucco was noted on this elevation. We assume this stucco is original to the building.	Fair	1914	102	50	15	Replace face-seal stucco system with rain screen stucco system.	Replacement	3 - Future Renewal	No	Yes	Yes	Yes			440	\$35	SF	\$15,400	10%	15%	15%		\$23,000									
	11	B2010 Exterior Walls - Stucco	East Addition - Replacement	07	Stucco is used predominantly as cladding on the east building addition at the rear of the building. This stucco at appears to be in fair condition no issues observed ore reported. No information was available on the age of this cladding system, the year new has been assumed.	Fair	1960	56	50	15	Replace face-seal stucco system with rain screen stucco system.	Replacement	3 - Future Renewal	Yes	No	Yes	No			1790	\$35	SF	\$62,650	10%	15%	15%		\$92,000									
	12	B2010 Exterior Walls - Cedar Siding	Rear of Building - Cedar Shingle Replacement	08	Cedar shingle cladding is utilized at the rear of the building. The cladding has been recently painted and is in fair condition. Minor areas of cracking and cupping were noted. No information was available on the age of this cladding system, the year new has been assumed.	Fair	1990	26	35	9	Replace shingles at the end of their service life.	Replacement	3 - Future Renewal	No	No	Yes	No			700	\$25	SF	\$17,500	10%	15%	15%		\$26,000							\$26,000		
	13	B2010 Exterior Walls - Cedar Siding	Rear of Building - Lapped Siding Replacement	09	There is a small area of horizontally lapped wood cladding located at the southeast corner of the building. The cladding has been recently painted and is in fair condition. Minor areas of cracking were noted.	Good	1960	56	35	9	Replace lapped siding at the end of their service life.	Replacement	3 - Future Renewal	No	No	Yes	No			400	\$25	SF	\$10,000	10%	15%	15%		\$15,000								\$15,000	
	14	B2010 Exterior Walls - Metal Cladding and Roof	West Parapet Walls - Replacement	10	Sheet metal panels have been installed, as faux shingles, above the upper canopy and on the canopy on the west elevation. The cladding appears to be in fair condition, however, a lack of proper detailing at outside corners has caused the adjacent panels to bend out of shape allowing potential water ingress. Furthermore, some loose panels were noted on the south elevation. No information was available on the age of this cladding system, the year new has been assumed.	Fair	1960	56	50	9	Install new metal panels, in a similar orientation, at the end of its service life. Complete immediate repairs where required to seal off wall. It is assumed this will be completed as part of the buildings ongoing maintenance.	Replacement	3 - Future Renewal	No	No	Yes	No			1	\$10,000	LS	\$10,000	10%	15%	15%		\$15,000								\$15,000	
	15	B201008 Exterior Soffits	Repainting	11	Painted wood soffits exist at the roof edge and under canopies. No issues with this item were noted. Facility staff reported that the soffit was repainted in 2010.	Fair	2010	6	20	14	A budget has been provided for repainting all soffits. Repainting of soffits assumed to take place at the same time as cladding painting. Costs associated with this item fall below the threshold provided and have not been carried into the cash flow tables.	Repair Allowance	3 - Future Renewal	No	No	No	No			380	\$3	SF	\$1,292	0%	15%	15%		\$2,000									
	16	B201010 Exterior Coatings	Brick Cladding - Paint	12	The brick has been painted. Facility staff reported that the brick was repainted in 2010.	Fair	2010	6	10	4	Repaint all brick cladding on an as required basis.	Repair Allowance	3 - Future Renewal	No	No	No	No			2310	\$3	SF	\$6,930	0%	15%	15%		\$10,000							\$10,000		
	17	B201010 Exterior Coatings	Stucco Cladding - Recoat	07	No issues with this item were noted. Facility staff reported that the stucco walls were repainted in 2010.	Fair	2010	6	10	4	Recoat all stucco cladding at the end of its service life.	Repair Allowance	3 - Future Renewal	No	No	No	No			2250	\$3	SF	\$6,750	0%	15%	15%		\$9,000						\$9,000			
	18	B201010 Exterior Coatings	Cedar Siding (shake and lapped) - Paint	13	Some deterioration of the paint on the wood cladding was noted. Facility staff reported that the cladding was repainted in 2010.	Fair	2010	6	10	4	Repaint all cedar siding and trim (prep and 2-coats) on an as required basis.	Repair Allowance	3 - Future Renewal	No	No	No	No			1100	\$3	SF	\$3,300	0%	15%	15%		\$5,000						\$5,000			
	19	B201011 Joint Sealant	Throughout - Replacement	14	Sealant joints located around the building fenestration. The sealant is in various stages of deterioration.	Poor	2000	16	10	2	City staff confirmed that this work would be completed through the facility maintenance program. Costs associated with this work have not been included in the cash flow tables.	Replacement	2b - Exceeded Service Life	No	Yes	No	No			1000	\$6	LF	\$6,000	0%	15%	15%		\$8,000									
	20	B202001 Punched Windows	Repair and Replacement	15	Original wood framed windows are present throughout the building. Issues with the operable were noted by some of the upper floor tenants and damage to the wood components of some of the windows, including the frame and the interior and exterior wood trim, was noted. Facility staff confirmed on window assembly on the west elevation was remediated.	Poor	1914	102	35	2	Refurbish and/or replace windows, to match existing, at the end of its service life.	Replacement	2b - Exceeded Service Life	Yes	Yes	Yes	No			22	\$2,500	Ea	\$55,000	10%	15%	15%		\$81,000		\$81,000							
	21	B202001 Windows	Level 1 Upper Strip Windows - West Elev. - Replace	16 / 17	Single paned metal framed strip windows are present on the west elevation servicing the office and the Little Fernwood Gallery. Facility staff confirmed that these windows were refurbished in 2010.	Good	2010	6	30	24	Refurbish and/or replace windows, to match existing, at the end of its service life.	Replacement	4a - Discretionary Renewal (Upgrade)	Yes	No	Yes	No			100	\$150	SF	\$15,000	10%	15%	15%		\$22,000									
	22	B202001 Windows	Level 1 Lower Strip Windows - West Elev. - Replace	16 / 17	Single paned metal framed strip windows are present on the west elevation servicing the office and the Little Fernwood Gallery. The beauty cap has fallen off the window mullions at several locations and the wood trim is showing signs of deterioration. The age of these assemblies is unknown. The last major upgrade took place in 1979.	Fair	1979	37	35	5	Refurbish and/or replace windows, to match existing, at the end of its service life.	Replacement	4a - Discretionary Renewal (Upgrade)	Yes	No	Yes	No			550	\$80	SF	\$44,000	10%	15%	15%		\$65,000						\$65,000			
	23	B203001 Exterior Solid Doors	Throughout - Replacement	18	Solid wood doors without glazing were installed on the south and east elevations. Mechanical damage to the wood doors and frames as well as the hardware was typically noted.	Fair	1914	102	25	11	Replace doors at end of service life. Replace weatherstripping and complete minor repairs and adjustment as part of maintenance.	Replacement	3 - Future Renewal	Yes	No	No	No			6	\$2,000	EA	\$12,000	10%	15%	15%		\$18,000									
	24	B203001 Single Exterior Solid Wood Doors with glazing	West Elev. - Replacement	19	Original heritage doors are utilized as entry doors to the office, Gallery and second floor tenants. Some mechanical damage to the wood frames was observed though operation of the assembly appears to be unaffected.	Fair	1914	102	25	8	Replace doors at end of service life. Replace weatherstripping and complete minor repairs and adjustment as part of maintenance.	Replacement	3 - Future Renewal	Yes	No	No	No			3	\$2,000	EA	\$6,000	0%	15%	15%		\$8,000							\$8,000		

Start Yr:
2016

The City of Victoria
Facility Condition Assessment and Capital Plan
Fernwood Community Association, 1921 Fernwood Rd., Victoria

BLDG	Component			Condition Assessment					Lifecycle Data			Recommendation			Can this work be phased over multiple years ?	If recommended work not complete can the rate of deterioration be expected to increase ?	Will a failure in this system lead to a loss of use of the facility ?	Can the current condition adversely affect the buildings security of safety ?	Opinion of Probable Cost								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10																				
	Row	ID	Location / Type	Photo	Description & History	Condition	Yr New or Last Major Action	Age in 2016	Typical Life Cycle or Action Interval	Est. Time Remaining to EOL or Major Action	Recommendation	Type	Priority	Quantity					Unit Rate	Unit	Subtotal Repair or Replacement Cost	Consult.	Contingency	15% Tax and Project Costs	Total in 2015 Dollars	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025																					
	25	Roofs																																																						
	26	B301002 Roofing - Low Sloped Membrane System SBS	West Roof - Replacement	X	A low-sloped roof membrane is located over the west section of the building. A vented attic space is below the roof. Thermal resistance for the assembly is provided by blown-in insulation. No staining was noted, where observed, in the attic space. Access was not provided for the roof area. Facility staff confirmed that the roof was replaced in 2007.	Not Reviewed	2007	9	25	16	Replace existing roofing system including flashings, sealants, associated vents etc. with a new 2-ply SBS roof assembly as required.	Replacement	3 - Future Renewal	No	Yes	Yes	N/A	1850	\$20	SF	\$37,000	10%	15%	15%	\$54,000																															
	27	B301002 Roofing - Sloped Roof - Asphalt Shingles	East Roof - Replacement	20	A 10 in 12 sloped asphalt shingle roof is located over the east section of the building. Though some accumulation of organic matter was noted on the shingles the assembly appeared in serviceable condition. Facility staff confirmed that the roof was replaced in 2007.	Fair	2007	9	30	16	Replace shingles, building paper, vents, gable flashings on 10/12 sloped residential roof.	Replacement	3 - Future Renewal	No	Yes	Yes	No	1200	\$10	SF	\$12,000	10%	15%	15%	\$18,000																															
	28	B301002 Roofing - Walkway Coating	Liquid Applied Membrane - Replacement	21	Liquid applied membrane is installed on the accessible ramp located at the rear of the building. The wood sheathing is exposed/unprotected at several locations. We assume this item was replaced in 1995.	Poor	2007	9	10	1	Install new liquid applied membrane traffic coating, with anti-skid coat.	Replacement	2b - Exceeded Service Life	No	Yes	No	No	400	\$15	SF	\$6,000	10%	15%	15%	\$9,000	\$9,000																														
	29	B301005 Gutters and Downspouts	East Roof - Replacement	22	Gutters and associated downspouts service the sloped asphalt shingle roof. Some debris accumulation in the gutters was observed. Facility staff confirmed that the guttes were replaced in 2000.	Fair	2000	16	25	9	Replace gutters and downspouts at the end of service life.	Replacement	3 - Future Renewal	No	Yes	No	No	1	\$3,500	LS	\$3,500	0%	15%	15%	\$5,000											\$5,000																				
	30	B301006 Roof Openings- Skylights	Throughout - Replacement	23	4'x4' skylights are located in both the sloped and flat roof assemblies. No staining or other water related issues were noted or observed with this item from the building interior. Facility staff confirmed that the skylights were replaced in 2007.	Fair	2007	9	20	11	Replace existing skylights at the end of their service life with new 4x4 insulated units.	Replacement	3 - Future Renewal	Yes	Yes	Yes	No	3	\$1,000	EA	\$3,000	10%	15%	15%	\$5,000																															
	31	B301006 Roof Openings- Skylights	Flat Roof - Replacement	24	A larger 7'x7' (assumed) skylight is centrally located in the low sloped roof. No evidence of leaks was observed and no other issues were noted with this item from the building interior. Facility staff confirmed that the skylights were replaced in 2007.	Fair	2007	9	20	11	Replace existing skylights at the end of its service life with a new 7x7 insulated unit.	Replacement	3 - Future Renewal	No	Yes	No	No	1	\$4,500	EA	\$4,500	10%	15%	15%	\$7,000																															
	32	INTERIORS																																																						
	33	C101005 - Interior Windows	Second Floor - Replacement	25	Interior windows are located predominantly on the second floor. Some mechanical damage to the window finish, trim and hardware was noted, though they appear to be in serviceable condition.	Fair	1914	102	10	5	A contingency has been provided for the repair of the window finish and hardware on an as required basis.	Contingency	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	Yes	1	\$3,000	LS	\$3,000	0%	15%	15%	\$4,000																															
	34	C102001 Standard Interior Doors	Heritage Doors - Replacement	26	Interior heritage doors are located throughout the building, however, are predominantly found on the second floor. Several of these doors are provided with a transom. Mechanical damage to the wood doors and frames as well as the paint was noted.	Fair	1914	102	5	5	With proper maintenance doors are expected to last the life of the building. However, a budget is provided for selective door replacement and localized repairs on an as required basis.	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	Yes	1	\$3,000	LS	\$3,000	0%	15%	15%	\$4,000																															
	35	C102001 Standard Interior Doors	Swing Doors - Replacement	27	Newer interior doors are located throughout the complex in the basement and first floor. Doors, finish and hardware are in various stages of deterioration. We assume this item was replaced in 1990.	Fair	1990	26	10	5	Doors are expected to last the life of the building. However, a budget is provided for some door replacement and localized repairs.	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	Yes	1	\$3,000	LS	\$3,000	0%	15%	15%	\$4,000																															
	36	C11 Washrooms	Level 1 Washroom	28	Newer washrooms are located in the Paul Phillips Hall and the fixtures consist of a lavatory provided with hot and cold water and a toilet. The finishes are typically resilient flooring, and painted gypsum wall and ceiling.	Fair	2009	7	20	13	Refurbishment of the washrooms including replacement of the fixtures and finishes on an as required basis.	Replacement	4a - Discretionary Renewal (Upgrade)	Yes	No	No	No	2	\$15,000	EA	\$30,000	0%	15%	15%	\$40,000																															
	37	C11 Washrooms	Level 2 Washroom	29	Older washrooms are located on the upper floor and the east addition. The complex and the fixtures consist of a lavatory provided with hot and cold water and a toilet. The finishes are typically resilient flooring and painted gypsum wall and ceiling.	Fair	2000	16	20	4	Refurbishment of the washrooms including replacement of the fixtures and finishes on an as required basis.	Replacement	4a - Discretionary Renewal (Upgrade)	Yes	No	No	No	3	\$15,000	EA	\$45,000	0%	15%	15%	\$60,000																															
	38	C12 Theatre	Refurbishment	30 / 31	Paul Phillips Hall occupies a significant portion of the west section of the building. The hall includes a wood framed stage located at the front of the room and the gallery at the rear. The gallery has lower cabinets, counters, a sink provided with both hot and cold water and a small fridge. A lighting structure is suspended from the ceiling. The finishes consist of resilient flooring and painted ceiling and walls. Facility staff confirmed that this area was updated in 2010.	Fair	2010	6	15	9	Complete refurbishment of the Paul Phillips Hall and all associated fixtures and finishes, on an as required basis.	Replacement	4a - Discretionary Renewal (Upgrade)	Yes	No	No	No	1	\$25,000	LS	\$25,000	0%	15%	15%	\$34,000																															
	39	C12 Kitchen	Refurbishment	32	Kitchens are located on the main floor in the east wing, on the upper floor and in the Paul Phillips Hall (which has been included in the previous line item). The kitchens have upper and lower cabinets, counters, and a sink. Facility staff confirmed that the kitchens were updated in 2000.	Fair	2000	16	25	9	Complete refurbishment of the kitchens and all associated fixtures and finishes, on an as required basis.	Replacement	4a - Discretionary Renewal (Upgrade)	Yes	No	No	No	2	\$15,000	LS	\$30,000	0%	15%	15%	\$40,000																															
	40	C302004 Resilient Floor Finishes	Resilient - Replacement	33	Located predominantly on the main floor of the west section and present in both tile and sheet form. No issues with this item were noted.	Fair	2010	6	25	19	Replace resilient sheet and tile flooring on an as required basis. Replacement of the floors in the theatre is covered under the theatre rehab.	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	No	650	\$5	SF	\$3,250	0%	15%	15%	\$5,000																															
	41	C301005 Wall Finishes - Gypsum Board	Paint	34	The typical finish located throughout the building is painted gypsum board. Some damage to the underlying gypsum and the finish was noted at several locations. Facility staff confirmed that interior painting was completed on an as required ongoing basis.	Fair	2010	6	5	1	Repaint interior walls on an as require basis. Repainting in the washrooms, theatre and kitchens is included in their respective rehabilitations. This line item is phased over 5 years.	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	No	3750	\$2	SF	\$7,500	0%	15%	15%	\$10,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000																					
	42	C302005 Carpeting	Replacement	35	Carpet is located predominantly on the upper level. No issues with this item were observed. Facility staff confirmed that the carpet was last replaced in 2010.	Fair	2010	6	20	14	Replace carpeting, on an as required basis.	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	No	800	\$5	SF	\$3,800	0%	15%	15%	\$6,000																															
	43	C302007 Painting and Staining Floors	Paint	36	On the main floor of the east section the painted floor sheathing acts as the floor finish. The paint has worn off exposing the sheathing below.	Fair	2010	6	10	4	Repaint / restain wood flooring on an as required basis. Costs associated with this item fall below the threshold provided and have not been carried into the cash flow tables.	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	No	300	\$5	SF	\$1,500	0%	15%	15%	\$2,000																															
	44	C303003 Gypsum Board Ceiling Finishes	Paint	37	Typical finish located throughout the building. No issues with this item were noted. Facility staff confirmed that interior painting was completed on an as required ongoing basis.	Fair	2010	6	20	14	Repaint gypsum ceilings, on an as required basis. Repainting in the washrooms, theatre and kitchens is included in their respective rehabilitations	Replacement	4b - Discretionary Renewal (Aesthetic)	Yes	No	No	No	2500	\$3	SF	\$7,500	0%	15%	15%	\$10,000																															

Start Yr:
2016

The City of Victoria
Facility Condition Assessment and Capital Plan
Fernwood Community Association, 1921 Fernwood Rd., Victoria

BLDG	Row	Component			Condition Assessment					Lifecycle Data			Recommendation				Can this work be phased over multiple years ?	If recommended work not complete can the rate of deterioration be expected to increase ?	Will a failure in this system lead to a loss of use of the facility ?	Can the current condition adversely affect the buildings security of safety ?	Opinion of Probable Cost								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		ID	Location / Type	Photo	Description & History	Condition	Yr New or Last Major Action	Age in 2016	Typical Life Cycle or Action Interval	Est. Time Remaining to EO or Major Action	Recommendation	Type	Priority	Quantity	Unit Rate	Unit					Subtotal Repair or Replacement Cost	Consult.	Contingency	15% Tax and Project Costs	Total in 2015 Dollars	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
	45	MECHANICAL SYSTEMS																																				
	46	HVAC Systems																																				
	47	D302002 Hot Water Boilers	Hydronic Heat	38	The building is equipped with a single Teledyne Laars Mini-Therm II gas-fired boiler with a max output of 323 MBTU, and one small expansion tank. The age of this boiler was not known and has been assumed.	Fair	1994	22	30	8	Replace the heating boiler at the end of its lifespan.	Replacement	3 - Future Renewal	No	No	Yes	No		1	\$20,000	EA	\$20,000	0%	15%	15%	\$27,000								\$27,000				
	47	D302002 Piping, Valves, Hydronic Heat	Building wide	39	The original hydronic heat piping. Existing hydronic piping has likely exceeded the expected lifespan. Based on the information provided it is our understanding the last major upgrade took place in 1979.	Fair	1979	37	10	5	Replace hydronic piping and valves as required. A contingency has been included for isolated replacement.	Contingency	2b - Exceeded Service Life	Yes	No	No	No		1	\$5,000	LS	\$5,000	0%	15%	15%	\$7,000					\$7,000							
	48	D302002 Hot Water Boilers	Circulating Pumps	40	The hydronic system has two pumps. Based on the information provided it is our understanding the last major upgrade took place in 1979.	Fair	1979	37	10	3	Replace hot water recirculating pumps at end of service life.	Replacement	3 - Future Renewal	Yes	No	No	No		2	\$800	EA	\$1,600	0%	15%	15%	\$3,000				\$3,000								
	49	D305004 Fin Tube Radiation	Convective rads	41	The building is heated by convective radiators connected to the heating hot water loop. Based on the information provided it is our understanding the last major upgrade took place in 1979.	Fair	1979	37	10	5	Replace convective radiators as required. A contingency has been included for isolated replacement.	Replacement	2b - Exceeded Service Life	Yes	No	No	No		1	\$5,000	LS	\$5,000	0%	15%	15%	\$7,000					\$7,000							
	51	D305004 Fin Tube Radiation	Ceiling mounted fan-coil	42	High ceiling utility areas are heated by fan-coil units connected to the hydronic heat loop. The age of this assembly is unknown and has been assumed.	Good	2000	16	25	11	Replace fan-coil ceiling heaters as required.	Replacement	3 - Future Renewal	Yes	No	No	No		2	\$1,500	EA	\$3,000	0%	15%	15%	\$4,000												
	52	D304007 Exhaust Systems	Sidewall exhaust	43	Small sidewall axial exhaust fan provides exhaust from the common area. The age of this assembly is unknown and has been assumed.	Good	2000	16	25	11	Replace exhaust fan at end of service life. Costs associated with this item fall below the threshold provided and have not been carried into the cash flow tables.	Replacement	3 - Future Renewal	No	No	No	No		1	\$1,500	EA	\$1,500	0%	15%	15%	\$2,000												
	53	Plumbing Systems																																				
	53	D202001 Pipes and Fittings	Backflow preventers	44	Backflow preventer was noted on the main incoming domestic water line. The age of this assembly is unknown and has been assumed.	Good	1990	26	35	2	Replace backflow preventer as required.	Replacement	3 - Future Renewal	No	No	No	No		1	\$4,500	LS	\$4,500	0%	15%	15%	\$6,000		\$6,000										
	54	D202001 Pipes and Fittings	Main water distribution	45	Water distribution piping is primarily copper where observed. Based on the information provided it is our understanding the last major upgrade took placing in 1979.	Good	1979	37	50	5	Complete localized repairs to water piping as may be necessary as the building ages.	Contingency	3 - Future Renewal	Yes	No	No	No		1	\$10,000	LS	\$10,000	0%	15%	15%	\$14,000					\$14,000							
	55	D202003 Domestic Water Equipment - heater	Hot Water Heaters	46	One gas-fired John Woods 45 US gal water heater provides domestic hot water to the building.	Good	2010	6	15	9	Replace tanks at the end of its service life. City staff confirmed that this work would be completed through the facility maintenance program. Costs associated with this work have not been included in the cash flow tables.	Replacement	3 - Future Renewal	No	No	No	No		1	\$2,500	EA	\$2,500	0%	15%	15%	\$4,000									\$4,000			
	57	D203001 Waste Pipe and Fittings	Throughout building	47	Sanitary sewer piping was largely cast iron where reviewed. Based on the information provided it is our understanding the last major upgrade took placing in 1979.	Good	1979	37	50	5	Complete localized repairs as may be necessary as the building ages.	Contingency	3 - Future Renewal	Yes	No	No	No		1	\$5,000	LS	\$5,000	0%	15%	15%	\$7,000					\$7,000							
	58	ELECTRICAL SYSTEMS																																				
	58	D501003 Main and Secondary Switchgear	Replacement	48	The main Sylvania disconnect is rated at 200A, 120/208V. Several secondary distribution panels (Westinghouse and Square D) are present in 200 and 100 amp capacities. Based on the information provided it is our understanding the last major upgrade took placing in 1979.	Good	1979	37	45	14	Replace main and distribution switches at end of reliable service life, or as IR scans deem necessary.	Replacement	3 - Future Renewal	No	No	Yes	No		1	\$20,000	LS	\$20,000	0%	15%	15%	\$27,000												
	59	D501004 Interior Branch Wiring	Contingency	49	The building appears to be wired with copper wiring throughout, with no issues reported. Based on the information provided it is our understanding the last major upgrade took placing in 1979.	Good	1979	37	15	5	Replace branch wiring and related switches and receptacle as required. A contingency has been included for isolated replacement.	Contingency	3 - Future Renewal	Yes	No	Yes	No		1	\$5,000	LS	\$5,000	0%	15%	15%	\$7,000					\$7,000							
	60	D502002 Interior Lighting Equipment	Upgrade	50	Interior lighting is primarily T-8 surface mounted fluorescent fixtures, with some incandescent track lighting. The age of this assembly is unknown and has been assumed.	Good	2000	16	30	14	Replace fixtures at end of lifespan or upgrade to LED units or lamps.	Upgrade	3 - Future Renewal	Yes	No	No	No		1	\$35,000	LS	\$35,000	0%	15%	15%	\$47,000												
	62	D503008 Security Systems	Motion sensors	51	The building is equipped with a remotely monitored DSC security system. Facility staff confirmed that this system was replaced in 2010.	Good	2010	6	25	19	Replace or upgrade security system at end of service life.	Replacement	3 - Future Renewal	No	No	No	No		1	\$4,500	LS	\$4,500	0%	15%	15%	\$6,000												
	63	FIRE AND LIFE SAFETY SYSTEMS																																				
	64	D503001 Fire Alarm Systems	Addressable	52	The building is protected by a Notifier NFW-50 fire alarm system. The age of this assembly is unknown and has been assumed. Facility staff confirmed that this system was replaced in 2010.	Good	2010	6	25	19	Replace the fire alarm panel at the end of its lifespan, including an allowance to replace some wiring and devices.	Replacement	3 - Future Renewal	No	No	Yes	No		1	\$28,000	LS	\$28,000	0%	15%	15%	\$38,000												
	64	D509002 Emergency Lighting and Power	Emergency Lighting	53	Emergency lighting with battery packs and exit signage located throughout the building. Facility staff confirmed that this system was replaced in 2010.	Good	2010	6	20	14	Replace emergency lights and exit signs at end of service life.	Replacement	3 - Future Renewal	Yes	No	No	No		1	5000	LS	\$5,000	0%	15%	15%	\$7,000												
	66	D401002 Sprinkler Water Supply and Piping	Wet and dry systems	54	The building is protected by a wet sprinkler system, with a dry system protecting outdoor (unheated) areas. Facility staff confirmed that this system was replaced in 2010.	Good	2010	6	45	39	Maintain a contingency for capital repairs or partial replacement of equipment or piping.	Contingency	3 - Future Renewal	Yes	No	Yes	No		1	30000	LS	\$30,000	0%	15%	15%	\$40,000												

All quantities are approximate only for capital budgeting purposes, and would require confirmation prior to obtaining any quotes for work.

Fernwood Community Association



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06

Fernwood Community Association



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12

Fernwood Community Association



Photo 13



Photo 14



Photo 15



Photo 16

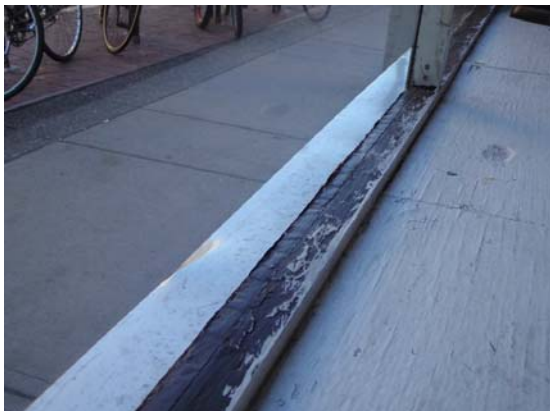


Photo 17



Photo 18

Fernwood Community Association



Photo 19



Photo 20

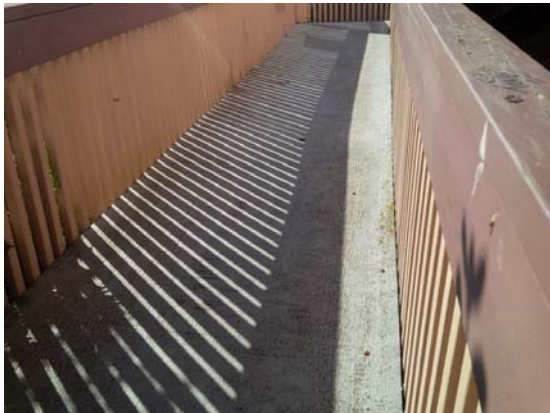


Photo 21



Photo 22



Photo 23



Photo 24

Fernwood Community Association



Photo 25



Photo 26



Photo 27

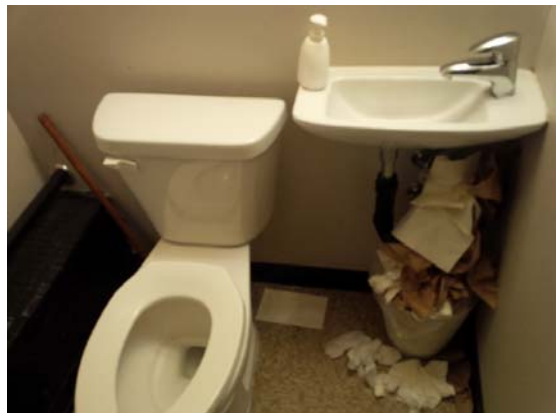


Photo 28

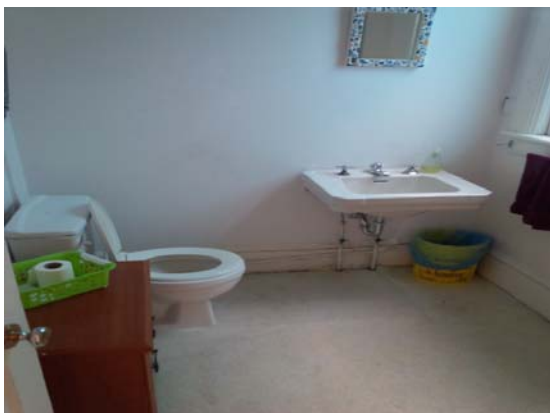


Photo 29



Photo 30

Fernwood Community Association



Photo 31



Photo 32



Photo 33



Photo 34

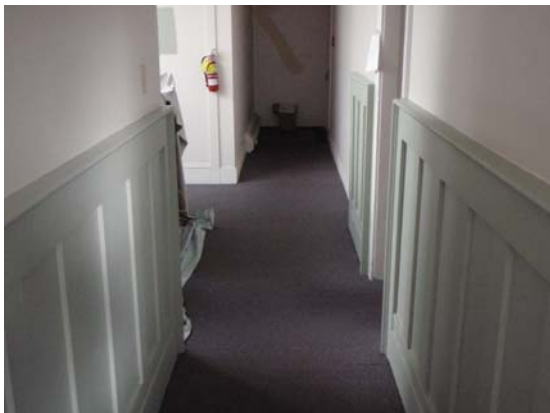


Photo 35

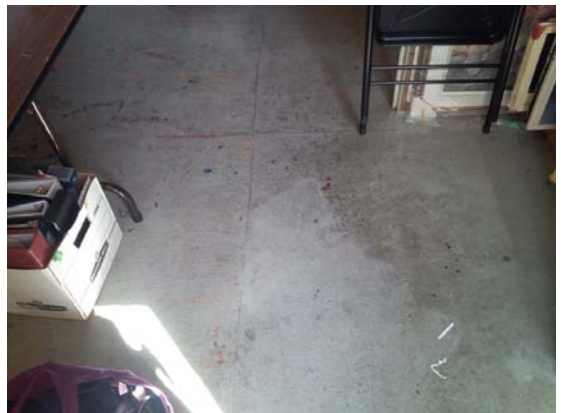


Photo 36

Fernwood Community Association



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

Fernwood Community Association



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

Fernwood Community Association



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54