

Building Condition Assessment Report

Asset	D7 - Pennington Hall	
Address	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2	
Construction Year	1951.	
Size (Gross Floor Area)	33,826	Sq.Ft.
Asset Type	RV_Social Club with Decorative Concrete Block / Wood Joists	
Floors Above Ground	2	
Report Date	September 2013	



Executive Summary

The building is a two-storey, 3,143 m2 wood frame building constructed as a recreational facility in 1951. Renovated in 1995, it was most recently used with a member-managed “clubhouse” style of service delivery. Pennington Hall has not been formally evaluated for heritage rating. A fire in February 2010 damaged the building. The building is vacant and secured but has been repeatedly broken into by copper harvesters. There is currently no heat/power to the building. The building is considered potentially hazardous. Asbestos is present.

This report assumes a continuation of the current use (or previous use if building is vacant) and does not include costs associated with a change of use of the building.



Summary Results of Assessment: D7 - Pennington Hall

Replacement Costs	Renewal Costs	FCI
\$3,721,000.00	\$2,286,000.00	61%


Definitions:

- **Replacement Cost:** The combined costs (construction only - soft costs are not included) to replace all the components in the building without demolition and rebuilding. This number is arrived at from RS Means and other sources then verified (validated) by the persons doing the building assessments.
- **Renewal Cost:** The combined costs (construction only - soft costs are not included) of all the identified renewal needs.
- **Facility Condition Index (FCI):** a ratio of renewal costs divided by replacement costs
- **FCI Level Definitions:**
 - o Good: 0%-5%
 - o Fair: 6%-10%
 - o Poor: 11%-30%
 - o Critical: greater than 30%



A10 Foundations

<u>Component</u>	1	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$350,000		
<u>What & Where</u>	Concrete foundations		
<u>Commentary (Condition ...)</u>	No signs of major cracks or shifting. Viewed from exterior of building only. Unable to enter building.		



A20 Basement Construction

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$75,000		
<u>What & Where</u>	Assumed partial basement to accommodate service rooms.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Assumed some repairs required due to lack of maintenance.		
<u>Commentary</u>			



B10 Superstructure

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$200,000		
<u>What & Where</u>	Assumed, basement reinforced concrete slab. Wood floor joists for main and upper floor with wood ceiling joists and rafters.		
<u>Commentary (Condition ...)</u>	Unable to enter building. (Documented fire damage in 2010)		



B2010 Exterior Walls

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$150,000		
<u>What & Where</u>	Wood framing with stucco.		
<u>Commentary (Condition ...)</u>	Unable to view exterior walls from inside. Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Fire damage 2010. Repair walls as required.		
<u>Commentary</u>			



B2020 Exterior Windows

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$40,000		
<u>What & Where</u>	Multi pane metal framed original windows are single glazed (45 in total).		
<u>Commentary (Condition ...)</u>	Only one window visible. All other windows have screwed plywood covers.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$40,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing windows.		
<u>Commentary</u>			



B2030 Exterior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$15,000		
<u>What & Where</u>	Combination wood doors with steel frames and steel doors with steel frames.		
<u>Commentary (Condition ...)</u>	All doors with the exception of a double set of side doors are glued and screwed shut.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$15,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing exterior doors.		
<u>Commentary</u>			


B2040 Industrial Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	1 single 4' metal door with steel frames and 1 metal 3' double doors with steel frame.		
<u>Commentary (Condition ...)</u>	Glued and barred shut.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing industrial doors.		
<u>Commentary</u>			


B30 Roofing

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$250,000		
<u>What & Where</u>	Flat roof Combination torched on modified bitumen and corrugated sheet metal.		
<u>Commentary (Condition ...)</u>	Large amount of roof moss.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$240,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace torch on roof.		
<u>Commentary</u>	Corrugated roof in good condition.		


C1010 Partitions

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$450,000		
<u>What & Where</u>	Assumed wood and possible metal stud construction with drywall or lath and plaster through out the building.		
<u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$100,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repair area effected by fire and other misc repairs.		
<u>Commentary</u>	Possible mould present.		


C1020 Interior Doors

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Assumed Interior doors are mixed some fire-rated some metal and some wood		
<u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all interior doors.		
<u>Commentary</u>	Possible mould and smoke damage.		


C1030 Fittings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Bathroom and Kitchen cabinetry		
<u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing cabinets and countertops in kitchen and bathrooms.		
<u>Commentary</u>	Possible smoke damage and mould.		


C20 Stairs

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	Assumed 2 wood construction internal staircases and one external concrete staircases leading to mechanical room.		
 <u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
 <u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace stair finishes on risers, runs and nosing.		
 <u>Commentary</u>			


C3010 Wall Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$140,000		
<u>What & Where</u>	Assumed Painted drywall and Lath and plaster.		
 <u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
 <u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$140,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repaint all walls.		
 <u>Commentary</u>			


C3020 Floor Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$250,000		
<u>What & Where</u>	Assumed vinyl tile with some carpet, ceramic in kitchen and bathrooms and hardwood in bowling alley. Concrete floor in basement		
<u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$125,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all vinyl and carpet flooring.		
<u>Commentary</u>			



C3030 Ceiling Finishes

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$230,000		
<u>What & Where</u>	Assumed painted drywall and lath and plaster.		
<u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$230,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Repaint all existing ceilings.		
<u>Commentary</u>			


D2010 Plumbing Fixtures

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$200,000		
<u>What & Where</u>	Assumed basement utility room, washroom and kitchen fixtures		
<u>Commentary (Condition ...)</u>	Unable to enter building. Possible smoke and mould damage.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$200,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing plumbing fixtures if original equipment.		
<u>Commentary</u>			



D2020 Domestic Water Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$70,000		
<u>What & Where</u>	Assumed original copper piping.		
<u>Commentary (Condition ...)</u>	Unable to enter building. It is possible that it could have been removed by thieves.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$70,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all domestic water distribution lines.		
<u>Commentary</u>	It is possible that a large percentage of copper lines are missing.		


D2030 Sanitary Waste

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$70,000		
<u>What & Where</u>	Assumed cast iron pipe		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$70,000		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			



D2040 Rain Water Drainage

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$35,000		
<u>What & Where</u>	Overflow spouts with rain water leaders and roof drains to storm sewer and perimeter drainage.		
<u>Commentary (Condition ...)</u>			
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$35,000		
<u>Action Year</u>	2025.		
<u>Brief Description</u>			
<u>Commentary</u>			


D3043 Hydronic Distribution Systems

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$150,000		
<u>What & Where</u>	Assumed high pressure plant steam. Heat has been turned off in 2010.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$150,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>	Replace valves and pipes as required.		
<u>Commentary</u>	Heat turned off in 2010 after fire.		


D3045 Exhaust Ventilation Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Assumed mechanical room, commercial kitchen exhaust fan and crawl space venting.		
<u>Commentary (Condition ...)</u>	Unable to enter building. No power to building since 2010		
 <u>Action</u>	 1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing exhaust fans.		
<u>Commentary</u>			



D3055 Fin Tube Radiation

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$200,000		
<u>What & Where</u>	Plant steam cast iron radiators .		
<u>Commentary (Condition ...)</u>	Unable to enter building. No heat since 2010.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$200,000		
<u>Action Year</u>	2018.		
<u>Brief Description</u>			
<u>Commentary</u>			



D3060 Controls And Instrumentation

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$125,000		
<u>What & Where</u>	Assumed Plant steam instrumentation/controls with thermostats, radiator controls, fan and air handling instrumentation and controls.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$125,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all instrumentation and controls.		
<u>Commentary</u>			



D3090 Other HVAC Systems And Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Air recirc handling unit.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace air recirc handling unit.		
<u>Commentary</u>			



D5010 Electrical Service And Distribution

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$75,000		
<u>What & Where</u>	Assumed electrical main panel in basement. Feed cables from mast to main electrical panel have been cut and removed.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$75,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace electrical service and distribution.		
<u>Commentary</u>			


D5021 Branch Wiring

<u>Component</u>	1	<u>Overall Condition</u>	Fair 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$250,000		
<u>What & Where</u>	Wiring to lights, switches and outlets.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Repair		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace fire damaged and theft damaged wires.		
<u>Commentary</u>			


D5022 Lighting Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$70,000		
<u>What & Where</u>	Combination of metal halide, incandescent and fluorescent lighting.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$70,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all light fixtures with more energy efficient ones.		
<u>Commentary</u>	Energy upgrade required.		



D5031 Public Address And Music System

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$8,000		
<u>What & Where</u>	Assumed a public address and music system exists.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$8,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace public address and music system.		
<u>Commentary</u>			


D5033 Telephone Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Assumed telephone system is existing.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Telephone provider to maintain phone equipment		
<u>Commentary</u>			


D5037 Fire Alarm System

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$25,000		
<u>What & Where</u>	Fire alarm system to be replaced. Not working		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$25,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace fire alarm system.		
<u>Commentary</u>			


D5038 Security Systems

<u>Component</u>	1	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$30,000		
<u>What & Where</u>	All exit doors alarmed. Area motion detectors.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$30,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing security system with new.		
<u>Commentary</u>			


D5091 Exit & Emergency Light Systems

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1995.		
<u>Replacement Value</u>	\$5,000		
<u>What & Where</u>	Assumed exit and emergency light system exists.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$5,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing system with new.		
<u>Commentary</u>			


E1010 Commercial Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$3,000		
<u>What & Where</u>	Fire suppression system for kitchen exhaust hood.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$3,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace fire suppression system in kitchen.		
<u>Commentary</u>			

E1020 Institutional Equipment

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$50,000		
<u>What & Where</u>	Assumed commercial style Kitchen to service dining hall.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$50,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace existing kitchen equipment.		
<u>Commentary</u>			

E2010 Fixed Furnishings

<u>Component</u>	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1951.		
<u>Replacement Value</u>	\$20,000		
<u>What & Where</u>	Assumed existing Bowling Alley equipment.		
<u>Commentary (Condition ...)</u>	Unable to enter building.		
<u>Action</u>	1.		
<u>Action Type</u>	Replacement		
<u>Action Cost</u>	\$20,000		
<u>Action Year</u>	2014.		
<u>Brief Description</u>	Replace all existing bowling alley equipment.		
<u>Commentary</u>			