

RIVERVIEW BUILDING ASSESSMENT 2013

Building	Construction Date	Original Use	Floors Above Ground	Size (feet / meters)	Date Closed	FCI	Renewal Cost	Replacement Cost
C1A - West Lawn	1913	Hospital	4	170,371ft / 15,828m	1983		\$7,288,472.00	\$33,609,087.00
C1B - Centre Lawn	1924	Hospital	4	118,989ft / 11,054m		58%	\$13,633,665.00	\$23,554,846.00
C1C - East Lawn	1930		5	361,034ft / 33,541m		65%	\$20,065,692.00	\$30,764,478.00
C2 - Nurses Residence #1 (aka Adm)	1928	Admin Office	3	18,457ft		56%	\$911,898.00	\$1,633,197.00
C2 - Nurses Residence #2 (aka Fernwood)	1937	Admin Office	2	16,507ft / 1,533.5m	Occupied	67%	\$568,915.00	\$842,847.00
C3 - North Lawn	1955		3	123,196ft / 11,445m	2008	68%	\$23,100,182.00	\$33,810,732.00
C3a - Fern Terrace (Violet Way) Cottage 103	1924	Cottage	2	3,509ft / 326m	Occupied	49%	\$316,500.00	\$642,500.00
C3a - Fern Terrace (Violet Way) Cottage 104	1930	Cottage	2	2,264ft / 210.34m	Occupied	47%	\$235,500.00	\$500,500.00
C3a - Fern Terrace (Violet Way) Cottage 105	1926	Cottage	2	2,360ft / 219.26m	Occupied	48%	\$247,982.00	\$517,000.00
C3b - Holly Drive Cottage 106	1918	Cottage	1	3,087ft / 286.88m	Occupied	54%	\$312,200.00	\$574,348.00
C3b - Holly Drive Cottage 107	1920	Cottage	2	3,600ft / 334.44m	Occupied	55%	\$352,200.00	\$644,300.00
C3b - Holly Drive Cottage 108	1927	Cottage	2	2,367ft / 219.89m	Occupied	50%	\$229,900.00	\$460,200.00
C3b - Holly Drive Cottage 109	1915	Cottage	2	3,714ft / 345.03m	Occupied	43%	\$277,500.00	\$648,646.00
C3b - Holly Drive Cottage 110	1922	Cottage	2	2,630ft / 244.30m	Occupied	47%	\$215,500.00	\$459,300.00
C3b - Holly Drive Cottage 111	1922	Cottage	2	1,426ft / 132.48m	Occupied	33%	\$149,789.00	\$458,000.00
C3b - Holly Drive Cottage 112	1922	Cottage	2	1,720ft / 159.85m	Occupied	43%	\$177,041.00	\$411,500.00
C3b - Holly Drive Cottage 113	1922	Cottage	2	2,501ft / 232.40m	Occupied	43%	\$212,750.00	\$491,450.00
C3b - Holly Drive Cottage 114	1850	Cottage	2	2,546ft / 234.54m	Occupied	48%	\$214,100.00	\$442,900.00
C3b - Holly Drive Cottage 118	1920	Cottage	1	1,080ft / 100.34m	Vacant	47%	\$162,000.00	\$342,348.00
C3c - Oak Terrace Cottage 115	1920	Cottage	1	2,838ft / 263.66m		72%	\$277,300.00	\$386,800.00
C3c - Oak Terrace Cottage 116	1920	Cottage	1	1,090ft / 101.26m	Vacant	47%	\$157,600.00	\$338,600.00
C3c - Oak Terrace Cottage 119	1920	Cottage	1	1,080ft / 100.34m	Vacant	49%	\$165,380.00	\$340,630.00
C3c - Oak Terrace Cottage 120	1920	Cottage	1	1,049ft / 97.46m	Vacant	48%	\$161,250.00	\$336,500.00
C3c - Oak Terrace Cottage 121	1920	Cottage	1	2,553ft / 237.18m	Vacant	49%	\$245,703.00	\$501,750.00
C4a - Boys Industrial School - Valleyview Lodge	1922	Senior Living	2	7,815ft / 726m	1991	68%	\$1,033,016.00	\$1,525,371.00
C4b - Boys Industrial School - Cottage 1	1922	Senior Living	2	8,999ft / 836m	1991	50%	\$1,009,866.00	\$2,027,364.00
C4b - Boys Industrial School - Cottage 2	1922	Senior Living	2	11,424ft / 1,061m	1991	95%	\$1,405,994.00	\$1,480,000.00

C4b - Boys Industrial School - Cottage 3	1922	Senior Living	2	11,424ft / 1,061m	1991	79%	\$1,449,000.00	\$1,839,000.00
C5 - Crease Unit	1930	Hospital	4	90,992ft		67%	\$8,467,056.00	\$12,711,778.00
C6 - Crease Cafeteria	1940	Kitchen	2	16,653ft / 1,547.20m	In Use	76%	\$1,664,779.00	\$2,204,472.00
C7 - Henry Esson Young Building	1959	Hospital	5	80,505ft / 7,479m		28%	\$6,189,819.00	\$21,735,682.00
D6 - Tuck Shop	1955	Tuck Shop/Bus Stop/Retail	1	3,880ft / 361m		96%	\$839,840.00	\$878,136.00
D7 - Pennington Hall	1951	Social Club	2	33,826ft / 3,143m	2010 - fire	61%	\$2,286,000.00	\$3,721,000.00
E7a - Leaside	1948	Medical Office	2	19,037ft / 1768.60m		90%	\$608,266.00	\$673,148.00
E7a - Brookside	1948	Medical Office	2	19,851ft / 1,844.20m	2011	77%	\$2,717,243.00	\$3,508,306.00
E7a - Roadside	1948	Medical Office	2	20,986ft / 1,949.62m	Occupied	77%	\$2,923,542.00	\$3,796,840.00
E7b - Hillside	1948	Hillside Residence	2	11,738ft / 1,091m	Recently Vacated	68%	\$1,345,940.00	\$1,969,110.00
E7c - Unit 5 (Medical Office)	1946	Medical Office	2	21,864ft / 1,887m	Occupied	100%	\$318,313.00	\$318,313.00
E7c - Unit 6	1945	Medical Office	2	21,410ft / 1,989m	Occupied	54%	\$2,222,622.00	\$4,138,376.00
E7c - Unit 8	1952	Medical Office	2	23,675ft / 2,199m	Vacant	48%	\$2,333,500.00	\$4,871,500.00
E8 - Cottage 122 (Ambulance Station)	1923		1	1,049ft / 97.5m	Occupied	43%	\$140,500.00	\$330,000.00
F4a - Old Fire Hall	1924	Fire Station	2	11,206ft / 1,042m	Half Occupied	50%	\$417,423.00	\$833,649.00
F4b - Dogwood Credit Union	1955	Credit Union	2	4,320ft / 401.4m		76%	\$548,969.00	\$725,680.00

Facility Condition Index (FCI) Level Definitions:

- Good: 0%-5%
- Fair: 6%-10%
- Poor: 11%-30%
- Critical: greater than 30%