

# Building Condition Assessment Report

<b>Asset</b>	C1a - West Lawn
<b>Address</b>	Riverview Lands, 2601 Lougheed Highway, Coquitlam, BC. V5C 4J2
<b>Construction Year</b>	1913.
<b>Size (Gross Floor Area)</b>	170,371 Sq.Ft.
<b>Asset Type</b>	Hospital, 4-8 Story with Face Brick with Concrete Block Back-up/R/Conc.
<b>Floors Above Ground</b>	4
<b>Report Date</b>	June 2013



**Executive Summary**

West Lawn was opened in 1913. West Lawn is a four storey, 15,828 m2 reinforced concrete structure with a concrete foundation. The structure is cast concrete, with concrete walls backing the brick facades. The facing is common red face brick, with white mortar. The concrete base has been articulated as large blocks. Stone blocks have been used for the window sills and lintels. The central entry portico is two storeys high, with giant order Doric columns. There is a balcony above the entry. Cast concrete balusters have been used at the main entry, which is reached by a narrow, curved staircase. Bevelled glass windows highlight what would have been the main entry. There are sun porches at the two ends of the structure, faced with banked columns in series. The columns and portico trim are made of precast concrete. The West Lawn building has been vacant and unheated since 1983. The interior is in a general state of disrepair and cannot support occupancy. This condition also makes it unsafe for any further film production use. The building will remain vacant and secured.

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:** C1a - West Lawn

Replacement Costs	Renewal Costs	FCI
\$33,609,087.00	\$7,288,472.00	22%


**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>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$589,484		
<u>What &amp; Where</u>	Footings and foundation's are reinforced concrete cast in place with plaster architectural features.		
<u>Commentary (Condition ...)</u>	Various locations indicate significant damage to foundations due to no maintenance for 30 years.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		



**A20 Basement Construction**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$776,892		
<u>What &amp; Where</u>	Footings and foundations's are reinforced concrete cast in place.		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. Windows and doors at grade to second floor have been secured to prevent entry. Nature elements have impacted the integrity of the structure.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

**B10 Superstructure**



<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$5,920,392		
<u>What &amp; Where</u>	The structural system for the above grade portion of the building is concrete, brick veneer and wood framing, which would be typical for this building type era.		
<u>Commentary (Condition ...)</u>	The building's framing system appears to consist of standard dimensional lumber (for its era) joists, studs and beams; however this was not verified due to inability to access building. Exterior visual signs of roof and soffit conditions indicate failure is imminent. Entire site has chain link perimeter fencing to prevent entry and provide safe zone for falling building components. Nature elements have impacted the integrity of the structure.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

**B2010 Exterior Walls**



<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,473,709		
<u>What &amp; Where</u>	Concrete walls backing the brick veneer facades. The facing is common red face brick, with white mortar with substantial Architectural features.		
<u>Commentary (Condition ...)</u>	Mix of: reinforced, cast in place walls, columns, brick veneer and architectural facade features. Exterior visual signs of spalling concrete with exposed rebar, efflorescence and overall poor condition indicate structural failure is imminent. Nature elements have impacted the integrity of the structure.		
<u>Action</u>	<b>1.</b>		

Action type Not Specified  
Action Cost \$170,371  
Action Year 2014.  
Brief Description  
Commentary Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.



**B2020 Exterior Windows**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Critical</b> 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,262,449		
<u>What &amp; Where</u>	Steel and aluminum framed windows mounted in brick veneer openings with concrete lintels at top of each window.		
<u>Commentary (Condition ...)</u>	80% of windows are steel frame single glazed. The remainder had been upgraded to aluminum frame, single glazed. Approx. 30% of windows have been secured to prevent entry. Overall condition is poor.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**B2030 Exterior Doors**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$160,149		
<u>What &amp; Where</u>	Some glass, metal and wood doors.		
<u>Commentary (Condition ...)</u>	Exterior doors have been secured to prevent entry. Overall condition is poor.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**B30 Roofing**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Critical</b> 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$695,114		
<u>What &amp; Where</u>	Slate tile roof.		
<u>Commentary (Condition ...)</u>	Overall roof condition is poor. Entire site has chain link perimeter fencing to prevent entry and provide safe zone for falling building components.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$42,593		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**C1010 Partitions**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,809,340		
<u>What &amp; Where</u>	Interior partition walls.		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. Based on visual review, looking through windows, it is presumed partitions to be in poor condition.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		



**C1020 Interior Doors**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$2,945,715		
<u>What &amp; Where</u>	Some georgian wired glass, wood and metal interior doors. Approximately 100 doors		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. It is presumed interior doors to be in poor condition.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

### C1030 Fittings


<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$241,927		
<u>What &amp; Where</u>	Common area washroom counters, vanities and shelving.		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. It is presumed fittings to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials		

### C20 Stairs


<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	<b>Poor</b> 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$313,483		
<u>What &amp; Where</u>	Reinforced concrete stairs. Approx. 10 stairwells in building.		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. It is presumed stairs to be in poor condition. Front entrance stairs in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend demolition.		




**C3010 Wall Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,642,376		
<u>What &amp; Where</u>	Plaster and Lath, wood panelling, wallpaper, ceramic in kitchen and bathrooms, kitchen has some stainless		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. Based on visual review, looking through windows, it is presumed that overall wall finishes to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$1,642,377		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**C3020 Floor Finishes**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,744,599		
<u>What &amp; Where</u>	Battleship linoleom, commercial tiles in kitchen, common area tiles and carpet in some office areas. Basement is concrete floor		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. It is presumed stairs to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### C3030 Ceiling Finishes

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,707,117		
<u>What &amp; Where</u>	Plaster and Lath, some t-bar drop ceilings with many missing tiles		
<u>Commentary (Condition ...)</u>	Building not accessible due to one entry/exit point. Based on visual review, looking through windows, it is presumed that overall ceiling finishes to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D1010 Elevators & Lifts

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,376,598		
<u>What &amp; Where</u>	Elevators original to construction.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that overall elevators to be in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$0		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**D2010 Plumbing Fixtures**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,831,488		
<u>What &amp; Where</u>	Mostly original cast in iron, 3 or 4 common area bathrooms per floor.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that overall plumbing fixtures to be in poor condition.		
 <b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed.		


**D2020 Domestic Water Distribution**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$812,670		
<u>What &amp; Where</u>	Original steel, some copper		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that overall domestic water distribution system to be in poor condition.		
 <b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed.		

**D2030 Sanitary Waste**


<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$609,928		
<u>What &amp; Where</u>	Gravity based risers leading to sewer pipe in basement.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that overall sanitary waste lines to be in poor condition.		
 <u>Action</u>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

**D2040 Rain Water Drainage**


<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$131,186		
<u>What &amp; Where</u>	Gravity based rigid pipe storm system terminating in main collector on site.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. The overall rain water drainage systems are in poor condition.		
 <u>Action</u>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		




### D3012 Gas Supply System

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$39,185		
<u>What &amp; Where</u>	Propane tank (has been removed).		
<u>Commentary (Condition ...)</u>			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			


### D3043 Hydronic Distribution Systems

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$134,593		
<u>What &amp; Where</u>	Intermediate pressure steam distribution system.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that the overall intermediate pressure steam distribution system is in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D3045 Exhaust Ventilation Systems

Component	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$22,148		
<u>What &amp; Where</u>	Various exhaust systems throughout facility.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that the overall exhaust ventilation systems are in poor condition.		
<u>Action</u>	1.		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

### D3055 Fin Tube Radiation

Component	1	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$231,705		
<u>What &amp; Where</u>	Steam fed fin tube radiators and unit heaters.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that the overall fin tube radiation systems is in poor condition.		
<u>Action</u>	1.		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D3060 Controls And Instrumentation

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,315,264		
<u>What &amp; Where</u>	Thermostat and control systems.		
<u>Commentary (Condition ...)</u>	Building has been shut down for 30 years with no maintenance. It is presumed that the overall controls and instrumentation systems are in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D4020 Standpipes

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Good 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$122,667		
<u>What &amp; Where</u>			
<u>Commentary (Condition ...)</u>			
			
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$122,667		
<u>Action Year</u>	2054.		
<u>Brief Description</u>			
<u>Commentary</u>			

**D5010 Electrical Service And Distribution**



<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,001,781		
<u>What &amp; Where</u>	Electrical service and distribution systems.		
<u>Commentary (Condition ...)</u>	It has been reported that copper harvesting has occurred in this facility. It is presumed that overall electrical service and distribution systems are non-existent and/or in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$1,001,782		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

**D5021 Branch Wiring**


<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Critical 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$3,300,086		
<u>What &amp; Where</u>	Knob and tube		
<u>Commentary (Condition ...)</u>	It has been reported that copper harvesting has occurred in this facility. It is presumed that overall branch wiring is in poor condition.		
<b><u>Action</u></b>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		




### D5022 Lighting Equipment

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$824,596		
<u>What &amp; Where</u>	Mixture of flourescent and incandescent lighting		
<u>Commentary (Condition ...)</u>	It has been reported that copper harvesting has occurred in this facility. It is presumed that overall lighting equipment is in poor condition.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D5032 Intercommunications And Paging

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$73,260		
<u>What &amp; Where</u>	Inter communications and paging system.		
<u>Commentary (Condition ...)</u>	It has been reported that copper harvesting has occurred in this facility. It is presumed that overall intercommunications and paging equipment is in poor condition.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D5033 Telephone Systems

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$103,926		
<u>What &amp; Where</u>	Telephone system.		
<u>Commentary (Condition ...)</u>	It has been reported that copper harvesting has occurred in this facility. It is presumed that overall telephone systems were remove and/or in poor condition.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


### D5037 Fire Alarm System

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1970.		
<u>Replacement Cost</u>	\$78,371		
<u>What &amp; Where</u>	Fire alarm panel.		
<u>Commentary (Condition ...)</u>	It is presumed that overall fire alarm systems have been compromised and are in poor condition.		
<u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**D5038 Security Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$207,853		
<u>What &amp; Where</u>	Exterior doors secured.		
<u>Commentary (Condition ...)</u>	It is presumed that overall security systems are no longer functioning. Building was shutdown and secured in 1983.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**D5091 Exit & Emergency Light Systems**

<b><u>Component</u></b>	<b>1</b>	<b><u>Overall Condition</u></b>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$68,148		
<u>What &amp; Where</u>	Exit and Emergency Lighting.		
<u>Commentary (Condition ...)</u>	It has been reported that copper harvesting has occurred in this facility. It is presumed that exit and emergency light systems are in poor condition.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		


**E1010 Commercial Equipment**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,704		
<u>What &amp; Where</u>	Walk in Cooler.		
<u>Commentary (Condition ...)</u>	Equipment in disrepair.		
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		

**E1042 Laundry Room Equipment**

<b><u>Component</u></b>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$1,704		
<u>What &amp; Where</u>	Commercial Laundry Room (no equipment exists)		
 <u>Commentary (Condition ...)</u>			
 <b><u>Action</u></b>	 <b>1.</b>		
<u>Action type</u>	Replacement		
<u>Action Cost</u>	\$1,704		
<u>Action Year</u>	2013.		
<u>Brief Description</u>			
<u>Commentary</u>			

**E2010 Fixed Furnishings**

<u>Component</u>	<b>1</b>	<u>Overall Condition</u>	Poor 
<u>Last Major Action Year</u>	1913.		
<u>Replacement Cost</u>	\$160,149		
<u>What &amp; Where</u>	Throughout facility.		
<u>Commentary (Condition ...)</u>	It is presumed that overall fixed furnishings are in poor condition.		
 <u>Action</u>	<b>1.</b>		
<u>Action type</u>	Not Specified		
<u>Action Cost</u>	\$170,371		
<u>Action Year</u>	2014.		
<u>Brief Description</u>			
<u>Commentary</u>	Recommend salvage and demolition. Mould and asbestos containing materials identified in various areas, guidelines must be followed for abatement prior to salvage and demolition.		