



Summary of Depreciation Report

888 Beach Avenue
Strata Plan LMS 712
Halsall Project 213vA040A
Vancouver, BC

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November 26, 2013



Presentation Outline



- What is a Depreciation Report (DR)
- Summary of Your Building
- Options for Funding your Contingency Reserve Fund (CRF)
- Questions



Strata Property Act: Section 92

“To meet its expenses the strata corporation must establish, and the owners must contribute, by means of strata fees, to

(a) an OPERATING FUND for common expenses that usually occur either once a year or more often than once a year, and

(b) a CONTINGENCY RESERVE FUND for common expenses that usually occur less often than once a year or that do not usually occur.”

The Depreciation Report develops a plan for funding your CRF.

Requirements in Other Provinces



Location	Depreciation report required?	CRF funding requirements?
BC	Yes / unless $\frac{3}{4}$ vote	3 Funding Options (at least) Minimal contribution requirements
Alberta	Yes	No
Ontario	Yes	Yes – fully funded (no planned levies)
Nova Scotia	Yes	No
Other Provinces	Legislation in the works.	TBD
Washington State	Yes	No – but mandatory to disclose projected CRF funding shortfall.

Depreciation Report Process



To develop your DR we:

- Identified common components (structure, roofs etc.)
- Evaluated and summarized components (description, condition and repair history)
- Quantified components
- Predicted timing and frequency of future repair and replacement projects
- Estimated cost of projects
- Conducted a financial analysis and provided a range of funding options to cover CRF expenses



Your Complex

- Three towers and four townhouse blocks
- Four level underground garage
- 259 units
- Built in 1993

Amenities

- Indoor Pool
- Saunas
- Change rooms
- Exercise room

Current Financial Situation

- CRF Opening Balance: \$618,972
- Current Base-Level CRF Contributions (excluding special levies): \$280,000 (~\$90/unit/month)

Common Components Reviewed



Structure

Balconies

Walls

Windows / Doors

Roofs

Site

HVAC

Plumbing

Electrical

- Ongoing maintenance and repair should be expected to all building components over the life of the building.
- Components excluded from review were the interior suite finishes, as well as any unit owned HVAC/Electrical equipment (electrical panels, bathroom exhaust fans, etc.)

Garage and Garage Roof

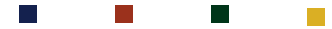


Sample Projects:

Re-waterproof garage slabs

Re-waterproof garage roof

Walls and Balconies



Sample Projects:

Building Enclosure Maintenance and
Renewals

Repair Balconies

Roofs



LEGEND

- Previous or Current Replacements
- Original - Future Replacements
- Replacement planned for 2013

See separate file for summary of roof and terrace areas.

Sample Projects:
Replace Flat Roofing and Terraces

Fire Safety and Emergency Power



Sample Projects:

Replace Fire Alarm Panels,
Wiring and Devices

Replace Generator, Transfer
Switch and Fuel Tanks



Interiors



Sample Projects:

Refinish Lobbies / Lounges





Replacement of most HVAC equipment is covered by your mechanical service contract.



Domestic Water Piping



Sample Projects:

Replace Domestic Distribution Piping and Valves



Sample Projects:

Replace Main Switchgear

Replace Transformers



Sample Projects:

Modernize Elevators

Refurbish Cab Interiors



Projected Expenditures Table



888 Beach, 888 Beach Avenue, 1500 Hornby Street, and 1501 Howe Street, Vancouver, British Columbia, Canada

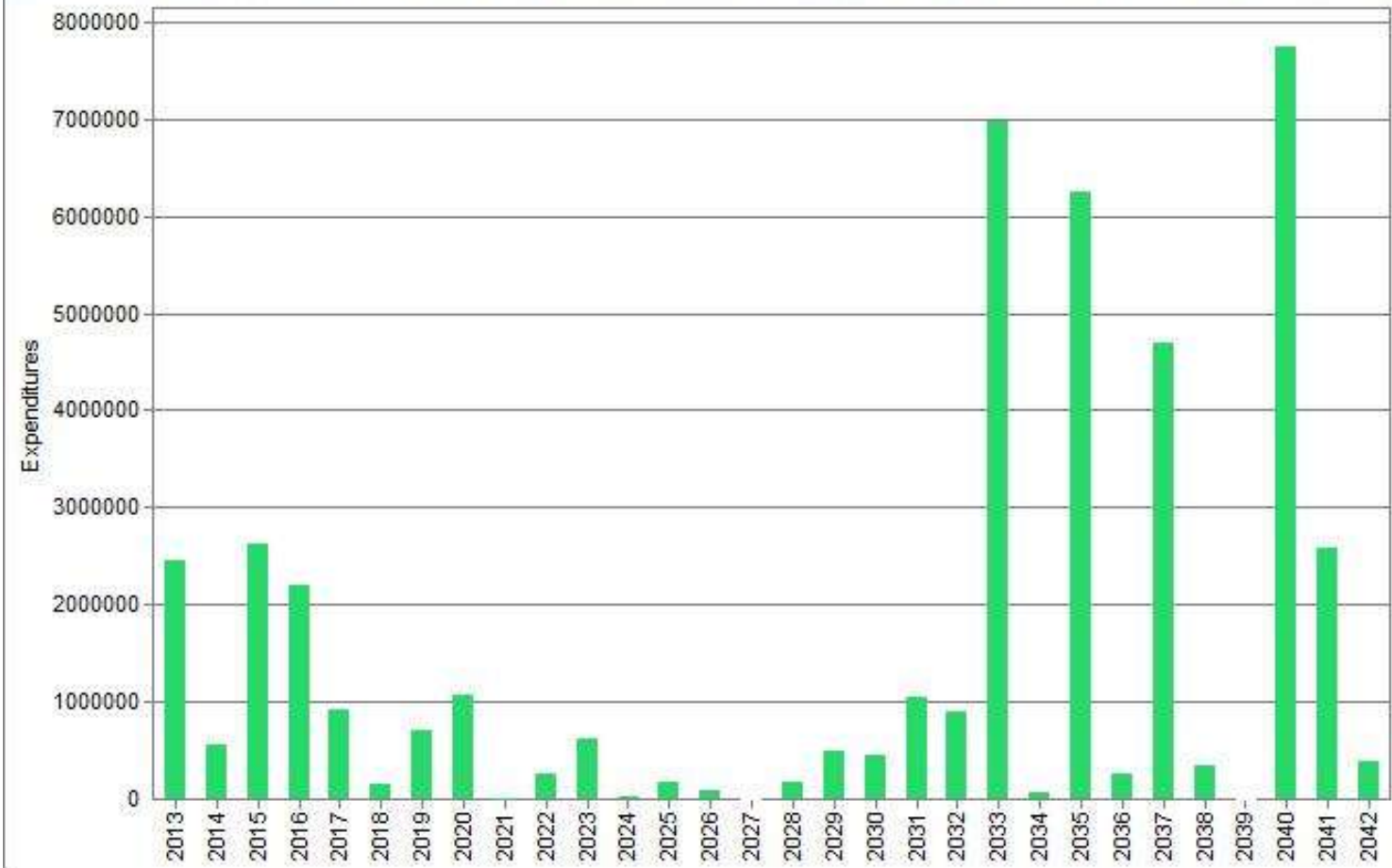
Projected Expenditures

Item	Description	Class	Status	Present Cost	First Occur.	Cycle No.	Occur.	2013	2014	2015	2016	2017	2018	2019	2020	2021
1	STRUCTURE															
1.2.1	Balcony Condition Survey	3	Forecasted	\$14,175	2016	10					\$15,043					
1.2.2	Repair Concrete Balconies (Ocean Tower)	3	Forecasted	\$374,888	2017	99	1					\$405,791				
1.2.3	Repair Concrete Balconies (Ocean Tower - Future Occurrence)	3	Forecasted	\$155,684	2037	20										
1.2.4	Replace Balcony Guards and Rebuild Parapet Guard Walls (Ocean Tower)	3	Forecasted	\$479,052	2017	40						\$518,541				
1.2.5	Repair Concrete Balconies (Beach Tower)	3	Forecasted	\$352,182	2033	20										
1.2.6	Replace Balcony Guards and Rebuild Parapet Guard Walls (Beach Tower)	3	Forecasted	\$997,336	2053	40										
1.2.7	Repair Concrete Balconies (Garden Tower and California Walkways)	3	Forecasted	\$119,902	2020	20	1								\$137,730	
1.4.1	Repair Garage Suspended Slab Waterproofing (Drive Aisles)	3	Forecasted	\$132,549	2020	24									\$152,257	
1.4.2	Re-Waterproof Garage Suspended Slabs (Drive Aisles and Parking Stalls)	3	Forecasted	\$565,000	2032	24										
1.4.3	Replace Entrance Ramp Toppings and Waterproofing	3	Forecasted	\$253,190	2023	30										
1.4.4	Garage Roof Deck Waterproofing Repair Allowance	3	Forecasted	\$112,000	2023	40										
1.4.5	Re-Waterproof Garage Roof Deck	3	Forecasted	\$1,465,340	2033	40										
2	BUILDING ENVELOPE															
2.1.1	Building Enclosure Maintenance and Renewal (Phase 3)	3	Forecasted	\$1,988,000	2013			\$1,988,000								
2.1.2	Repair Glass Block Wall at Beach and Garden Towers	3	Forecasted	\$10,500	2014				\$10,710							
2.1.3	Recoat Stucco Wall at Beach Tower Mechanical Penthouse	3	Forecasted	\$5,250	2015					\$5,462						
2.1.4	Wall Condition Evaluation	3	Forecasted	\$18,900	2020	10									\$21,710	
2.1.5	Repair Wall Leakage - Allowance	3	Forecasted	\$23,625	2020	3									\$27,138	
2.1.6	Repair Masonry Walls	3	Forecasted	\$181,037	2022	20										

Expenditures: 30-Year Projections



Total Annual Expenditures for 888 Beach Avenue, 1500 Hornby Street, and 1501 Howe Street



Contingency Reserve Fund Expenses Projected by DR



\$ 6.5 million in next 5 years

~\$1,290,000/year
~\$415/unit per month

\$ 9.1 million in next 10 years

~\$910,000/year
~\$290/unit per month

\$ 19.5 million in next 20 years

~\$969,500/year
~\$310/unit per month

\$ 42.9 million in next 30 years

~\$1,430,000/year
~\$460/unit per month

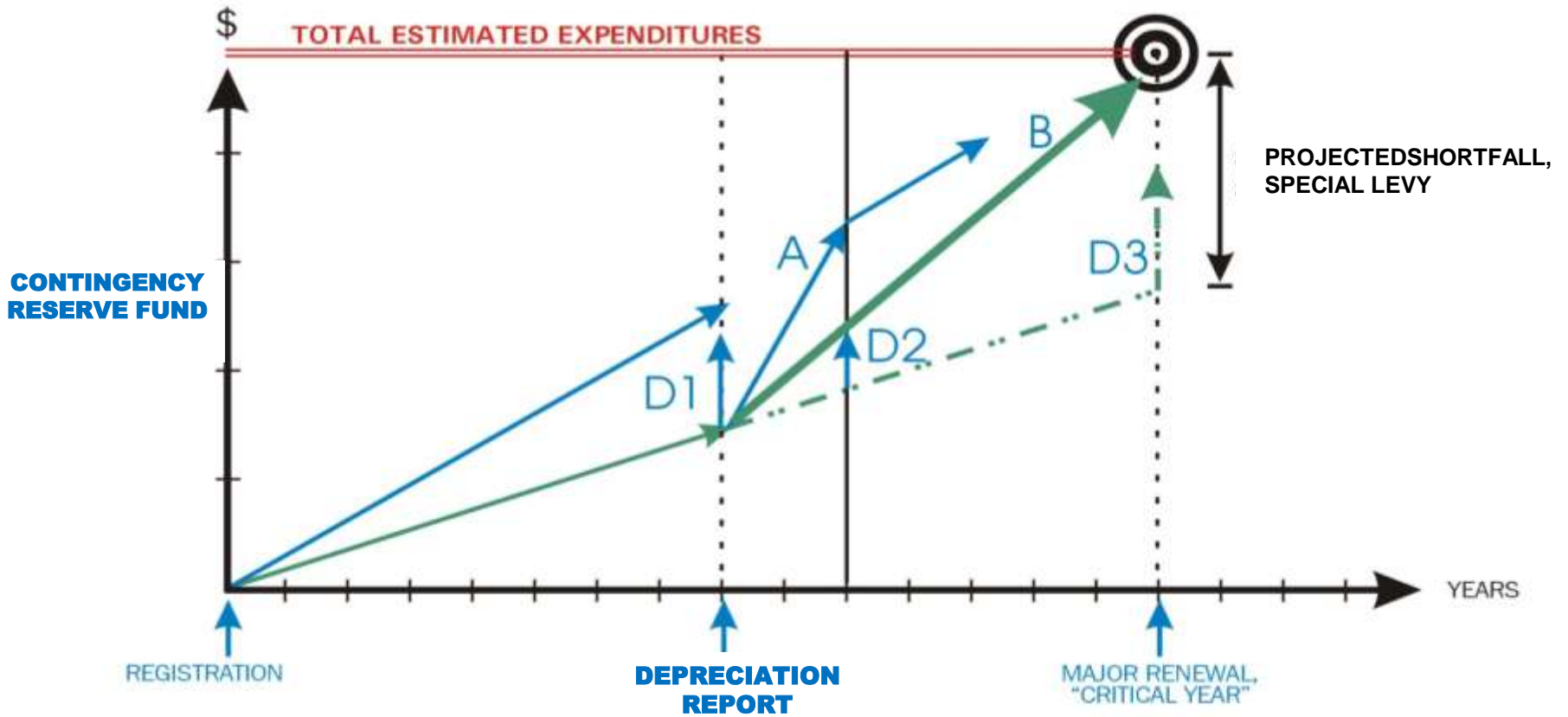
The 2013 CRF Contribution was

~\$280,000
~\$90/unit per month

The 2013 Special Levy was

~\$1,988,000
~\$640/unit per month

What are your Funding Options?



What is a Fair Funding Plan?



Balances interests of present owners
(tolerable immediate contributions to
CRF, sustained value)

with

Interests of future owners (limit future
contributions & special assessments)

As Owners, this is your decision to make.



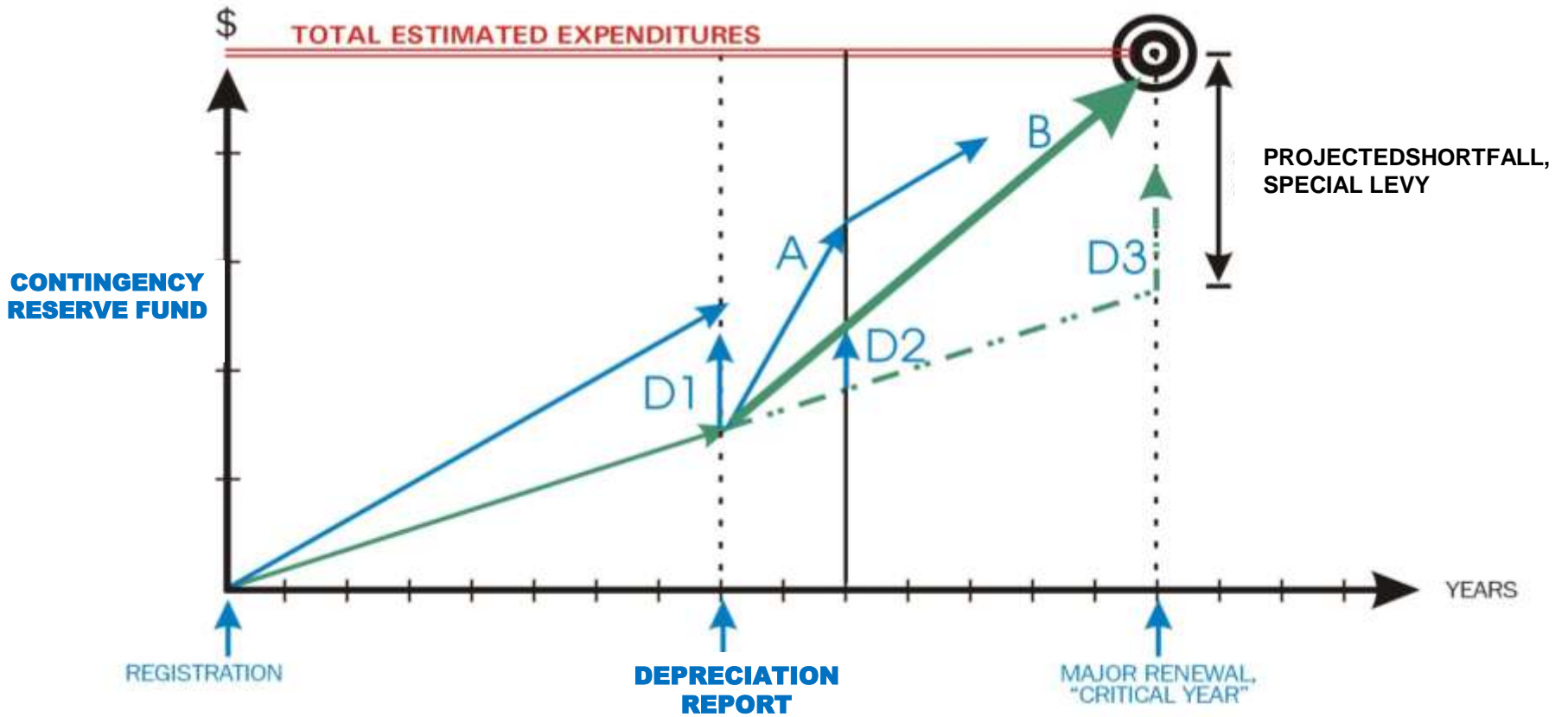
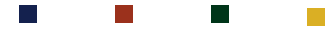
Summary of Funding Options



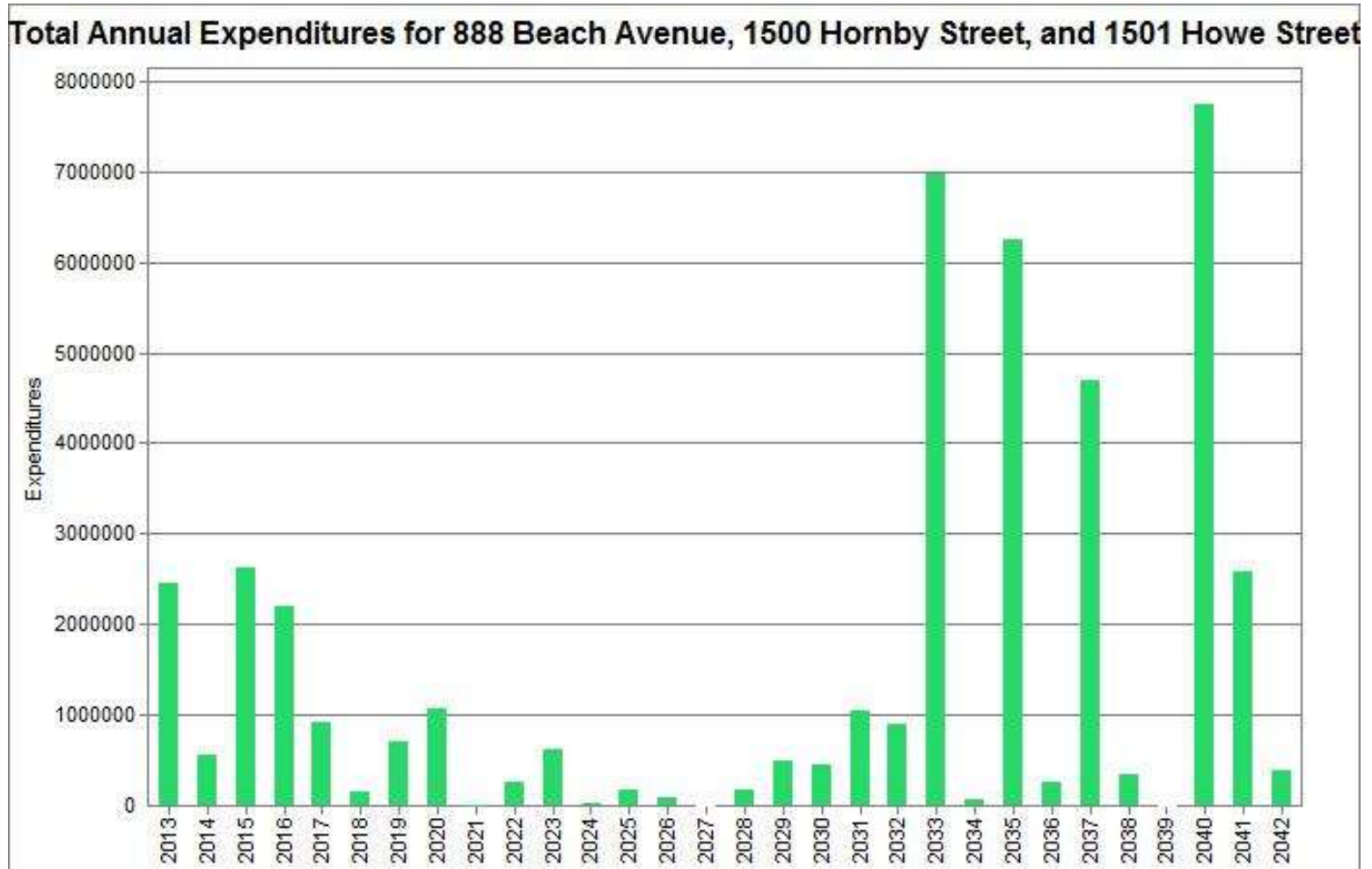
Funding Options	Contribution 2014 \$/year (\$/unit per month)	Contribution 2024 \$/year (\$/unit per month)	Special Levies
1. Maintain Current Annual Contribution, Fund by Special Levies	\$285,600 (\$92) + 2% inflation/yr	\$348,145 (\$112) + 2% inflation/yr	\$6.0 Million in levies over next 10 yrs (~\$23,000/unit)
2. Fully Funded / Minimize Special Levies	\$1,692,512 (\$545) +2% inflation/yr	\$1,122,860 (\$361) +2% inflation/yr	None

Other Funding Options	<p>Phase-in a CRF Contribution Increase (something between options 1 and 2)</p> <p>Defer Major Repairs by Increasing Short Term Repairs</p> <p>Manage Some Projects by Special Levy</p>	Special Levies When Needed
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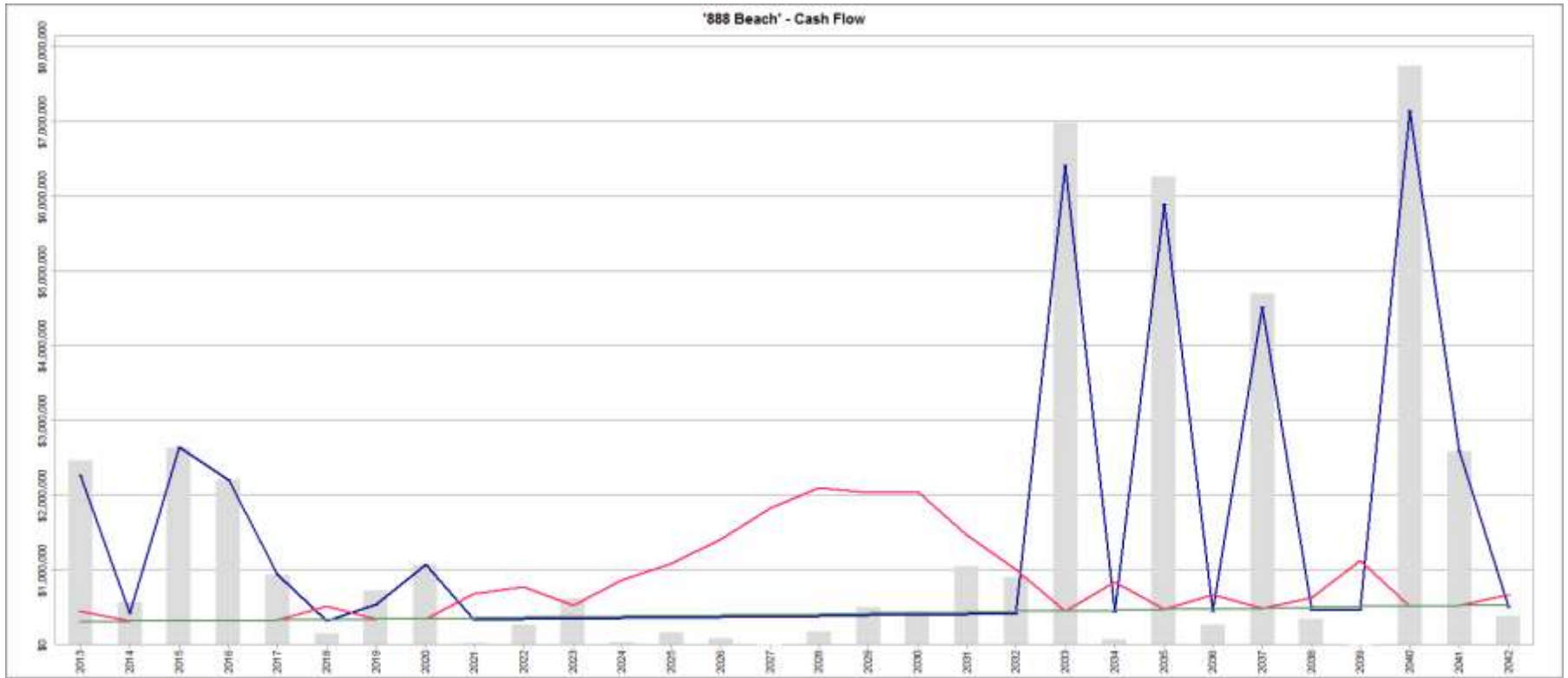
What are your Funding Options?



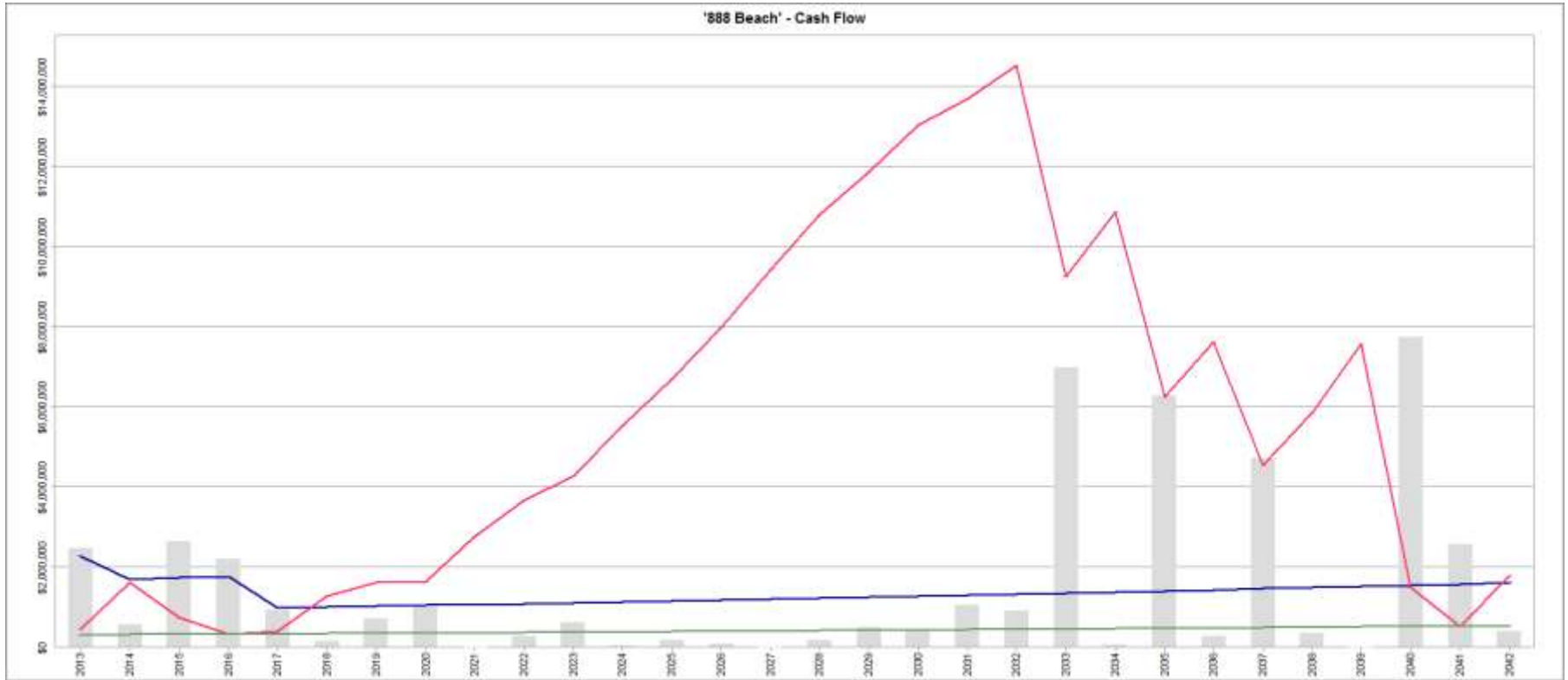
Expenditures over the next 30 years



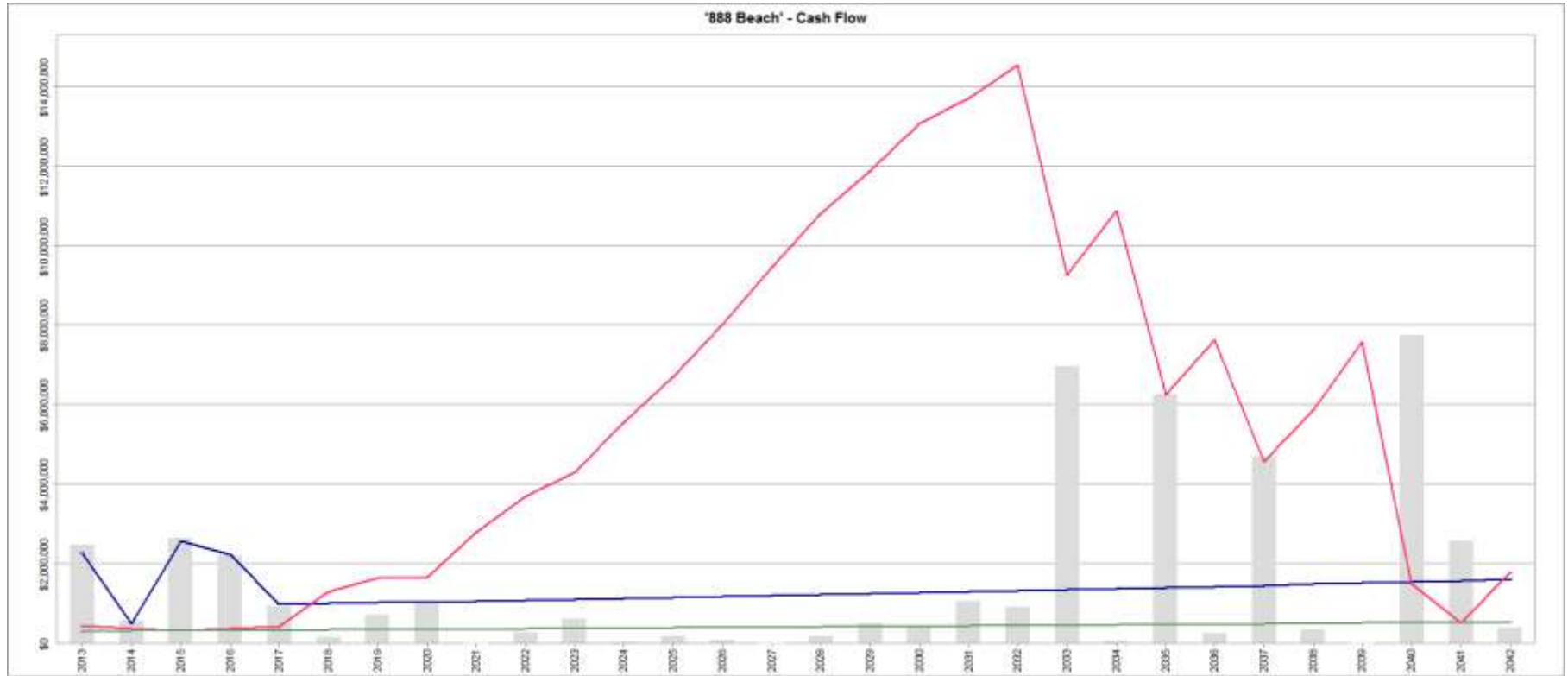
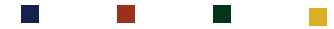
Scenario 1 – Maintain Current Contributions



Scenario 2 – Fully-funded



Scenario 3 – Combination of Phasing-in Contributions and Special Levies



Take Aways

1. An increase over current contributions is required to reduce future special levies.
2. There are many different ways to fund the CRF
3. Have a vision and put together a plan!



Scenario 1 – Maintain Current CRF Contribution and Funding by Special Levy

Scenario 1 - Current Contribution and Special Levies

Assumptions:

Opening Balance of the Reserve Fund:	\$618,972	Interest Rate Earned:	3%
Current Annual Contribution:	\$280,000	Expenditure Inflation Rate:	2%
Minimum Reserve Fund Balance:	\$300,000	Minimum Balance Inflation Rate:	2%
First Critical Year:	N/A	Number of Units:	259
Second Critical Year:	N/A	Fiscal Year End:	Dec 31

Results:

Year	Opening Balance	Recommended Annual Contributions		Estimated Inflation Adjusted Expenditure	Estimated Interest Earned	Recommended Annual Contribution Increase			Closing Balance
		Base	Other			Amount	Percentage (%)	per Unit per Month	
2013	\$618,972	\$280,000	\$1,988,000	\$2,457,750	\$15,723				\$444,945
2014	\$444,945	\$285,600	\$130,006	\$563,727	\$9,176	\$5,600	2	\$1.80	\$306,000
2015	\$306,000	\$291,312	\$2,342,331	\$2,627,523	\$0	\$5,712	2	\$1.84	\$312,120
2016	\$312,120	\$297,138	\$1,904,685	\$2,195,581	\$0	\$5,826	2	\$1.87	\$318,362
2017	\$318,362	\$303,081	\$627,386	\$924,332	\$232	\$5,943	2	\$1.91	\$324,730
2018	\$324,730	\$309,143		\$138,979	\$12,294	\$6,062	2	\$1.95	\$507,188
2019	\$507,188	\$315,325	\$220,569	\$714,462	\$9,229	\$6,183	2	\$1.99	\$337,849
2020	\$337,849	\$321,632	\$741,350	\$1,056,225	\$0	\$6,307	2	\$2.03	\$344,606
2021	\$344,606	\$328,065		\$8,612	\$15,130	\$6,433	2	\$2.07	\$679,188
2022	\$679,188	\$334,626		\$262,580	\$21,456	\$6,561	2	\$2.11	\$772,691
2023	\$772,691	\$341,318		\$608,348	\$19,175	\$6,693	2	\$2.15	\$524,836
2024	\$524,836	\$348,145		\$31,706	\$20,492	\$6,826	2	\$2.20	\$861,767
2025	\$861,767	\$355,108		\$160,532	\$28,772	\$6,963	2	\$2.24	\$1,085,114
2026	\$1,085,114	\$362,210		\$81,885	\$36,758	\$7,102	2	\$2.29	\$1,402,197
2027	\$1,402,197	\$369,454		\$0	\$47,608	\$7,244	2	\$2.33	\$1,819,259
2028	\$1,819,259	\$376,843		\$165,427	\$57,749	\$7,389	2	\$2.38	\$2,088,424
2029	\$2,088,424	\$384,380		\$499,454	\$60,927	\$7,537	2	\$2.43	\$2,034,277
2030	\$2,034,277	\$392,068		\$446,635	\$60,210	\$7,688	2	\$2.47	\$2,039,919
2031	\$2,039,919	\$399,909		\$1,039,221	\$51,608	\$7,841	2	\$2.52	\$1,452,215
2032	\$1,452,215	\$407,907		\$894,664	\$36,265	\$7,998	2	\$2.57	\$1,001,723
2033	\$1,001,723	\$416,065	\$5,993,936	\$6,965,940	\$0	\$8,158	2	\$2.62	\$445,784
2034	\$445,784	\$424,387		\$58,623	\$18,860	\$8,321	2	\$2.68	\$830,408
2035	\$830,408	\$432,874	\$5,459,680	\$6,259,168	\$0	\$8,488	2	\$2.73	\$463,794
2036	\$463,794	\$441,532		\$256,286	\$16,693	\$8,657	2	\$2.79	\$665,732
2037	\$665,732	\$450,362	\$4,065,858	\$4,699,421	\$0	\$8,831	2	\$2.84	\$482,531
2038	\$482,531	\$459,370		\$334,853	\$16,344	\$9,007	2	\$2.90	\$623,392
2039	\$623,392	\$468,557		\$0	\$25,730	\$9,187	2	\$2.96	\$1,117,679
2040	\$1,117,679	\$477,928	\$6,657,131	\$7,740,672	\$0	\$9,371	2	\$3.02	\$512,066
2041	\$512,066	\$487,487	\$2,094,344	\$2,571,589	\$0	\$9,559	2	\$3.08	\$522,307
2042	\$522,307	\$497,237		\$379,830	\$17,430	\$9,750	2	\$3.14	\$657,144

Description:

This scenario demonstrates the special levies that would be required each year if you continue to contribute at your current contribution level.

Scenario 2 – Inflation-Matched Contributions

Scenario 2 - Inflation Matched, No Special Levies

Assumptions:

Opening Balance of the Reserve Fund:	\$618,972	Interest Rate Earned:	3%
Current Annual Contribution:	\$280,000	Expenditure Inflation Rate:	2%
Minimum Reserve Fund Balance:	\$300,000	Minimum Balance Inflation Rate:	2%
First Critical Year:	2016	Number of Units:	259
Second Critical Year:	2041	Fiscal Year End:	Dec 31

Results:

Year	Opening Balance	Recommended Annual Contributions		Estimated Inflation Adjusted Expenditure	Estimated Interest Earned	Recommended Annual Contribution Increase			Closing Balance
		Base	Other			Amount	Percentage (%)	per Unit per Month	
2013	\$618,972	\$280,000	\$1,988,000	\$2,457,750	\$15,723				\$444,945
2014	\$444,945	\$1,692,512		\$563,727	\$30,280	\$1,412,512	504.5	\$454.48	\$1,604,010
2015	\$1,604,010	\$1,726,362		\$2,627,523	\$34,603	\$33,850	2	\$10.89	\$737,451
2016	\$737,451	\$1,760,889		\$2,195,581	\$15,603	\$34,527	2	\$11.11	\$318,363
2017	\$318,363	\$977,517		\$924,332	\$10,349	-\$783,372	-44.5	-\$252.05	\$381,897
2018	\$381,897	\$997,067		\$138,979	\$24,328	\$19,550	2	\$6.29	\$1,264,313
2019	\$1,264,313	\$1,017,009		\$714,462	\$42,468	\$19,941	2	\$6.42	\$1,609,328
2020	\$1,609,328	\$1,037,349		\$1,056,225	\$47,997	\$20,340	2	\$6.54	\$1,638,448
2021	\$1,638,448	\$1,058,096		\$8,612	\$64,896	\$20,747	2	\$6.68	\$2,752,828
2022	\$2,752,828	\$1,079,258		\$262,580	\$94,835	\$21,162	2	\$6.81	\$3,664,341
2023	\$3,664,341	\$1,100,843		\$608,348	\$117,318	\$21,585	2	\$6.94	\$4,274,154
2024	\$4,274,154	\$1,122,860		\$31,706	\$144,592	\$22,017	2	\$7.08	\$5,509,900
2025	\$5,509,900	\$1,145,317		\$160,532	\$180,069	\$22,457	2	\$7.23	\$6,674,754
2026	\$6,674,754	\$1,168,223		\$81,885	\$216,538	\$22,906	2	\$7.37	\$7,977,630
2027	\$7,977,630	\$1,191,588		\$0	\$257,203	\$23,364	2	\$7.52	\$9,426,420
2028	\$9,426,420	\$1,215,420		\$165,427	\$298,543	\$23,832	2	\$7.67	\$10,774,956
2029	\$10,774,956	\$1,239,728		\$499,454	\$334,353	\$24,308	2	\$7.82	\$11,849,582
2030	\$11,849,582	\$1,264,523		\$446,635	\$367,756	\$24,795	2	\$7.98	\$13,035,226
2031	\$13,035,226	\$1,289,813		\$1,039,221	\$394,816	\$25,290	2	\$8.14	\$13,680,634
2032	\$13,680,634	\$1,315,609		\$894,664	\$416,733	\$25,796	2	\$8.30	\$14,518,312
2033	\$14,518,312	\$1,341,922		\$6,965,940	\$351,189	\$26,312	2	\$8.47	\$9,245,483
2034	\$9,245,483	\$1,368,760		\$58,623	\$297,017	\$26,838	2	\$8.64	\$10,852,636
2035	\$10,852,636	\$1,396,135		\$6,259,168	\$252,634	\$27,375	2	\$8.81	\$6,242,237
2036	\$6,242,237	\$1,424,058		\$256,286	\$204,784	\$27,923	2	\$8.98	\$7,614,793
2037	\$7,614,793	\$1,452,539		\$4,699,421	\$179,741	\$28,481	2	\$9.16	\$4,547,651
2038	\$4,547,651	\$1,481,590		\$334,853	\$153,631	\$29,051	2	\$9.35	\$5,848,019
2039	\$5,848,019	\$1,511,222		\$0	\$198,109	\$29,632	2	\$9.53	\$7,557,349
2040	\$7,557,349	\$1,541,446		\$7,740,672	\$133,732	\$30,224	2	\$9.72	\$1,491,855
2041	\$1,491,855	\$1,572,275		\$2,571,589	\$29,766	\$30,829	2	\$9.92	\$522,307
2042	\$522,307	\$878,138		\$379,830	\$23,144	-\$694,137	-44.2	-\$223.34	\$1,043,760

Description:

This scenario shows the one-time increase required so that future annual increases simply keep pace with inflation.

A special levy is included in 2013 to cover a portion of the expenses in this year (see "Other" contributions column).

Scenario 3 – Phased-In Contribution Increase

Scenario 3 - Increase Phased-In over Several Years

Assumptions:

Opening Balance of the Reserve Fund:	\$618,972	Interest Rate Earned:	3%
Current Annual Contribution:	\$280,000	Expenditure Inflation Rate:	2%
Minimum Reserve Fund Balance:	\$300,000	Minimum Balance Inflation Rate:	2%
First Critical Year:	2041	Number of Units:	259
Second Critical Year:	2067	Fiscal Year End:	Dec 31

Results:

Year	Opening Balance	Recommended Annual Contributions		Estimated Inflation Adjusted Expenditure	Estimated Interest Earned	Recommended Annual Contribution Increase			Closing Balance
		Base	Other			Amount	Percentage (%)	per Unit per Month	
2013	\$618,972	\$280,000	\$1,988,000	\$2,457,750	\$15,723				\$444,945
2014	\$444,945	\$480,000		\$563,727	\$12,092	\$200,000	71.4	\$64.35	\$373,310
2015	\$373,310	\$680,000	\$1,875,000	\$2,627,523	\$10,111	\$200,000	41.7	\$64.35	\$310,899
2016	\$310,899	\$880,000	\$1,350,000	\$2,195,581	\$9,843	\$200,000	29.4	\$64.35	\$355,161
2017	\$355,161	\$975,842		\$924,332	\$11,427	\$95,842	10.9	\$30.84	\$418,099
2018	\$418,099	\$995,359		\$138,979	\$25,389	\$19,517	2	\$6.28	\$1,299,867
2019	\$1,299,867	\$1,015,266		\$714,462	\$43,508	\$19,907	2	\$6.41	\$1,644,180
2020	\$1,644,180	\$1,035,572		\$1,056,225	\$49,016	\$20,305	2	\$6.53	\$1,672,542
2021	\$1,672,542	\$1,056,283		\$8,612	\$65,891	\$20,711	2	\$6.66	\$2,786,104
2022	\$2,786,104	\$1,077,409		\$262,580	\$95,806	\$21,126	2	\$6.80	\$3,696,738
2023	\$3,696,738	\$1,098,957		\$608,348	\$118,261	\$21,548	2	\$6.93	\$4,305,608
2024	\$4,305,608	\$1,120,936		\$31,706	\$145,507	\$21,979	2	\$7.07	\$5,540,345
2025	\$5,540,345	\$1,143,355		\$160,532	\$180,953	\$22,419	2	\$7.21	\$6,704,120
2026	\$6,704,120	\$1,166,222		\$81,885	\$217,389	\$22,867	2	\$7.36	\$8,005,845
2027	\$8,005,845	\$1,189,546		\$0	\$258,019	\$23,324	2	\$7.50	\$9,453,410
2028	\$9,453,410	\$1,213,337		\$165,427	\$299,321	\$23,791	2	\$7.65	\$10,800,641
2029	\$10,800,641	\$1,237,604		\$499,454	\$335,091	\$24,267	2	\$7.81	\$11,873,882
2030	\$11,873,882	\$1,262,356		\$446,635	\$368,452	\$24,752	2	\$7.96	\$13,058,056
2031	\$13,058,056	\$1,287,603		\$1,039,221	\$395,467	\$25,247	2	\$8.12	\$13,701,905
2032	\$13,701,905	\$1,313,355		\$894,664	\$417,338	\$25,752	2	\$8.29	\$14,537,934
2033	\$14,537,934	\$1,339,622		\$6,965,940	\$351,743	\$26,267	2	\$8.45	\$9,263,359
2034	\$9,263,359	\$1,366,415		\$58,623	\$297,518	\$26,792	2	\$8.62	\$10,868,668
2035	\$10,868,668	\$1,393,743		\$6,259,168	\$253,079	\$27,328	2	\$8.79	\$6,256,322
2036	\$6,256,322	\$1,421,618		\$256,286	\$205,170	\$27,875	2	\$8.97	\$7,626,823
2037	\$7,626,823	\$1,450,050		\$4,699,421	\$180,064	\$28,432	2	\$9.15	\$4,557,516
2038	\$4,557,516	\$1,479,051		\$334,853	\$153,888	\$29,001	2	\$9.33	\$5,855,603
2039	\$5,855,603	\$1,508,632		\$0	\$198,298	\$29,581	2	\$9.52	\$7,562,533
2040	\$7,562,533	\$1,538,805		\$7,740,672	\$133,848	\$30,173	2	\$9.71	\$1,494,514
2041	\$1,494,514	\$1,569,581		\$2,571,589	\$29,805	\$30,776	2	\$9.90	\$522,311
2042	\$522,311	\$878,138		\$379,830	\$23,144	-\$691,443	-44	-\$222.47	\$1,043,763

Description:

This scenario shows the required contribution increase phased in by applying roughly equal increases for the first few years. In addition, special levies are required in some of the first few years to cover larger expenditures in those years (see "Other" contribution column).

Projected Expenditures (p.1 of 3)

888 Beach, 888 Beach Avenue, 1500 Hornby Street, and 1501 Howe Street, Vancouver, British Columbia, Canada

Projected Expenditures

Item	Description	Class	Status	Present Cost	First Occur.	Cycle No.	Occur.	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1 STRUCTURE																						
1.2.1	Balcony Condition Survey	3	Forecasted	\$14,175	2016	10					\$15,043										\$18,337	
1.2.2	Repair Concrete Balconies (Ocean Tower)	3	Forecasted	\$374,888	2017	99	1					\$405,791										
1.2.3	Repair Concrete Balconies (Ocean Tower - Future Occurrence)	3	Forecasted	\$155,684	2037	20																
1.2.4	Replace Balcony Guards and Rebuild Parapet Guard Walls (Ocean Tower)	3	Forecasted	\$479,052	2017	40						\$518,541										
1.2.5	Repair Concrete Balconies (Beach Tower)	3	Forecasted	\$352,182	2033	20																
1.2.6	Replace Balcony Guards and Rebuild Parapet Guard Walls (Beach Tower)	3	Forecasted	\$997,336	2053	40																
1.2.7	Repair Concrete Balconies (Garden Tower and California Walkways)	3	Forecasted	\$119,902	2020	20	1								\$137,730							
1.4.1	Repair Garage Suspended Slab Waterproofing (Drive Aisles)	3	Forecasted	\$132,549	2020	24									\$152,257							
1.4.2	Re-Waterproof Garage Suspended Slabs (Drive Aisles and Parking Stalls)	3	Forecasted	\$565,000	2032	24																
1.4.3	Replace Entrance Ramp Toppings and Waterproofing	3	Forecasted	\$253,190	2023	30												\$308,637				
1.4.4	Garage Roof Deck Waterproofing Repair Allowance	3	Forecasted	\$112,000	2023	40												\$136,527				
1.4.5	Re-Waterproof Garage Roof Deck	3	Forecasted	\$1,465,340	2033	40																
2 BUILDING ENVELOPE																						
2.1.1	Building Enclosure Maintenance and Renewal (Phase 3)	3	Forecasted	\$1,988,000	2013			\$1,988,000														
2.1.2	Repair Glass Block Wall at Beach and Garden Towers	3	Forecasted	\$10,500	2014				\$10,710													
2.1.3	Recoat Stucco Wall at Beach Tower Mechanical Penthouse	3	Forecasted	\$5,250	2015					\$5,462												
2.1.4	Wall Condition Evaluation	3	Forecasted	\$18,900	2020	10									\$21,710							
2.1.5	Repair Wall Leakage - Allowance	3	Forecasted	\$23,625	2020	3									\$27,138			\$28,799			\$30,561	
2.1.6	Repair Masonry Walls	3	Forecasted	\$181,037	2022	20											\$216,356					
2.1.7	Building Enclosure Renewal (phased, 33% per occurrence)	3	Forecasted	\$2,752,869	2033	2	3															
2.2.1	Double Glazing Replacement Allowance	3	Forecasted	\$107,100	2015	15			\$111,427													
2.2.2	Repair Entrance Canopies	3	Forecasted	\$12,705	2023	20												\$15,487				
2.3.1	Replace Main Commercial and Residential Entrance Doors	3	Forecasted	\$48,300	2033	30																
2.3.2	Replace Townhouse Front Entrance Doors	3	Forecasted	\$163,800	2015	30			\$170,418													
2.3.3	Replace Townhouse Courtyard Doors	3	Forecasted	\$52,500	2033	25																
2.3.4	Install Power Door Operators	3	Forecasted	\$20,475	2014				\$20,884													
2.4.1	Replace Flat Roofing and Terraces (2013 planned work)	3	Forecasted	\$383,250	2013	99	1	\$383,250														
2.4.2	Replace Flat Roofing and Terraces (remaining original roofing - 33% per cycle)	3	Forecasted	\$441,099	2014	1	3		\$449,921	\$458,919	\$468,098											
2.4.3	Repair Flat Roofing and Terraces (all areas)	3	Forecasted	\$97,673	2030	25																
2.4.4	Replace Flat Roofing and Terraces (future replacement - all areas)	3	Forecasted	\$1,953,452	2040	25																
2.4.5	Repair Active Leakage at Unit 403	3	Forecasted	\$45,000	2013			\$45,000														
2.4.6	Repair Active Leakage at Unit T4	3	Forecasted	\$12,500	2013			\$12,500														
3 FIRE SAFETY																						
3.1.1	Replace Pressurization Fans	3	Forecasted	\$36,750	2023	30												\$44,798				
3.2.1	Replace Fire Alarm Panel	3	Forecasted	\$231,000	2020	20									\$265,346							
3.2.2	Replace Fire Alarm System Wiring and Devices	3	Forecasted	\$598,290	2040	40																
3.3.1	Suppression Systems Repair Allowance	3	Forecasted	\$10,500	2038	10																
3.3.2	Replace Fire Pump	3	Forecasted	\$46,200	2028	35																
3.4.1	Replace Generator and Transfer Switch	3	Forecasted	\$340,200	2029	35																

Projected Expenditures (p.2 of 3)

888 Beach, 888 Beach Avenue, 1500 Hornby Street, and 1501 Howe Street, Vancouver, British Columbia, Canada

Projected Expenditures

Item	Description	Class	Status	Present Cost	First Occur.	Cycle No.	Occur.	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
3	FIRE SAFETY																					
3.4.2	Replace Generator Fuel Storage Tank	3	Forecasted	\$12,600	2019	25								\$14,190								
4	FINISHES, FURNITURE AND EQUIPMENT																					
4.1.1	Repair Water-Damaged Lobby Finishes (Beach Tower)	3	Forecasted	\$20,000	2014				\$20,400													
4.1.2	Full Lobby and Lounge Renovation	3	Forecasted	\$210,000	2015	20				\$218,484												
4.2.1	Renovate Corridors (all towers)	3	Forecasted	\$608,644	2019	12								\$685,432								
4.2.2	Replace Suite Door Hardware	3	Forecasted	\$105,798	2031	24																
4.2.3	Renovate Parking Level Elevator Lobbies	3	Forecasted	\$69,797	2030	36																
4.2.4	Refurbish Elevator Cab Interiors (all cabs)	3	Forecasted	\$122,850	2016	20					\$130,369											
4.3.1	Refurbish Pool Room (excluding pool shell and furnishings)	3	Forecasted	\$74,682	2018	20								\$82,455								
4.3.2	Refinish Pool Shell	3	Forecasted	\$9,009	2018	20								\$9,947								
4.3.3	Refurbish Change Rooms	3	Forecasted	\$30,744	2016	25					\$32,626											
4.3.4	Refinish Sauna	3	Forecasted	\$7,350	2021	7										\$8,612						
4.3.5	Refurbish Exercise Room	3	Forecasted	\$14,000	2028	15																
4.3.6	Exercise Equipment Replacement Allowance	3	Forecasted	\$16,687	2018	5							\$18,424					\$20,341				
4.4.1	Refurbish Management Office	3	Forecasted	\$15,435	2020	15									\$17,730							
4.4.2	Refinish Stairwells/Service Areas	3	Forecasted	\$93,702	2020	20								\$107,634								
4.4.3	Refurbish Garbage Chute Rooms	3	Forecasted	\$29,400	2025	30															\$37,286	
5	SITE																					
6	HVAC																					
7	PLUMBING																					
7.1.1	Replace Domestic Hot Water Storage Tanks (2013 planned work - two tanks in Garden Tower)	3	Forecasted	\$17,000	2013			\$17,000														
7.1.2	Replace Domestic Hot Water Storage Tanks (phased, three tanks per occurrence)	3	Forecasted	\$25,500	2014	2			\$26,010		\$27,061		\$28,154		\$29,291		\$30,475		\$31,706		\$32,987	
7.2.1	Investigation - Domestic Water Treatment System	3	Forecasted	\$5,250	2014			\$5,355														
7.2.2	Install/Replace Back-flow Preventers	3	Forecasted	\$16,800	2016	25						\$17,828										
7.2.3	Replace Domestic Distribution Piping and Valves (Garden Tower - Remaining Piping)	3	Forecasted	\$140,909	2016						\$149,534											
7.2.4	Replace Domestic Distribution Piping and Valves (Beach Tower)	3	Forecasted	\$1,014,031	2015	25			\$1,054,998													
7.2.5	Replace Domestic Distribution Piping and Valves (Ocean Tower)	3	Forecasted	\$502,913	2015	25			\$523,231													
7.2.6	Replace Domestic Distribution Piping and Valves (Townhouse Blocks)	3	Forecasted	\$142,890	2016	25					\$151,636											
7.2.7	Replace Domestic Distribution Piping and Valves (Garden Tower - Future Replacement)	3	Forecasted	\$154,196	2041	25																
8	ELECTRICAL																					
8.1.1	Replace Main Switchgear	3	Forecasted	\$281,820	2035	40																
8.1.2	Replace Air-Cooled Transformers	3	Forecasted	\$453,915	2035	40																
8.1.3	Replace Main Electrical Switchgear Units	3	Forecasted	\$281,820	2035	40																
8.2.1	Replace Garage Lighting	3	Forecasted	\$114,440	2020	25								\$131,456								
8.2.2	Replace Exterior Lighting	3	Forecasted	\$32,524	2020	25								\$37,360								
8.2.3	Replace Stairwell and Service Room Lighting	3	Forecasted	\$39,060	2020	25								\$44,888								
9	CONVEYANCE																					
9.1.1	Install Elevator Machine Guards	3	Forecasted	\$47,250	2015					\$49,159												
9.1.2	Install Elevator Car Top Railings	3	Forecasted	\$22,050	2015					\$22,941												

Projected Expenditures (p.3 of 3)

888 Beach, 888 Beach Avenue, 1500 Hornby Street, and 1501 Howe Street, Vancouver, British Columbia, Canada

Projected Expenditures

Item	Description	Class	Status	Present Cost	First Occur.	Cycle	No. Occur.	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
9 CONVEYANCE																						
9.1.3	Elevator System Modernization	3	Forecasted	\$1,108,800	2016	25					\$1,176,667											
9.1.4	Replace Lift	3	Forecasted	\$35,280	2020	25									\$40,526							
10 MISCELLANEOUS																						
10.1.1	Replace Tractor	3	Forecasted	\$15,750	2020	25									\$18,092							
10.2.1	Upgrade CCTV System	3	Forecasted	\$17,850	2014				\$18,207													
10.2.2	Replace Closed Circuit Television System	3	Forecasted	\$21,840	2020	15									\$25,087							
10.2.3	Replace Enterphone System	3	Forecasted	\$44,100	2023	15												\$53,759				
10.2.4	Replace Card Access System	3	Forecasted	\$84,000	2025	15															\$106,532	
10.3.1	Interest Adjustment to 2016	3	Forecasted	\$12,000	2013	1	4	\$12,000	\$12,240	\$12,485	\$12,734											
10.4.1	Depreciation Report Update	3	Forecasted	\$13,178	2016	3					\$13,985				\$14,841			\$15,749			\$16,713	
Total Projected Expenditures								\$2,457,750	\$563,727	\$2,627,523	\$2,195,581	\$924,332	\$138,979	\$714,462	\$1,056,225	\$8,612	\$262,580	\$608,348	\$31,706	\$160,532	\$81,885	\$0