Westmount Place
Plan No. 831 0969
2008 Reserve Fund Study
Calgary, Alberta

Prepared for:
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January 2008

RJC 16118.02

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1.0 TERMS OF REFERENCE

Read Jones Christoffersen Ltd. (RJC) was commissioned to perform a capital replacement reserve fund study for the Westmount Place condominium complex by Condominium First Management Services Ltd. on behalf of The Board of Directors. The intent and terms of this study are outlined in our proposal dated July 9, 2007and include the following:

- Determine the inventory of all major common property as stipulated in the Condominium plan.
- Perform inspections of the common property components to form an opinion of their general condition, and assess the remaining life of the components.
- Review the operation and maintenance history of the complex, including the associated costs, with the property manager.
- Determine the repair and replacement requirements for the major common property components based upon their age, condition and expected remaining life.
- Offer an opinion of probable cost for work required.
- Develop financial requirements to establish and maintain a capital replacement reserve fund to finance the future repair and replacement of the common property.

The condominium plan was available for our review. Partial sets of the Architectural, Structural, Mechanical, and Electrical drawings produced by Clark, James, Coupland Architects dated 1979 were also provided for our review. No destructive testing was performed to confirm actual conditions during the preparation of our report.

An opinion of the buildings electrical and mechanical systems was solicited from Enermac Consultants Inc. A summary of our condition survey is provided in Appendix A. Photographs are included in Appendix B and reserve Fund calculation sheets are provided in Appendix C.

1.1 CAPITAL REPLACEMENT RESERVE FUND

Those definitions provided in the Province of Alberta Condominium Property Act, Revised Statutes of Alberta 2000 Chapter C-22 and in conjunction with the Condominium Property Regulations 168/2000 with amendments up to and including Alberta regulation 151/2006 were used for the purposes of this reserve fund study.

The capital replacement reserve fund is an amount of money "used to provide sufficient funds that can reasonably be expected to provide for major repairs and replacement of any real and personal property owned by the Corporation, and the common property, where the repair and replacement is of a nature that does not normally occur annually" (Section 38.1). Items of routine or annual maintenance are not included, and must be considered separately by the Board, with budgets allocated accordingly.

This reserve fund projection is intended to be a dynamic document, which should be reviewed and updated annually by the Board. In addition, the reserve fund projection should be re-evaluated periodically by a technical audit on a maximum of every five years, in order to reflect the current condition of the common property components, the requirements of the Corporation, inflation and the cost of money.

For the purposes of this reserve fund projection, we have shown only those repair and replacement expenditures, which are expected to be required within the next 25 years.

1.2 REPLACEMENT VERSUS MAINTENANCE

Typically, reserve fund calculations are based on the replacement of capital items based on their expected normal life. Replacement costs for the various components noted in the reserve fund can be significant. **In some cases, the Board will need to decide whether to maintain a component beyond its expected service life or to replace it.** Maintenance is required to help the component reach its expected normal life.

As the component reaches the end of its expected life, maintenance of the component might not be economically feasible or practical. In these instances, maintaining the component beyond its expected service life could result in higher maintenance costs and there could be increased risks associated with failure of the component.

For the reserve fund calculations, we are providing costs for replacement or major repairs (depending on the particular component). The decision to maintain or replace an item is one that the Board needs to consider as the component approaches the end of its useful life. This requires inspection of the particular component by qualified individuals and assessment of the costs, risks, and benefits of performing this work. This type of decision-making process is not part of a reserve fund study.

1.3 METHODOLOGY FOR CALCULATIONS

The Condominium Act requires that a financial study be in place to deal with the capital replacement of items on a project. This study must allow for sufficient funds for replacement of common property over the life of the complex. The function of the study is intended to provide a quantitative expression for the corporation to use to develop a proposed plan of action. For the purpose of this study, a minimum fund balance approach has been used.

The minimum fund balance is intended to maintain the reserve fund closing balance at or above a predetermined minimum cash balance during the specified period of the study. The replacement schedule is intended to act as a guideline and can vary over the timeframes used in the study, depending on the actual condition of the component as it approaches the end of its life. This approach incorporates a rolling budget concept such that the reserve contribution requirements are anticipated to change in subsequent updates to account for the actual replacement of components.

Since the reserve fund balance is kept to a set minimum value, the annual contributions may need to be adjusted throughout the life of the complex. In using this method, the study will require ongoing management to reflect changing conditions.

The minimum fund for this complex has been set at $100,000 plus an annual increase for inflation. This value was selected, as this amount should be sufficient to pay for one or two large unexpected expenditures that might occur sooner than anticipated.

1.4 COMMON PROPERTY

The Condominium Property Act defines that "Common Property means so much of the parcel as is not comprised in any unit shown on the Condominium Plan, but does not include land shown on the condominium plan that has been provided for the purposes of roads, public utilities and reserve land" (Section 1 (1) f).

Review of the Condominium Plan indicates the boundary between common property and unit is defined as follows:

"so much of the parcel as is not comprised in or does not form part of any unit shown on the condominium plan."

For the purposes of this Reserve Fund Study, we have defined common property to include the following:

- Exterior walls,
- windows,
- The roof and all roofing materials,
- driveways,
- sidewalks,
- Exterior balconies,
- The building structures,
- Landscaping works and any and all chattels owned or kept by the Corporation,
- Common stairways, hallways, and lobby and entrance areas,
- Boiler rooms,
- Parkade areas,
- Recreational rooms,
- All utility services, on, under or through the common property,
- Elevators.
- All other outside facilities and accoutrements affecting the appearance, usability, value or safety of the parcel or the units,

For the purpose of this study, we have not included fixtures or finishes contained wholly within a unit, such as paint, floor and wall coverings, lights, receptacles, or plumbing fixtures, which do not have an affect on other Units or the Corporation. In addition, components that may require repair or replacement beyond the 25 year projections (such as total replacement of underground services) are not included in the calculations however, a brief discussion is provided separately in the condition survey (Appendix A).

1.5 LIFE EXPECTANCY AND REPLACEMENT COSTS

It is attempted to accurately estimate the life expectancy, replacement cost, and present condition of reserve fund elements, however, this is not an exact science, especially with

respect to underlying or buried elements hidden from view. Opinions of costs and present condition rely on published data on expected normal lives of components, discussion with contractors and on our previous experience. Actual conditions may differ significantly from the assumed conditions. In addition, the maintenance performed on components can often help to extend the life of many of the components. For this reason, it is important to update technical assessments periodically in order to keep the fund current. Recommendations for additional/updated detailed technical evaluations are included in Section 5.0.

The projected timing of expenditures is estimated and should not necessarily be used to determine the actual timing of repairs or replacements. Year to year adjustments to timing and/or phasing of repair programs have little effect on the Required Annual Contribution. The Board should develop their annual budgets based on actual conditions at that time. They should not rely upon the projection represented on the Reserve Fund Expenditure Schedule, which attempts to predict expenditures too far into the future to be reliable in the short term.

2.0 HISTORY AND DESCRIPTION OF COMPLEX

The residential high-rise condominium complex was constructed 24 years ago (Photo 1). The complex consists of 123 residential suites and 11 commercial units. There are several common area facilities, which include: fitness room, games room, racquet ball and squash courts, and a pool area.

The ground floor slab extends beyond the building footprint to the south-east, and is used as a drop off area. This building and exterior plaza slab cover a below grade heated parkade.

3.0 DISCUSSION

A visual examination of the complex was performed to review the general condition of the common property elements and to assist in the preparation of the reserve fund study. Appendix A summarizes the findings of our site examination and photographs are provided in Appendix C.

Appendix B includes spreadsheets which calculate reserve fund contributions based on the present fund balance indicated by the Board, our opinion of the cost of repairs/replacement, estimated life-span, and estimated remaining life of each item. Calculations include adjustments for selected interest and inflation rates based on an assumed average rate of inflation of 2.4% and an annual interest rate of 3%. GST is not recoverable and so has been included in the costs.

Due to the high construction activity, construction costs have been increasing significantly over the past few years and will be expected to increase in the short term. Expenditure costs for 2008 to 2011 have been increased to reflect current inflation levels.

Costs and life predictions are based on published book values, discussions with contractors, and our experience with similar projects. These are not firm costs for repair and the actual cost and life predictions will vary. There may also be unforeseen conditions that could affect the proposed expenditure schedule. This could require adjustment to the time frames for the work and in some cases, could result in special assessments, should there be a large, unbudgeted expense in any particular year.

The *Items Schedule* lists all the proposed major capital items included in calculating the annual contributions. This schedule summarizes each of the items and includes the current costs of the work, expected life, present equivalent age and the estimated remaining life.

The *Expenditure Schedule* lists the proposed work to be completed in each year for the next 25 years, based on the data provided in the *Items Schedule* for each item in the complex. This can be used as a guideline to schedule work for the first 3 to 5 years. Changes to the work for future years would be adjusted during periodic updates of the reserve fund.

4.0 RECOMMENDATIONS – RESERVE FUND CONTRIBUTIONS

It is our understanding that as of December 31, 2007, the balance in the reserve fund was approximately $1,136,800. Several scenarios have been presented in Appendix B for the Board's review. These scenarios provide the closing balance and required contributions for the next 25 years of the building's life for various levels of contribution. We have tried to maintain a minimum fund balance of $100,000 (increased for inflation) throughout the 25 year period where possible.

It will not be possible to maintain the current annual capital reserve fund allocation and accommodate medium term forecasted expenditures. An increase in annual reserve fund contributions will be required.

In order to comply with the Condominium Property Act, the Board must approve a scenario and develop a plan for adequately funding and maintaining the reserve fund. These amounts are designated for capital expenditures, and are in addition to other condominium fees, which the Board may normally assess for maintenance and operations. We understand the Condominium Board has selected the Scenario, which is included in Appendix B of this report.

As there are numerous factors that can affect the longevity and performance of a component, it is difficult to accurately predict the anticipated expenditures over the 25-year period. In some cases, components could require replacement earlier or later than what is noted in this document. It is therefore essential that the Owners and the Board understand that the reserve fund report should be used to establish fees and expenditures for the first three to five years (note that the legislation requires that the plan be updated at a period not to exceed five years). Annual contributions could then be adjusted as required.

In addition, the Board may wish to consider updating only the financial calculations for the reserve fund annually, similar to updating the maintenance and operating budgets. This would consist of recording the actual work performed in that year, updating the costs and possibly modifying the expenditures in the short term.

5.0 ADDITIONAL INVESTIGATIONS

Further investigation is recommended for some of the work noted in our Condition Survey. The reserve fund condition survey was limited to primarily visual review and does not incorporate dismantling of finishes or materials testing. The investigations presented will help to better establish the condition of the components, detailed costs and scheduling for the work. We suggest that these investigations be performed as follows:

- Periodic inspection of the roofs is recommended to determine areas where maintenance may be required and to allow for prompt repair.

- The brick facade and caulking materials should be examined periodically to determine where repairs are required to reduce the risk of water penetration into the building. If any evidence of moisture infiltration is identified, remedial waterproofing should be inititated promptly to mitigate damage.

- Ultrasonic testing of heating and domestic water piping is recommended to assess present wall thickness.

Based on the findings from the above noted investigations, the Board would have a better understanding of the condition of the components and the priorities for repair. Additionally, this information can be helpful in preparing the appropriate details and specifications for the work. This type of preparation could reduce the potential risk of unexpected repairs and minimize costly changes that could arise from an unclear scope of work.

RJC would be pleased to provide you with consulting services to assist you with implementation of the work required for this building. Services include preparation of drawings and specifications, issuing bids to qualified contractors, preparation of contracts, contract administration and site inspections.

Thank you for selecting RJC to assist you with this study. Should you have any questions or comments, or if we may be of further assistance, please do not hesitate to contact our office.

Yours truly,
READ JONES CHRISTOFFERSEN LTD.

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Reviewed By:

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Principal

APPENDIX A
CONDITION SURVEY

CONDITION SURVEY

Read Jones Christoffersen Ltd performed a condition survey consisting of a review of the visibly accessible elements of the Common Property. Following is a brief description and our comments regarding some of the more significant items included in the reserve fund projection.

Enermac Consultants Inc. was retained to provide their opinion on the mechanical, electrical, life safety systems, and elevators. The findings of their work are included in Sections A5.0 through A8.0.

We have included our assumptions for the "Expected Life" of the component under normal use, the "Present Equivalent Age" (our estimate of its age based on our visual review or based on the present age of the component) and the "Estimated Remaining Life" which is the difference of the expected life and its present equivalent age. These are used in the reserve fund calculations for the various components and areas and are based on published data, discussion with contractors and our previous experience. In some cases we have used an average age for calculating components, which may have experienced previous replacement or partial replacement.

The actual life of many of these components will vary depending upon factors such as maintenance and quality of the original products. Factors such as the buildings orientation, the number and style of windows, the type of roof construction and insulation values can also influence the life of exterior components.

This report has been prepared after a site visit and a review of any existing drawings and records made available. No calculations or testing of the building, systems or equipment has been undertaken. This report reflects the best judgments in the light of the information available at the time of preparation.

A1.0 BUILDING INTERIOR COMMON PROPERTY

In this section, allowances have been made for repairs such as painting and replacement of the interior building finishes within the common areas, based upon both our understanding of the current repair and replacement schedules and those recommendations presented by the Board. Renovation budgets are not to be confused with alteration budgets. Alteration budgets typically imply upgrading an area. The renovation budgets provided allow for repair and replacement of similar materials. Electrical, mechanical, elevators and safety components are addressed separately in their applicable sections of this report.

Rather then separately detailing individual components, such as paint, flooring, ceiling finishes etc., into an itemized list, we have compiled the components into areas designated within the interior building.

A quantity survey and condition review were taken of each area and included in the total budgets for each of these areas. The following is a breakdown of those areas reviewed.

Main Floor and Common Area Finishes

The specific areas accounted for under this heading include the following:

- Lobby and vestibules (parkade, main floor, and upper floors)
- Fitness room
- Squash/racquet ball courts
- Games room
- Pool and change rooms
- Corridors (main and upper floors)
- Stairwells

The frequency of refinishing work or replacement will need adjustment according to both wear and the desire to update appearance.

The condition of these areas will depend on regular maintenance, and the level of usage. The following renovation allowance includes refinishing the wood trim, replacement of carpet, replacement of lobby furniture and mirrors, and repainting the ceilings and walls. Replacement of the tile flooring is accounted for under Item A1.03.

1.01 Common Area Residential Finishes

Common area finishes included in this section include, residential hallway finishes, stairwell finishes, as well as main floor lobby finishes and furniture. Overall the finishes appeared to be in good condition at the time of review. We understand that the finishes were replaced approximately four years ago. We have included a budget for painting walls and ceilings, and replacement of carpeting and furniture. No budgets have been included for the handrails within the stairwells at this time.

Expected Normal Life:	15	Years
Present Equivalent Age:	4	Years
Estimated Remaining Life:	11	Years
Approximate Floor Area:		9,700 sq ft
Approximate Wall Area:		20,000 sq ft

Renovation budget: $130,000

1.02 Common Area Commercial Finishes

Commercial hallway finishes are included in this section. Overall the finishes appeared to be in good condition at the time of review. We understand that the finishes were replaced approximately four years ago. We have included a budget for painting walls and ceilings, and replacement of carpeting and furniture.

Interior glazing in commercial areas are often replaced prior to reaching their expected normal life due to tenant improvements. We have not included costs associated with replacement of the interior common area windows as it is expected that the replacement costs would be paid for by the commercial tenants.

Expected Normal Life:	15	Years
Present Equivalent Age:	4	Years
Estimated Remaining Life:	11	Years
Approximate Floor Area:		4,900 sq ft
Approximate Wall Area:		2,500 sq ft

Renovation budget: $30,000

1.03 Common Area Tile Flooring

The tile flooring in the main floor entrance lobby and commercial area hallway appeared to be in good condition at the time of our assessment. We understand that the entrance lobby tile was replaced approximately six years ago. The commercial hallway tile appears to be from original construction. As the commercial hallway tile is in a low usage area, we anticipate the tile to be replaced in conjunction with the main lobby tile.

We have allowed for complete replacement of the tile flooring in the reserve fund calculations.

Expected Normal Life:	30	Years
Present Equivalent Age:	4	Years
Estimated Remaining Life:	26	Years
Approximate Tile Floor Area:		2600 sq ft

Renovation budget: $80,000

1.04 Common Area Doors

Included under this Item are doors associated with common property such as suites, entrances, mechanical and electrical rooms, interior stairwell, and storage rooms. Overall, these common area doors appeared to be in good condition. Door sizes, styles and construction vary throughout the building. Included are insulated and non-insulated hollow metal doors, and solid wood core doors.

Regular maintenance of doors and hardware will be required throughout the life of the complex. These maintenance costs, are anticipated to cover replacement of the hardware, and are expected to be covered under the operating expenses and not part of the reserve fund.

For the purposes of the study, a budget has been included to replace doors associated with common property. Complete replacement of door hardware has been accounted for at the time of door replacement. Note that budgets are included for individual doors including those areas where double doors have been installed. The Board will need to review each door replacement to ensure the appropriate fire rating is maintained.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years
Approximate Number of Doors:		210

Replacement budget: $85,000

1.05 Pool Area Finishes

A pool and Jacuzzi are located on the fourth floor (Photo 2). Tile floor and walls finish the area with a painted gypsum ceiling. Previous repair of the tile was noted during our review (Photo 3). We understand that the tile was replaced approximately 15 years ago. The following budget allows for replacement of the tile on the floor and walls and replacement of the plastic patio furniture. Painting of the ceiling is included in Item A1.07.

Expected Normal Life:	30	Years
Present Equivalent Age:	5	Years
Estimated Remaining Life:	25	Years
Approximate Area of Tile:		2100 sq ft

Replacement budget: $65,000

1.06 Locker Room Finishes – 2009

We understand that the Board intends to renovate select areas of the locker rooms in 2009, which is included in the following budget.

Expected Normal Life:	20	Years
Present Equivalent Age:	18	Years
Estimated Remaining Life:	2	Years

Replacement budget: $15,000
Budget Provided by Board

1.07 Locker Room Finishes

The men's and women's change rooms are located on the fourth and third floors, respectively. Tile floor and walls finish the areas with painted gypsum ceilings (Photo 4). Each change room includes: a dry sauna, a steam room, showers, washroom facilities, and change areas including lockers. The finishing appears to be from original construction. The sauna, steam room, and washroom components are included in section A6.0 below. The following budget allows for replacement of the tile flooring and walls in both change rooms. Painting of the ceiling is included in Item A1.07.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years
Approximate Area of Tile:		1500 sq ft

Replacement budget: $30,000

1.08 Fitness/Recreational Rooms Finishes

The following areas are included in this section: Corporation office on fourth floor (Photo 5), games room on fourth floor (Photo 6), fitness centre on third floor (Photo 7) and squash/racquet ball courts on the third floor (Photo 8). Costs associated with replacement of the fitness equipment are included in Item A1.08. The carpet and paint finishes appear to be in good condition in all areas reviewed with no areas of concern noted. The following budget allows for, repainting of the walls, replacement of the carpet flooring, and replacement of the furniture. It is expected that the games room furniture will remain serviceable beyond the term of this study and have therefore not been included.

Expected Normal Life:	20	Years
Present Equivalent Age:	5	Years
Estimated Remaining Life:	15	Years

Renovation budget: $45,000

1.09 Fitness Equipment

We understand that the majority of the fitness equipment has been replaced within the last year. No concerns were noted at the time of our review. The life expectancy of this equipment depends on the use and level of maintenance. The expected normal life of the equipment will have to be adjusted as the equipment ages to ensure timely replacement.

Expected Normal Life:	15	Years
Present Equivalent Age:	1	Year
Estimated Remaining Life:	14	Years

Renovation budget: $15,000

1.10 Garbage Bins

We understand that the two garbage bins will be replaced in 2009.

Expected Normal Life:	20	Years
Present Equivalent Age:	18	Years
Estimated Remaining Life:	2	Years

Replacement budget: $11,000
Budget Provided by Board

A2.0 BUILDING EXTERIOR COMMON PROPERTY

In this section, allowances have been made for repair or replacement of components or finishes on the exterior areas of the building. These areas consist of the exterior walls, common windows, common doors, patios, and balconies.

The exterior wall cladding of the Westmount Place complex consists of mostly brick with some curtain wall assemblies at various locations on lower floors.

2.01 Brick Veneer - Restoration

A significant portion of the wall assemblies consists of brick veneer cladding. The brick façade is intended to utilize the "rain screen" principle for management of exterior moisture in which some water is expected to bypass the exterior cladding elements. In this type of assembly, moisture barrier seals and drainage provisions (intended to prevent water from entering the building interior) are hidden behind the exterior cladding elements. We note that if a rain screen wall assembly is designed and installed properly, it eliminates the need to rely on a continuous weather tight seal at the exterior face of the cladding (which is rarely possible to achieve and onerous to maintain). A rain screen wall will also provide a level of protection for the secondary seals against the elements resulting in a longer material service life. The secondary seals are hidden and cannot be visually assessed or repaired without selective dismantling of the assembly from the exterior.

Cracking and displacement of brick was observed in several areas (Photo 9). Repair of the brickwork and further review is recommended to determine the cause of brick displacement.

It is recommended that periodic inspection of the brickwork be undertaken, preferably on a one or two year basis. This inspection will help to identify problems that can easily be corrected as part of a maintenance program.

For the purpose of this report we have included a repair budget that would account for re-pointing joints, cleaning of brick veneer surfaces, selective removal of brick to facilitate selective repairs to membranes, building papers, flashings, brick ties, and reinstalling the brick. This is an estimate only and the actual quantity of repair must be determined.

Expected Normal Life:	10	Years
Present Equivalent Age:	7	Years
Estimated Remaining Life:	3	Years
Approximate Area of Brick Veneer:		86,000 sq. ft.

Repair Allowance: $50,000

2.02 Balcony Waterproofing

We understand that the suspended balconies are finished with a waterproofing membrane. The following budget allows for replacement of the membrane.

Expected Normal Life:	35	Years
Present Equivalent Age:	15	Years
Estimated Remaining Life:	20	Years
Approximate Area of Waterproofing:		12,500 sq ft

Replacement budget: $310,000

2.03 Balcony Rails - Refinishing

Handrails used to enclose patio decks at the ground floor levels are comprised of glass panels set into aluminium rails. The railings appeared to be in good condition at the time of our review. A review of the railings for conformance with current Alberta Building Code requirements was not performed as part of this study.

Periodic maintenance including cleaning is required to maintain the initial appearance of the rails through the exterior of the building. Budgets have been provided for surface preparation of the surfaces of each of the rail parts and re-finishing the rails. Further review will be required to determine the extent of surface preparation at the time of replacement.

Expected Normal Life:	30	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	10	Years
Approximate Length of Railing:		2600 lin. ft

Re-finishing budget: $40,000

2.04 Balcony Rails - Replace

Although replacement of the balcony rails is not expected to occur within the scope of this study, we have included costs for complete replacement of the balcony rails for budgetary purposes.

Expected Normal Life:	50	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	30	Years

Replacement budget: $120,000

2.05 Exterior Patio Doors and Building Entrance Doors

Entrance doors provide access on to the patio and balcony deck locations and into the building entrances. The patio deck entrance doors are metal clad with sealed glass units set into the door. We understand that there have been no reports of moisture leakage at this time.

Common entrance doors are constructed of metal or aluminium frames with glass panel infill. In general these doors appear to be performing as intended and are expected to last beyond the term of this study; however, weather stripping will require replacement periodically (every 5-10 years).

Regular maintenance of the doors will be required during this period. These maintenance costs are typically included in the operating expenses and have not been included in this study.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years
Approximate Number of Units:		130

Replacement budget: $65,000

2.06 Windows

There are generally three styles of glazing units used in this complex; operable windows, fixed windows, and curtain wall units. The operable windows and sealed fixed units are set in aluminium frames. We understand that there have been reports of window leakage. A gasket seal was observed to be loose in two locations at the time of our review (Photo 10).

The sealed units in the complex typically have a life expectancy of around 20 to 30 years, depending on factors such as the quality of the installation, the quality of the window construction and the type of sealed unit used. When the seal fails, condensation or "fogging" of the unit can occur. Also, there is a loss in the insulating value of these units. The sealed units are typically replaced once they have failed.

An estimated budget for complete replacement of all common area windows in the complex is provided for the reserve fund calculations. We have not included any allowance for associated wall repairs if deterioration is discovered during unit replacements. As directed by the Board, replacement of the windows has been scheduled to start in 2014 over a ten year period.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years
Approximate Area:		40,500 sq ft

Replacement budget: $3,600,000

2.07 Exterior Building Caulking

As noted above, the exterior cladding system is intended to shed water away from the buildings. However, air/water penetration past the cladding can occur at various building joints and penetrations.

The concealed barrier, which typically includes building paper, sealants, and flashings, avert airflow and trace amounts of water from penetrating into the back-up wall. However exposure to excessive amounts of water, prolonged wetting, and/or any discontinuities in the concealed barrier can give way to water penetration into the back-up wall.

Our comments are as follows:

- Given the susceptibility of these areas to water penetration at building joints and penetrations, measures should be taken to seal these discontinuities in the cladding system. Caulking can be used to reduce water penetration.

  Typical locations where caulking might be used include the following:

  - Building junctions where dissimilar finishes meet.
  - Penetrations and openings through exterior walls.
  - Roof penetrations.

- Measures should be taken to periodically review and maintain the caulking at any joints or discontinuities in the cladding system. Care and judgement must be used where caulking is performed along the building so that it does not restrict water flow outwards from behind the claddings.
- Periodic removal and re-installation of sealant at pipe penetrations through the exterior walls and around various roofing components is anticipated. The longevity of these sealant materials will vary with the quality of the material and installation. Use of a high-grade material is recommended. We have included a contingency for the reserve fund to address this work.

During our review, we noted cracking and deterioration of the sealant at select locations on the building exterior. Based on previous projects, we suggest the sealant be replaced on a maximum 15-year cycle.

Expected Normal Life:	15	Years
Present Equivalent Age:	8	Years
Estimated Remaining Life:	7	Years

Replacement budget: $110,000

A3.0 EXTERIOR LANDSCAPE & MISCELLANEOUS

In this section, allowances have been made for repair or replacement of components or finishes on the exterior landscaped areas of the building. These areas consist of the sidewalks, drive lanes, and other common complex areas.

Trees, shrubs, and flowerbeds are all items that add to the surrounding building aesthetics. These items will require frequent maintenance to uphold the beautification of the complex. No budgets have been included in the reserve fund for these items as it is assumed that landscaping maintenance is included in the operating/maintenance budget.

3.01 Concrete Elements

Repairs or replacement of concrete sidewalks, stairs, curbs, and loading dock areas is anticipated throughout the life of the complex. Typically, de-icing salts and freezing and

thawing conditions will significantly affect the surfaces of these concrete elements.

During our site visit we noted cracking of parts of the concrete sidewalk curbs at the building entrance (Photo 11).

Depending on the extent of deterioration, repairs to exterior concrete elements could be required seasonally. For the purpose of the reserve fund, we have included a contingency for the repair of damaged concrete elements every 5 years. This budget may require some adjustment with each update to the reserve fund study and such records for these types of repairs should be maintained for these updates.

Expected Normal Life:	5	Years
Present Equivalent Age:	2	Years
Estimated Remaining Life:	3	Years

Repair budget: $5,000

3.02 Post-Tensioned System Maintenance

A post-tensioned system update report dated October 31, 2005 produced by Manticore Engineering Ltd. was provided for our review. The report recommends update testing of the post-tensioned system at two year intervals.

Regular maintenance of the system will be required to ensure the capacity of the structure remains at original design values. The following budget may require adjustment based on results of future post-tensioned system update programs.

Expected Normal Life:	10	Years
Present Equivalent Age:	5	Years
Estimated Remaining Life:	5	Years

Maintenance Budget: $10,000

3.03 Roof Tieback Anchor Replacement

As directed by the Board, we have included costs associated with replacement of the existing roof top tieback anchors.

Expected Normal Life:	50	Years
Present Equivalent Age:	48	Years
Estimated Remaining Life:	2	Years

Maintenance Budget: $100,000
Budget Provided by Board

A4.0 PARKING STRUCTURE

In this section, budgets have been made for repair or replacement of components or finishes associated to the parking structure. These areas consist of the parking deck and foundation walls.

4.01 Underground Parkade – Concrete Repair

The primary building foundation is comprised of a reinforced concrete foundation wall located at the perimeter of the building. Areas of leakage through the foundation wall were observed at the time of our review. We understand that previous attempts of crack injection did not succeed in eliminating the infiltration. Subsequently, piping has been installed at various locations to alleviate the moisture. We observed that one pipe was cracked and was discharging water onto the parking deck. Replacement of this pipe is recommended.

A small allowance has been included for possible repairs that might be required to the foundation walls and parking decks. This is an allowance only and the actual repair and any cost would be determined once a scope of work was defined.

Expected Normal Life:	10	Years
Present Equivalent Age:	8	Years
Estimated Remaining Life:	2	Years

Repair budget: $12,000

4.02 Exterior Plaza Waterproofing

The ground floor slab extends beyond the building footprint to the south-east, and is used as a drop off area. This building and exterior plaza slab cover a below grade heated parkade. A waterproofing membrane is present on the plaza deck to prevent moisture from penetrating the parkade. At the time of our review there were no obvious signs of moisture penetration through this plaza area. As the membrane ages and begins to exhibit signs of leakage, removal and replacement of the plaza finishes will be required to access the membrane. The following budget allows for removal and replacement of plaza finishes as well as replacement of the waterproofing membrane.

Expected Normal Life:	40	Years
Present Equivalent Age:	24	Years
Estimated Remaining Life:	16	Years

Replacement budget: $360,000

4.03 Parkade Traffic Deck Coating

We noted that a waterproofing membrane is not present on the suspended parking levels in the parkade. As salt-laden moisture is carried into the parkade on vehicles and deposited onto the parking decks, it has the potential to penetrate the slabs and contact the post-tensioned strands. This can lead to deterioration of the strands and a resulting tension loss, which can result in the need to replace post-tensioned strands. To prevent moisture penetration into the slabs and potential deterioration of the post-tensioned system, application of a waterproof traffic deck coating system is recommended. As directed by the Board, we have included costs associated with application of a waterproofing membrane.

Expected Normal Life:	25	Years
Present Equivalent Age:	23	Years
Estimated Remaining Life:	2	Years

Application budget: $300,000

A5.0 ROOFING SYSTEMS

The following section provides information regarding the building roof components used in the building construction that will eventually require replacement. Failure of some of these components can cause water penetration to occur and could reduce the life of the overall building framing. We have not included budgets for the underlying structural framing components since it is anticipated that replacement of these members will not be required for the life of each structure, assuming that the roof is maintained in good condition.

It will be necessary to inspect roof penetrations on a regular basis in order to ensure flashings or joints are not allowing water penetration into the building. Our budget for replacement of the vents has been included in the budget since it is expected that such repairs would be done in conjunction with the roofing replacement.

Roofs should be inspected yearly to identify defects. These defects would then be repaired under the maintenance budget. Typical items that should be considered while inspecting the roof areas include debonded seams, punctured membranes, failed caulkings, worn membranes.

5.01 Tower Roof

The tower and mechanical penthouse roof systems are considered inverted roofs where the waterproofing membrane is applied to the roof slab and a layer of rigid insulation is installed on top of the membrane. Gravel ballast is placed over the insulation to complete the system. We understand that the roof systems are from original construction and that there have been no reports of leakage to date.

Although we could not access the membrane during our review, no areas of concern were observed during our review. We recommend performing annual roofing inspections as part of a preventative maintenance program, and that the Estimated Remaining Life of the roofing be revised as appropriate. Budgets include replacement of the existing roofing materials and replacement of roof vents as required at the time.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years
Approximate Roof Area:		10,500 sq.ft.

Replacement budget: $160,000

5.02 Terrace Roofs

The terraced roofs are also inverted roof systems but concrete pavers are used as ballast as

opposed to gravel. We understand that the terraced roof waterproofing systems are also from original construction and that there have been no reports of moisture penetration to date. The following budget allows for removal and reinstallation of the concrete pavers at the time of membrane replacement.

Expected Normal Life:	40	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	15	Years
Approximate Roof Area:		6,900 sq.ft.

Replacement budget: $520,000

A6.0 MECHANICAL SYSTEMS

Replacements of the various mechanical systems and equipment have been included in the reserve fund study. A report on present conditions and recommendations by EnerMac Consultants Inc. is included below. The various mechanical systems do comprise a significant portion of the overall building costs. Integral components found in the common areas include piping, valves, pumps, heating, and cooling systems. The life of these components will vary depending on the level of service and maintenance performed. It is therefore important to note that the life expectancies for these systems are estimates and that the actual life might exceed what is noted below if they are well maintained.

No calculations or testing of the systems or equipment have been undertaken to ascertain the internal condition or capacities of the mechanical systems to meet the heating, cooling, ventilation or the domestic plumbing and fire protection requirements of this building.

In general, historical data provides an average timeline that a component should be expected to last under manufacturer's specified maintenance. Present equivalent age is based on historical data, maintenance logbooks, and a visual review to determine the condition of the component. The estimated remaining life is determined from these factors. Regular maintenance, cleaning, and servicing will have a direct impact on equipment life.

Replacement occurs when a component has reached the end of its expected normal life. It is not advantageous economically to rebuild a component when it has reached or is nearing the end of its expected normal life. Technological up-grades and energy efficient components may justify early replacement of some equipment prior to its design life being reached.

Mechanical systems may have a direct effect on the building envelope. Improper operation not only affects the mechanical components but also the entire seal of the building.

6.01 Heating Boilers (Residential)

Located within the rooftop mechanical room are three Teledyne Laars 3,666,000 Btu heating boilers. Backflow protection has been installed in accordance with the Alberta Building Code.

At the time of review, the chemical treatment program was ethanol glycol. The Board may consider the use of a molybdenum base chemical treatment for the system to help provide

the maximum protection from corrosion for the building heating equipment and piping. Prior to any chemical change, a thorough flushing of the system and ultrasonic testing of the piping is recommended.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years

Replacement budget: $120,000
Budget Provided by Board

6.02 Heating Boilers (Commercial/Pool)

The two Teledyne Laars 4,000,000 Btu are located appear to be original to the building construction. Backflow protection has been installed in accordance with the Alberta Building Code.

At the time of review, the chemical treatment program was ethanol glycol. The Board may consider the use of a molybdenum base chemical treatment for the system to help provide the maximum protection from corrosion for the building heating equipment and piping. Prior to any chemical change, a thorough flushing of the system and ultrasonic testing of the piping is recommended.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years

Replacement budget: $90,000

6.03 Boiler Flues

Extending from the mechanical room to the roof are seven flues that provide exhaust for flue gases from the boiler and domestic water systems.

The boiler flue requires inspections annually in accordance with the Alberta 2006 Fire Code. Costs have been included in the reserve fund to allow for replacement of the boiler flue at the end of its service life.

Expected Normal Life:	30	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	10	Years

Replacement budget: $21,000

6.04 Boiler Controllers

During review, it was noted that the boilers have four controllers installed. These include three Honeywell controllers and one Tekmar controller. These controllers allow for a lead / lag of the boilers, which results in more energy efficient control of the heating system.

Expected Normal Life:	20	Years
Present Equivalent Age:	16	Years
Estimated Remaining Life:	4	Years

Replacement budget: $7,000

6.05 Heating Pumps and Motors (Residential)

The two Armstrong 15 HP heating pumps are located in the rooftop mechanical room. The heating pumps circulate the water heated by the boilers to the perimeter radiant heaters and unit heaters throughout the building. No problems were noted during review.

We have included costs to replace the heating pumps and motors in the reserve fund calculations.

Expected Normal Life:	25	Years
Present Equivalent Age:	17	Years
Estimated Remaining Life:	8	Years

Replacement budget: $45,000

6.06 Heating Pumps and Motors (Commercial/Pool)

The two Armstrong 7.5 HP heating pumps are located in the rooftop mechanical room. The heating pumps circulate the water heated by the boilers to the perimeter radiant heaters and unit heaters in the commercial and pool areas. No problems were noted during review.

We have included costs to replace the heating pumps and motors in the reserve fund calculations.

Expected Normal Life:	25	Years
Present Equivalent Age:	17	Years
Estimated Remaining Life:	8	Years

Replacement budget: $22,500

6.07 Expansion Tanks (Heating Water System)

The six mid-sized ceiling mounted expansion tanks are located on the rooftop and 3rd floor mechanical rooms. These expansion tanks allow for the expansion and contraction of the heating water at temperature differentials. No problems were noted at the time of review.

Regular monitoring is recommended to avoid damaging surrounding components. Budgets for replacement have been included in the reserve fund.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years

Replacement budget: $17,000

6.08 Heating Piping

The piping supplies hot water through the radiant heating system. The heating piping is for common areas of the building such as cabinet heaters, unit heaters and baseboard heaters. At the time of review there were no problems noted with this system. As this piping approaches its life expectancy, pin-hole leaking can be anticipated. We offer the following comments and observations:

- Consideration should be given to the use of a molybdenum based chemical treatment for the protection of heating piping. This type of chemical has historically had fewer maintenance concerns. Further review would be required to determine system requirements. Typically cleaning of the system would be anticipated before introducing this type of chemical into the piping.

- Isolated leaks should be repaired on an "as needed" basis, however replacement should be considered when more economical than select repair. Monitoring and recording locations and frequency of pipe leaks will help to determine when a replacement program should be implemented. Also, ultra sonic testing of selected areas of piping can be completed to determine remaining pipe wall thickness. This is a non-destructive test that could help to provide information on localized areas of the pipe and may help to predict the condition of the system and when replacement is necessary.

Budgets have been provided for replacement of the distribution piping based on the approximate distribution area. Included in the budget calculations is an allowance for wall repairs at the time of piping replacement. The actual replacement costs will be influenced by factors such as the quality, quantity, and configuration of the piping installation and the quality of interior finishes that will be affected during the work.

Expected Normal Life:	40	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	15	Years
Approximate linear footage:		16,200 sq. ft.

Replacement budget: $440,000

6.09 Zone Valves and Thermostats

Located within the individual units are the heating system zone valves and thermostats. As these components directly affect the building system it is recommended that the Board implement these into a Corporation replacement program.

Expected Normal Life:	25	Years
Present Equivalent Age:	18	Years
Estimated Remaining Life:	7	Years
Number of valves and thermostats:	140	

Replacement budget: $55,000

6.10 Unit Heaters

The unit heaters located throughout the building and parkade appear to be functioning as designed. No problems were noted with the heaters at the time of site review.

Expected Normal Life:	30	Years
Present Equivalent Age:	23	Years
Estimated Remaining Life:	7	Years
Number of unit heaters:		38

Replacement budget: $182,000

6.11 Domestic Hot Water Boiler

Located in the rooftop mechanical room is a Teledyne Laars 2,000,000 Btu heating boiler. This boiler is a back up for the domestic hot water system of the building.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years

Replacement budget: $25,000

6.12 Domestic Hot Water Storage Tanks (commercial/pool)

Located in the rooftop mechanical room are two large galvanized lined storage tanks that service the commercial and pool areas of the building. These tanks are believed to be original to the building construction. No problems were noted during review.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years

Replacement budget: $40,000

6.13 Domestic Hot Water Storage Tanks (residential)

Located in the mechanical room are two A.O.Smith 119 US gallon storage tanks. No problems were noted during review. Regularly scheduled flushing and cleaning is recommended to help these tanks achieve their anticipated life cycles.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years

Replacement budget: $11,000

6.14 Domestic Hot Water Re-circulating Pumps

The two Grundfos 2 HP, two Grundfos 1 HP, and two Armstrong 2 HP recirculation pumps are located in the rooftop and third floor mechanical rooms. These pumps recirculate the hot

water in the piping to help ensure that the hot water is available when a demand for hot water occurs. It is our understanding that these pumps are performing as designed at the time of review.

Expected Normal Life:	15	Years
Present Equivalent Age:	10	Years
Estimated Remaining Life:	5	Years

Replacement budget: $9,000

6.15 Domestic Water Pumps and Motors

The three domestic water pumps include a Grundfos 1 HP pump and two Armstrong 10 HP pumps. These pumps help insure the even distribution of water in the domestic water system. As these pumps are all nearing the end of their anticipated life cycles, regular monitoring is recommended.

Expected Normal Life:	25	Years
Present Equivalent Age:	21	Years
Estimated Remaining Life:	4	Years

Replacement budget: $18,000

6.16 Domestic Hot Water Booster Pump

The Armstrong 3 HP domestic hot water booster pump is located in the mechanical room. This pump supplies additional pressure to the hot water system when demand is high to help ensure an even hot water distribution.

Expected Normal Life:	25	Years
Present Equivalent Age:	21	Years
Estimated Remaining Life:	4	Years

Replacement budget: $3,000

6.17 Domestic Water Heat Exchanger

Part of the domestic hot water distribution system is an Armstrong 3 HP heat exchanger. No problems were noted at the time of site review.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years

Replacement budget: $3,000

6.18 Domestic Water Piping

The domestic water piping was noted to be copper with brass valves with copper main water intake. It is our understanding that the galvanized risers for the hot water lines were replaced twelve years ago with copper piping.

The actual timing of the replacement and costs will be influenced by factors such as the quality, quantity and configuration of the piping and its installation and the quality of interior finishes that will be affected during the work. The timing of the replacement of the piping will be a function of the rate of failure that occurs in the building. Isolated leaks can be repaired on an "as needed" basis, however replacement should be considered when frequency and extent of leaks increases significantly. Monitoring and recording dates and locations of pipe leaks will help to determine when a replacement program should be implemented. Also, ultra sonic testing of selected areas of piping can be completed to determine remaining pipe wall thickness. This is a non-destructive test that could help to provide information on localized areas of the pipe and may help to predict the condition of the system and when replacement is necessary.

The following budget includes associated wall repairs at the time of piping replacement.

Expected Normal Life:	40	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	15	Years
Approximate area serviced:		419,850 sq. ft.

Replacement budget: $1,950,000

6.19 Domestic Hot Water Softening System

Located in the rooftop mechanical room is a water softening system for the domestic hot water system. It is our understanding that the three large tanks are supplied with sodium salts for softening.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years

Replacement budget: $40,000

6.20 Make-Up Air System (commercial/pool)

Located in the 3rd floor mechanical room are three the Engineered Air 1,100,000 Btu make-up air units. These units service the pool and commercial areas of the building. No problems were noted at the time of site review.

Expected Normal Life:	25	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	5	Years

Replacement budget: $120,000

6.21 Make-Up Air System (residential)

Located in the rooftop mechanical room are two Camus (Dynaflame series) boilers, two Armstrong 7.5 HP heating pumps, and a small cushion tank. These components comprise the

make up air system for the residential portion of the building. It is our understanding that this system was upgraded in 2005.

Expected Normal Life:	25	Years
Present Equivalent Age:	23	Years
Estimated Remaining Life:	2	Years

Replacement budget: $125,000
Budget Provided by Board

6.22 Residential Fan Coil Units

Located in the suites in the building are 162 fan coil units as indicated on the mechanical drawings of the building. Review of each unit was not completed as part of this study. It is assumed that these coils will be replaced on an "as needed basis". We have scheduled replacement over a 10-year period.

Expected Normal Life:	15	Years
Present Equivalent Age:	5	Years
Estimated Remaining Life:	10	Years

Replacement budget: $270,000
Budget Provided by Board

6.23 Commercial Fan Coil Units

Located in the ducts and ceiling areas of the building are 71 fan coil units as indicated on the mechanical drawings of the building. Review of each unit was not completed as part of this study. It is assumed that these coils will be replaced on an "as needed basis".

Expected Normal Life:	25	Years
Present Equivalent Age:	15	Years
Estimated Remaining Life:	10	Years

Replacement budget: $850,000

6.24 Cooling Towers

Located on the rooftop of the mechanical room are two cooling towers. It is our understanding that one of these towers has been disconnected and is no longer used and therefore has not been included in this study. As these towers are approaching their expected life cycles, regular monitoring is recommended.

Expected Normal Life:	25	Years
Present Equivalent Age:	22	Years
Estimated Remaining Life:	3	Years

Replacement budget: $40,000

6.25 Chillers

Two chillers are located in the third floor mechanical room. As these chillers approach their expected life cycles, regular monitoring is recommended.

Expected Normal Life:	25	Years
Present Equivalent Age:	23	Years
Estimated Remaining Life:	2	Years

Replacement budget: $500,000
Budget Provided by Board

6.26 Chiller Pump and Motor

Located in the third floor mechanical room is one Armstrong 7.5 HP chiller pump. This pump helps to supply the chilled water through the system. No problems were noted at the time of our review.

Expected Normal Life:	25	Years
Present Equivalent Age:	23	Years
Estimated Remaining Life:	2	Years

Replacement budget: $12,000

6.27 Cooling Pumps and Motors

Located in the rooftop mechanical room are five Armstrong 15 HP cooling pumps. It was noted that two of these pumps are used as spares. As these pumps approach their expected life cycles, regular monitoring is recommended.

Expected Normal Life:	25	Years
Present Equivalent Age:	17	Years
Estimated Remaining Life:	8	Years

Replacement budget: $115,000

6.28 Chiller Heat Exchanger

Located in the rooftop mechanical room is a heat exchanger for the chiller of the commercial water loop. As this component is approaching the expected life cycle, regular monitoring is recommended.

Expected Normal Life:	25	Years
Present Equivalent Age:	23	Years
Estimated Remaining Life:	2	Years

Replacement budget: $35,000

6.29 Cooling Piping

The building cooling piping distributes the cooling throughout the building. No problems

were reported at the time of review.

Expected Normal Life:	40	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	15	Years
Approximate Area:		419,800 sq ft

Replacement budget: $850,000

6.30 Pool Mechanical System

This system is comprised of a large and small heat exchanger, salt chlorination system, a small and large sand filter, and three 1 HP Jacuzzi pumps. At the time of site review, this system appeared to be operating as designed.

Expected Normal Life:	25	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	5	Years

Replacement budget: $40,000

6.31 Pool Piping

The pool piping appeared to be original to the building construction. At the time of review there were no reported problems with the piping. Regular monitoring is recommended as this piping is nearing its expected life cycle.

Expected Normal Life:	30	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	5	Years

Replacement budget: $30,000

6.32 Parkade Make Up Air System

The two Engineered Air parkade make up air units are mounted to the soffit at the entry ramp to the underground parkade. This system is comprised of CO detectors and fans. At the time of review this system was operational. Based on discussion with the Board, we understand that they plan to perform preventative maintenance on the units with replacement occurring in 10 years.

Expected Normal Life:	30	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	10	Years

Replacement budget: $90,000

6.33 Parkade Door and Controls

Located in the parkade is one double steel insulated door and controller, which was in good condition at the time of review. No problems were observed with the operation of this door

at the time of site review.

Expected Normal Life:	15	Years
Present Equivalent Age:	10	Years
Estimated Remaining Life:	5	Years

Replacement budget: $7,000

6.34 Air Compressors

Located in the rooftop mechanical room are two DeVilbis 2 HP air compressors. These compressors serve as the pneumatic system for the building. As these compressors have reached their life cycles, replacement is recommended over the next year.

Expected Normal Life:	25	Years
Present Equivalent Age:	24	Years
Estimated Remaining Life:	1	Year

Replacement budget: $15,000

6.35 Automatic Door Sets

Located on the first floor are two sets of automatic door controls. At the time of review, these doors were operational.

Expected Normal Life:	25	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	5	Years

Replacement budget: $13,000

6.36 Garbage Compactor

Located at the rear refuse room is a garbage compactor, which is owned by the Corporation. At the time of review, there were no notable problems with this compactor.

Expected Normal Life:	30	Years
Present Equivalent Age:	24	Years
Estimated Remaining Life:	6	Years

Replacement budget: $30,000

6.37 Exhaust Fans

Located on the rooftop are exhaust fans for ventilation the building. These fans have reached their historical life cycle and may require replacement over the next five years.

Expected Normal Life:	25	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	5	Years

Replacement budget: $13,000

6.38 Sump Pumps

Located lowest levels of parkade are five sump pumps. In compliance with the Building Code, this pump services the property for drainage of excess water from pipe leaking or seasonal conditions. No problems were noted with this component at the time of cursory review. Monthly testing is recommended to help ensure their operation during emergency situations.

Expected Normal Life:	15	Years
Present Equivalent Age:	10	Years
Estimated Remaining Life:	5	Years

Replacement budget: $50,000

6.39 Plumbing Fixtures

The plumbing fixtures are comprised of a urinal, toilets, counter sinks, shower stalls, janitor sinks and a single stainless steel kitchen sink used in the common areas. The following budget allows for replacement of the above noted items.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years
Approximate Number of Fixtures:	21	

Replacement budget: $10,000

6.40 Dry Saunas

Adjacent to the pool area in the changerooms for the men and women are dry saunas. No problems were noted with this area at the time of site review.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years

Replacement budget: $10,000

6.41 Steam Room

Located in the pool area of the building is a large steam room. No problems were noted with this area at the time of site review.

Expected Normal Life:	35	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	10	Years

Replacement budget: $15,000

6.42 Appliances

Located within the amenity room is a small Danby refrigerator and a General Electric

microwave oven. These appliances are owned by the Corporation and for the purpose of this report, have been included in this section.

Expected Normal Life:	20	Years
Present Equivalent Age:	15	Years
Estimated Remaining Life:	5	Years

Replacement budget: $2,000

6.43 Electronic Equipment

Located at the front door desk is a twelve- inch television and in the amenity room is a twenty inch Sony color television. Funds have been included for the replacement of these televisions.

Expected Normal Life:	15	Years
Present Equivalent Age:	10	Years
Estimated Remaining Life:	5	Years

Replacement budget: $1,500

6.44 Office Equipment

Included in this section are two computer systems and a photocopier, which are owned by the Corporation. Funds have been accrued for the replacement of these items.

Expected Normal Life:	15	Years
Present Equivalent Age:	12	Years
Estimated Remaining Life:	3	Years

Replacement budget: $14,000

6.45 Miscellaneous

Included in this section is an Aien snow blower and sweeper, which is owned by the Corporation. The following budget allows for replacement of the blower and sweeper.

Expected Normal Life:	20	Years
Present Equivalent Age:	18	Years
Estimated Remaining Life:	2	Years

Replacement budget: $3,000
Budget Provided by Board

6.46 Underground Services

The life of the underground piping systems depends on several factors including the quality of the materials used during initial installation, and the soil conditions. At this time we are not aware of any potential repairs that may be necessary. The pipes are below grade and cannot be visually inspected without the aid of a camera system. Repairs to storm and sewer lines may be necessary in the event blockage or breakage occurs at the pipes. The storm and

sanitary services consist of underground piping that could be constructed of concrete or plastic, which may deteriorate over time. Visual inspection of these underground services was not performed as part of this report.

We recommend performing a televised inspection of the storm and sanitary sewer system every 5 years to help identify any repairs or replacements that may be required. Findings could be used to prioritize any work that might be needed.

Typically, the sewer piping is a combination of both plastic and cast iron and will not require complete replacement but may have sectional failures. We have not allowed for full replacement of the various underground service lines at this time, however we have provided an allowance for selected repair/replacement of lengths of pipe. Should repairs become significant or too frequent, replacement of the systems could be required.

Expected Normal Life:	40	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	15	Years

Select Replacement budget: $50,000

A7.0 ELECTRICAL SYSTEMS

Replacement of electrical systems and equipment has been included in the reserve fund. The electrical systems within the units are not part of common property and are not included in the reserve fund calculations.

A proper preventive maintenance schedule typically includes periodic cleaning and infrared scans of all panels, disconnects, motor starters, transformers and distribution centres. It is recommended that this practise be implemented. In addition it would be anticipated that such a maintenance program would need to be increased in frequency as the building ages.

7.01 Lighting System

The building lighting system set out in this report is for the replacement of the lighting fixtures. The system is comprised of incandescent, fluorescent, exit and emergency fixtures.

Expected Normal Life:	25	Years
Present Equivalent Age:	10	Years
Estimated Remaining Life:	15	Years
Approximate Number of Fixtures:	1016	

Replacement budget: $100,000

7.02 Electrical Distribution

Budgets have been included for the electrical disconnects, equipment disconnects, and distribution centres located throughout the building, which provide for electrical distribution of the buildings.

Expected Normal Life:	40	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	15	Years
Approximate Number of Components:	71	

Replacement budget: $275,000

7.03 Proximity Readers

Located throughout the first floor and the entrances to the parkade are proximity readers. At the time of review these readers were operating as designed.

Expected Normal Life:	20	Years
Present Equivalent Age:	15	Years
Estimated Remaining Life:	5	Years
Number of Readers:	16	

Replacement budget: $8,000

7.04 Security System

The security system is comprised of a computer, a digital alarm recorder, a split screen monitor, and fourteen cameras located throughout the building.

Expected Normal Life:	10	Years
Present Equivalent Age:	5	Years
Estimated Remaining Life:	5	Years

Replacement budget: $20,000

7.05 Intercom System

The intercom is located at the main entrance to the building. Regularly scheduled maintenance is recommended to help this intercom meet its anticipated life cycle.

Expected Normal Life:	20	Years
Present Equivalent Age:	18	Years
Estimated Remaining Life:	2	Years

Replacement budget: $5,000

A8.0 FIRE SAFETY SYSTEMS

In this section, allowances have been made for replacement of the fire safety systems within the building. It is our understanding that the fire alarm system is tested and serviced on an annual basis.

8.01 Fire Alarm System

Located at the entrance is an EST fire system that monitors fire detection devices throughout the building. The devices in the system include fire panels, pull stations, bells, smoke detectors, and heat sensors. Costs to replace the wiring is not included in the following budget as it is expected to outlast the term of this study.

Expected Normal Life:	20	Years
Present Equivalent Age:	15	Years
Estimated Remaining Life:	5	Years
Approximate number of devices:		258

Replacement budget: $77,000

8.02 Fire and Life Safety System

This system is comprised of one hundred and twenty six units. Three units are at the front lobby desk and each unit in the building has one also. There were no reported problems with this system at the time of review.

Expected Normal Life:	20	Years
Present Equivalent Age:	10	Years
Estimated Remaining Life:	10	Years

Replacement budget: $65,000

8.03 Fire Pump and Motor

Located in the main water room of the building is a 50 HP fire pump. As this pump is approaching its life cycle, regular monitoring is recommended to help determine a precise replacement date for this pump.

Expected Normal Life:	25	Years
Present Equivalent Age:	22	Years
Estimated Remaining Life:	3	Years

Replacement budget: $75,000

8.04 Emergency Generator

Housed in a room at the rear of the building is a Simpower diesel emergency generator. It is our understanding that this generator is tested monthly. It is recommended that the generator have a full load testing once a year.

Expected Normal Life:	35	Years
Present Equivalent Age:	20	Years
Estimated Remaining Life:	15	Years

Replacement budget: $130,000

8.05 Building Sprinkler System

The building sprinkler system covers the first floor to fourth floor and the garbage chute. Recently, there has been a recall of several types of sprinkler heads throughout North America. It is our understanding that this recall was initiated upon discovery of premature failure of the O-rings within the heads. Typically sprinkler heads are exposed to potential corrosion and minerals, which can affect O-rings, salts or other contaminants, found in the water. If these conditions occur sprinkler heads may not activate during a fire. It is recommended that the Board investigate this further and take action immediately if this is applicable to their system.

Expected Normal Life:	45	Years
Present Equivalent Age:	24	Years
Estimated Remaining Life:	21	Years
Approximate area:		62,200 sq. ft.

Replacement budget $685,000

8.06 Parkade Sprinkler System

The sprinkler system covers all levels of the parkade. During review it was noted that many of the sprinkler heads require caging from accidental damage. It is recommended that these cages be installed as soon as possible. Recently, there has been a recall of several types of sprinkler heads throughout North America. It is our understanding that this recall was initiated upon discovery of premature failure of the O-rings within the heads. Typically sprinkler heads are exposed to potential corrosion and minerals, which can affect O-rings, salts or other contaminants, found in the water. If these conditions occur sprinkler heads may not activate during a fire. It is recommended that the Board investigate this further and take action immediately if this is applicable to their system.

Expected Normal Life:	45	Years
Present Equivalent Age:	25	Years
Estimated Remaining Life:	20	Years

Replacement budget $295,000

A9.0 ELEVATORS

It is our understanding that the condominium presently has a maintenance contract, which is intended to cover repair or replacement of various elevator equipment and elements as necessary. This does not include finishes to the cabs or doors, therefore an allowance is provided for refinishing these areas.

Prior to the completion date of the current maintenance contract; we recommend that a detailed review of the elevators be performed to determine their condition and life expectancy and to determine whether work performed to date has complied with the existing maintenance contract. Such a review will also determine the present level of service the elevators are actually receiving and whether this service meets the requirements within the current maintenance contract.

9.01 Elevator Motors and Controls

Three Dover 30 HP elevators service the building from the 27th floor to the parkade. A Dover 20 HP hydraulic services the fourth floor to the parkade for the commercial use of the building. All elevators were operating at the time of site review.

Expected Normal Life:	30	Years
Present Equivalent Age:	26	Years
Estimated Remaining Life:	4	Years

Replacement budget: $1,000,000

Budget Provided by Board

9.02 Elevator Finishes

The interior surfaces of the elevator car will be subject to every day wear from normal use. It is expected that the finishes will have to eventually be replaced for aesthetic reasons. The current maintenance contract does not include finishes to the cab or doors, therefore an allowance is provided for refinishing these areas.

Expected Normal Life:	20	Years
Present Equivalent Age:	4	Years
Estimated Remaining Life:	16	Years

Replacement budget: $60,000

APPENDIX B
RESERVE FUND CALCULATIONS

Items Schedule

Expenditure Schedule

Cash Flow Projections

RESERVE FUND PROJECTIONS FOR

Westmount Place Condominium (Plan No. 831 0969)

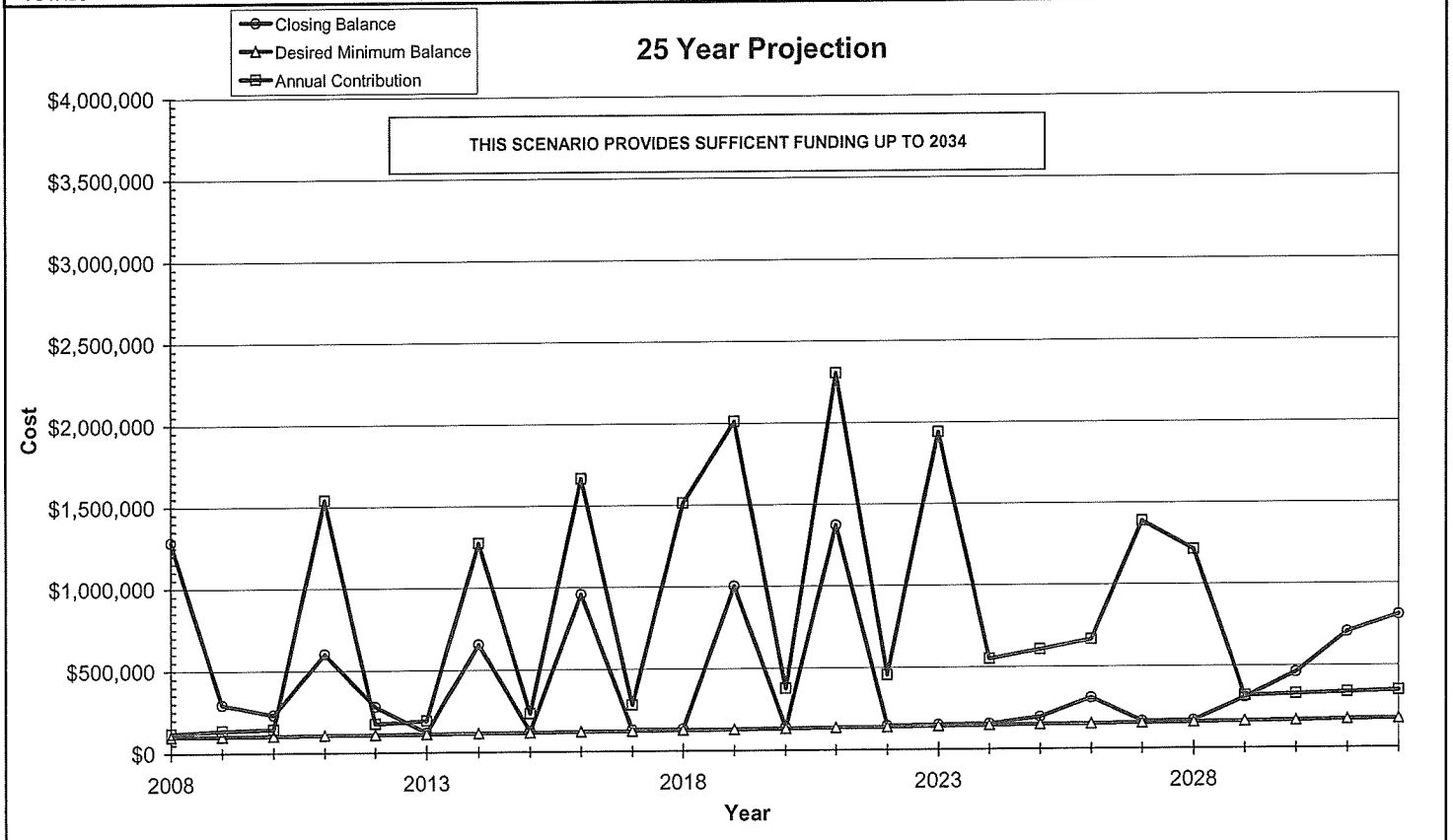
SCENARIO FOUR

Initial Contribution of $119,660.
Annual Increase of 10.0% Up to 2027
Special Assessments as Noted Below
Adjusted Contribution of $300,000. in 2027
Annual Increase of 3.0% thereafter

For Year Ending:	2007
Date Of Study:	January 2008
Cash Flow Projection:	25 years
Interest Rate:	3.0%
Inflation Rate	2.4%

Rjc Job # 16118.02
Number of Units 128

Year starting January 1	Opening Balance	*Predicted Annual Contribution (future dollars)	Special Assessment	Expenditure Adjusted for Inflation	Interest	Closing Balance	**Approimate Monthly Contribution Per Suite to the Reserve Fund
							**not based on Unit Factors
2008	**$1,136,800**	**$119,660**		$7,500	$35,786	$1,284,746	**$78**
2009	$1,284,746	$137,609		$1,152,512	$23,319	$293,162	**$90**
2010	$293,162	$144,789		$214,521	$7,749	$231,179	**$94**
2011	$231,179	$159,267	**$1,380,095**	$1,169,752	$0	$600,789	**$1002**
2012	$600,789	$175,194		$508,872	$13,018	$280,129	**$114**
2013	$280,129	$192,714		$359,519	$5,902	$119,226	**$125**
2014	$119,226	$211,985	**$1,061,983**	$738,056	$0	$655,137	**$829**
2015	$655,137	$233,183		$774,954	$11,528	$124,894	**$152**
2016	$124,894	$256,502	**$1,408,228**	$832,440	$0	$957,183	**$1084**
2017	$957,183	$282,152		$1,124,580	$16,079	$130,834	**$184**
2018	$130,834	$310,367	**$1,202,285**	$1,509,681	$0	$133,805	**$985**
2019	$133,805	$341,404	**$1,669,438**	$1,142,862	$0	$1,001,785	**$1309**
2020	$1,001,785	$375,544		$1,254,032	$16,876	$140,174	**$244**
2021	$140,174	$413,099	**$1,891,132**	$1,071,209	$0	$1,373,196	**$1500**
2022	$1,373,196	$454,409		$1,703,219	$22,464	$146,849	**$296**
2023	$146,849	$499,850	**$1,439,557**	$1,936,061	$0	$150,194	**$1263**
2024	$150,194	$549,834		$550,255	$4,499	$154,272	**$358**
2025	$154,272	$604,818		$569,448	$5,159	$194,801	**$394**
2026	$194,801	$665,300		$557,445	$7,462	$310,117	**$433**
2027	$310,117	**$300,000**	**$1,088,546**	$1,533,574	$0	$165,089	**$904**
2028	$165,089	$309,000	**$902,782**	$1,208,016	$0	$168,855	**$789**
2029	$168,855	$318,270		$185,531	$7,057	$308,651	**$207**
2030	$308,651	$327,818		$187,456	$11,365	$460,379	**$213**
2031	$460,379	$337,653		$109,134	$17,239	$706,136	**$220**
2032	$706,136	$347,782		$267,236	$22,392	$809,075	**$226**
TOTALS		**$8,068,203**	**$12,044,045**	**($20,667,867)**	**$227,894**		



Westmount Place Condominium (Plan No. 831 0969)

25 YEAR PROJECTION

CAPITAL REPLACEMENT ITEMS SCHEDULE

Financial Analysis for Year Ended:	2007
Date of Study:	Jan-17-2008
Present Fund Balance:	$1,136,800
RJC Job #	16118.02
Interest Rate:	3.0%
Inflation Rate:	2.4%

Item	Description of work		Budget Cost For Repair or Replacement (present $'s)	Expenditure Spread (years)	Expenditure per year (present $'s)	Expected Normal Life (Years)	Present Equivalent Age (years)	Estimated Life Remaining (years)	Total Budget Cost Over 25 (present $'s)
BUILDING INTERIOR COMMON PROPERTY									
1.01	Common Area Residential Finishes	renovate	$130,000	1	$130,000	15	4	11	$130,000
1.02	Common Area Commercial Finishes	renovate	$30,000	1	$30,000	15	4	11	$30,000
1.03	Common Area Tile Flooring	renovate	$80,000	1	$80,000	30	4	26	$0
1.04	Common Area Doors	replace	$85,000	10	$8,500	35	25	10	$85,000
1.05	Pool Area Finishes	renovate	$65,000	1	$65,000	30	5	25	$65,000
1.06	Locker Room Finishes - 2009	renovate	$15,000	1	$15,000	20	18	2	$30,000
1.07	Locker Room Finishes	renovate	$30,000	1	$30,000	35	25	10	$30,000
1.08	Fitness/Recreational Area Finishes	renovate	$45,000	1	$45,000	20	5	15	$15,000
1.09	Fitness Equipment	replace	$15,000	1	$15,000	15	1	14	$15,000
1.10	Garbage Bins	replace	$11,000	1	$11,000	20	18	2	$22,000
BUILDING EXTERIOR COMMON PROPERTY									
2.01	Brick Veneer Restoration	repair	$50,000	1	$50,000	10	7	3	$150,000
2.02	Balcony Waterproofing	replace	$310,000	1	$310,000	35	15	20	$310,000
2.03	Balcony Rails - Refinishing	restore	$40,000	1	$40,000	30	20	10	$40,000
2.04	Balcony Rails - Replace	replace	$120,000	1	$120,000	50	20	30	$0
2.05	Exterior Patio Doors and Building Entrance Doors	replace	$65,000	1	$65,000	35	25	10	$65,000
2.06	Operable and Fixed Windows	replace	$3,600,000	10	$360,000	30	19	11	$3,600,000
2.07	Exterior Building Caulking	replace	$110,000	4	$27,500	15	8	7	$220,000
EXTERIOR LANDSCAPE & MISCELLANEOUS									
3.01	Concrete Elements	repair	$5,000	1	$5,000	5	2	3	$25,000
3.02	Post-Tensioned System Maintenance	maintain	$10,000	1	$10,000	10	5	5	$30,000
3.03	Tieback Anchor Replacement	replace	$100,000	1	$100,000	50	48	2	$100,000
PARKING STRUCTURE									
4.01	Underground Parkade - Concrete Repair	replace	$12,000	1	$12,000	10	8	2	$36,000
4.02	Exterior Plaza Waterproofing	replace	$360,000	1	$360,000	40	24	16	$360,000
4.03	Parkade Traffic Deck Coating	Install	$300,000	1	$300,000	25	23	2	$300,000
ROOFING SYSTEMS									
5.01	Tower Roof	replace	$160,000	1	$160,000	30	25	5	$160,000
5.02	Terrace Roofs	replace	$520,000	2	$260,000	40	25	15	$520,000

Westmount Place Condominium (Plan No. 831 0969) — 25 YEAR PROJECTION — CAPITAL REPLACEMENT ITEMS SCHEDULE

Financial Analysis for Year Ended:	2007
Date of Study:	Jan-17-2008
Present Fund Balance:	$1,136,800
RJC Job #	16118.02
Interest Rate:	3.0%
Inflation Rate:	2.4%

Item	Description of work		Budget Cost For Repair or Replacement (present $'s)	Expenditure Spread (years)	Expenditure per year (present $'s)	Expected Normal Life (Years)	Present Equivalent Age (years)	Estimated Life Remaining (years)	Total Budget Cost Over 25 (present $'s)
MECHANICAL SYSTEMS									
6.01	Heating Boilers (residential)	replace	$120,000	3	$40,000	35	25	10	$120,000
6.02	Heating Boilers (Commercial, Pool)	replace	$90,000	2	$45,000	35	25	10	$90,000
6.03	Boiler Flues	replace	$21,000	1	$21,000	30	20	10	$21,000
6.04	Boiler Controllers	replace	$7,000	4	$1,750	20	16	4	$12,250
6.05	Heating Pumps and Motors (residential)	replace	$45,000	2	$22,500	25	17	8	$45,000
6.06	Heating Pumps and Motors (commercial/pool)	replace	$22,500	2	$11,250	25	17	8	$22,500
6.07	Expansion Tank (Heating Water System)	replace	$17,000	6	$2,833	30	25	5	$17,000
6.08	Heating Piping	replace	$440,000	10	$44,000	40	25	15	$440,000
6.09	Zone Valves and Thermostats	replace	$55,000	5	$11,000	25	18	7	$55,000
6.10	Unit Heaters	replace	$182,000	5	$36,400	30	23	7	$182,000
6.11	Domestic Hot Water Boiler	replace	$25,000	1	$25,000	35	25	10	$25,000
6.12	Domestic Hot Water Storage Tanks (commercial/pool)	replace	$40,000	2	$20,000	30	25	5	$40,000
6.13	Domestic Hot Water Storage Tanks (residential)	replace	$11,000	2	$5,500	30	25	5	$11,000
6.14	Domestic Hot Water Recirculating Pumps	replace	$9,000	4	$2,250	15	10	5	$18,000
6.15	Domesic Water Pumps and Motors	replace	$18,000	3	$6,000	25	21	4	$18,000
6.16	Domestic Hot Water Booster Pump	replace	$3,000	1	$3,000	25	21	4	$3,000
6.17	Domestic Water Heat Exchanger	replace	$3,000	1	$3,000	30	25	5	$3,000
6.18	Domestic Water Piping	replace	$1,950,000	10	$195,000	40	25	15	$1,950,000
6.19	Domestic Hot Water Softening System	replace	$40,000	3	$13,333	30	25	5	$40,000
6.20	Make Up Air System (commercial/pool)	replace	$120,000	3	$40,000	25	20	5	$120,000
6.21	Make Up Air System (residential)	replace	$125,000	1	$125,000	25	23	2	$125,000
6.22	Residential Fan Coil Units	replace	$270,000	10	$27,000	15	5	10	$405,000
6.23	Commercial Fan Coil Units	replace	$850,000	7	$121,429	25	15	10	$850,000
6.24	Cooling Towers	replace	$40,000	1	$40,000	25	22	3	$40,000
6.25	Chillers	replace	$500,000	1	$500,000	25	23	2	$500,000
6.26	Chiller Pumps and Motors	replace	$12,000	1	$12,000	25	23	2	$12,000
6.27	Cooling Pumps and Motors	replace	$115,000	5	$23,000	25	17	8	$115,000
6.28	Chiller Heat Exchanger	replace	$35,000	1	$35,000	25	23	2	$35,000
6.29	Cooling Piping	replace	$850,000	10	$85,000	40	25	15	$850,000
6.30	Pool Mechancial System	replace	$40,000	1	$40,000	25	20	5	$40,000
6.31	Pool Piping	replace	$30,000	1	$30,000	30	25	5	$30,000
6.32	Parkade Make-up Air System	replace	$90,000	2	$45,000	30	20	10	$90,000
6.33	Parkade Door and Controls	replace	$7,000	1	$7,000	15	10	5	$14,000
6.34	Air Compressors	replace	$15,000	2	$7,500	25	24	1	$15,000
6.35	Automatic Door Sets	replace	$13,000	2	$6,500	25	20	5	$13,000
6.36	Garbage Compactor	replace	$30,000	1	$30,000	30	24	6	$30,000
6.37	Exhaust Fans	replace	$13,000	4	$3,250	25	20	5	$13,000
6.38	Sump Pumps	replace	$50,000	5	$10,000	15	10	5	$100,000
6.39	Plumbing Fixtures	replace	$10,000	1	$10,000	35	25	10	$10,000
6.40	Dry Saunas	replace	$10,000	2	$5,000	30	25	5	$10,000
6.41	Steam Room	replace	$15,000	1	$15,000	35	25	10	$15,000
6.42	Appliances	replace	$2,000	1	$2,000	20	15	5	$4,000
6.43	Electronic Equipment	replace	$1,500	1	$1,500	15	10	5	$3,000
6.44	Office Equipment	replace	$14,000	1	$14,000	15	12	3	$28,000
6.45	Miscellaneous	replace	$3,000	1	$3,000	20	18	2	$6,000
6.46	Underground Services	replace	$50,000	1	$50,000	40	25	15	$50,000

Westmount Place Condominium (Plan No. 831 0969) — 25 YEAR PROJECTION — CAPITAL REPLACEMENT ITEMS SCHEDULE

Financial Analysis for Year Ended:	2007
Date of Study:	Jan-17-2008
Present Fund Balance:	$1,136,800
RJC Job #	16118.02
Interest Rate:	3.0%
Inflation Rate:	2.4%

Item	Description of work		Budget Cost For Repair or Replacement (present $'s)	Expenditure Spread (years)	Expenditure per year (present $'s)	Expected Normal Life (Years)	Present Equivalent Age (years)	Estimated Life Remaining (years)	Total Budget Cost Over 25 (present $'s)
ELECTRICAL SYSTEMS									
7.01	Lighting System	replace	$100,000	5	$20,000	25	10	15	$100,000
7.02	Electrical Distribution	replace	$275,000	10	$27,500	40	25	15	$275,000
7.03	Proximity Readers	replace	$8,000	4	$2,000	20	15	5	$12,000
7.04	Security System	replace	$20,000	4	$5,000	10	5	5	$50,000
7.05	Intercom	replace	$5,000	1	$5,000	20	18	2	$10,000
FIRE SAFETY SYSTEMS									
8.01	Fire Alarm System	replace	$77,000	2	$38,500	20	15	5	$115,500
8.02	Fire & Life Safety System	replace	$65,000	2	$32,500	20	10	10	$65,000
8.03	Fire Pump and Motor	replace	$75,000	1	$75,000	25	22	3	$75,000
8.04	Emergency Generator	replace	$130,000	1	$130,000	35	20	15	$130,000
8.05	Building Sprinkler System	replace	$685,000	1	$685,000	45	24	21	$685,000
8.06	Parkade Sprinkler System	replace	$295,000	1	$295,000	45	25	20	$295,000
ELEVATOR SYSTEMS									
9.01	Elevator Motors and Controls	replace	$1,000,000	1	$1,000,000	30	26	4	$1,000,000
9.02	Elevator Finishes	replace	$60,000	1	$60,000	20	4	16	$60,000
								Total Expenditures For 25 Year Period:	$15,786,250

Westmount Place Condominium (Plan No. 831 0969)

Financial Analysis for Year Ended:	**2007**
Date of Study:	**Jan-08**
Present Fund Balance:	**$1,136,800**
RJC Job #	**16118.02**
Interest Rate:	**3.0%**
Inflation Rate:	**2.4%**
Construction Escalation (2009 to 2012):	**10.0%**

Item	Description	Year-->	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BUILDING INTERIOR COMMON PROPERTY																					
1.01	Common Area Residential Finishes	renovate											$130,000								
1.02	Common Area Commercial Finishes	renovate											$30,000								
1.03	Common Area Tile Flooring	renovate																			
1.04	Common Area Doors	replace						$8,500	$8,500	$8,500	$8,500	$8,500	$8,500	$8,500	$8,500	$8,500	$8,500				
1.05	Pool Area Finishes	renovate																			
1.06	Locker Room Finishes - 2009	renovate		$15,000																	
1.07	Locker Room Finishes	renovate										$30,000									
1.09	Fitness Equipment	replace														$15,000					
1.10	Garbage Bins	replace		$11,000																	
BUILDING EXTERIOR COMMON PROPERTY																					
2.01	Brick Veneer Restoration	repair			$50,000										$50,000						
2.02	Balcony Waterproofing	replace																			
2.03	Balcony Rails - Refinishing	restore										$40,000									
2.04	Balcony Rails - Replace	replace																			
2.05	Exterior Patio Doors and Building Entrance Doors	replace										$65,000									
2.06	Operable and Fixed Windows	replace							$360,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000	$360,000			
2.07	Exterior Building Caulking	replace						$27,500	$27,500	$27,500	$27,500										
EXTERIOR LANDSCAPE & MISCELLANEOUS																					
3.01	Concrete Elements	repair			$5,000					$5,000					$5,000					$5,000	
3.02	Post-Tensioned System Maintenance	maintain					$10,000										$10,000				
3.03	Tieback Anchor Replacement	replace		$100,000																	
PARKING STRUCTURE																					
4.01	Underground Parkade - Concrete Repair	replace		$12,000										$12,000				$360,000			
4.02	Exterior Plaza Waterproofing	replace																			
4.03	Parkade Traffic Deck Coating	Install		$300,000																	
ROOFING SYSTEMS																					
5.01	Tower Roof	replace					$160,000										$260,000	$260,000			
5.02	Terrace Roofs	replace																			
MECHANICAL SYSTEMS																					
6.01	Heating Boilers (residential)	replace									$40,000	$40,000	$40,000								
6.02	Heating Boilers (Commercial, Pool)	replace										$45,000	$45,000								
6.03	Boiler Flues	replace										$21,000									
6.04	Boiler Controllers	replace			$1,750	$1,750	$1,750	$1,750													
6.05	Heating Pumps and Motors (residential)	replace								$22,500	$22,500										
6.06	Heating Pumps and Motors (commercial/pool)	replace								$11,250	$11,250										
6.07	Expansion Tank (Heating Water System)	replace			$2,833	$2,833	$2,833	$2,833	$2,833	$2,833											
6.08	Heating Piping	replace											$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000	$44,000
6.09	Zone Valves and Thermostats	replace					$11,000	$11,000	$11,000	$11,000	$11,000										
6.10	Unit Heaters	replace					$36,400	$36,400	$36,400	$36,400	$36,400										
6.11	Domestic Hot Water Boiler	replace										$25,000									
6.12	Domestic Hot Water Storage Tanks (commercial/pool)	replace					$20,000	$20,000													
6.13	Domestic Hot Water Storage Tanks (residential)	replace					$5,500	$5,500													$2,250
6.14	Domestic Hot Water Recirculating Pumps	replace				$2,250	$2,250	$2,250	$2,250												
6.15	Domesic Water Pumps and Motors	replace			$6,000	$6,000	$6,000														
6.16	Domestic Hot Water Booster Pump	replace				$3,000															
6.17	Domestic Water Heat Exchanger	replace					$3,000														
6.18	Domestic Water Piping	replace											$195,000	$195,000	$195,000	$195,000	$195,000	$195,000	$195,000	$195,000	$195,000
6.19	Domestic Hot Water Softening System	replace				$13,333	$13,333	$13,333													
6.20	Make Up Air System (commercial/pool)	replace				$40,000	$40,000	$40,000													
6.21	Make Up Air System (residential)	replace		$125,000																	
6.22	Residential Fan Coil Units	replace						$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000				
6.23	Commercial Fan Coil Units	replace							$121,429	$121,429	$121,429	$121,429	$121,429	$121,429	$121,429						
6.24	Cooling Towers	replace			$40,000																
6.25	Chillers	replace		$500,000																	
6.26	Chiller Pumps and Motors	replace		$12,000																	
6.27	Cooling Pumps and Motors	replace						$23,000	$23,000	$23,000	$23,000	$23,000									
6.28	Chiller Heat Exchanger	replace		$35,000																	
6.29	Cooling Piping	replace											$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000	$85,000
6.30	Pool Mechancial System	replace					$40,000														
6.31	Pool Piping	replace					$30,000														
6.32	Parkade Make-up Air System	replace										$45,000	$45,000								
6.33	Parkade Door and Controls	replace					$7,000														
6.34	Air Compressors	replace	$7,500	$7,500																	
6.35	Automatic Door Sets	replace					$6,500	$6,500													
6.36	Garbage Compactor	replace						$30,000													
6.37	Exhaust Fans	replace				$3,250	$3,250	$3,250	$3,250												
6.38	Sump Pumps	replace			$10,000	$10,000	$10,000	$10,000	$10,000											$10,000	$10,000
6.39	Plumbing Fixtures	replace										$10,000									
6.40	Dry Saunas	replace					$5,000	$5,000													
6.41	Steam Room	replace										$15,000									
6.42	Appliances	replace					$2,000														
6.43	Electronic Equipment	replace					$1,500													$14,000	
6.44	Office Equipment	replace			$14,000																
6.45	Miscellaneous	replace		$3,000													$50,000				
6.46	Underground Services	replace																			

Westmount Place Condominium (Plan No. 831 0969)

Financial Analysis for Year Ended:	2007
Date of Study:	Jan-08
Present Fund Balance:	$1,136,800
RJC Job #	16118.02
Interest Rate:	3.0%
Inflation Rate:	2.4%
Construction Escalation (2009 to 2012):	10.0%

→ ADDITIONAL 5_YEARS BEYOND 25_YEAR PROJECTIONS SHOWN FOR DISCUSSION

Item	Description	Year-->	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
BUILDING INTERIOR COMMON PROPERTY													
1.01	Common Area Residential Finishes	renovate							$130,000				
1.02	Common Area Commercial Finishes	renovate							$30,000				
1.03	Common Area Tile Flooring	renovate							$80,000				
1.04	Common Area Doors	replace											
1.05	Pool Area Finishes	renovate						$65,000					
1.06	Locker Room Finishes - 2009	renovate			$15,000								
1.07	Locker Room Finishes	renovate											
1.09	Fitness Equipment	replace										$15,000	
1.10	Garbage Bins	replace			$11,000								
BUILDING EXTERIOR COMMON PROPERTY													
2.01	Brick Veneer Restoration	repair				$50,000							
2.02	Balcony Waterproofing	replace	$310,000										
2.03	Balcony Rails - Refinishing	restore											
2.04	Balcony Rails - Replace	replace											$120,000
2.05	Exterior Patio Doors and Building Entrance Doors	replace											
2.06	Operable and Fixed Windows	replace											
2.07	Exterior Building Caulking	replace		$27,500	$27,500	$27,500	$27,500						
EXTERIOR LANDSCAPE & MISCELLANEOUS													
3.01	Concrete Elements	repair				$5,000							
3.02	Post-Tensioned System Maintenance	maintain						$10,000					
3.03	Tieback Anchor Replacement	replace											
PARKING STRUCTURE													
4.01	Underground Parkade - Concrete Repair	replace			$12,000								
4.02	Exterior Plaza Waterproofing	replace											
4.03	Parkade Traffic Deck Coating	Install								$300,000			
ROOFING SYSTEMS													
5.01	Tower Roof	replace											
5.02	Terrace Roofs	replace											
MECHANICAL SYSTEMS													
6.01	Heating Boilers (residential)	replace											
6.02	Heating Boilers (Commercial, Pool)	replace											
6.03	Boiler Flues	replace											
6.04	Boiler Controllers	replace				$1,750	$1,750	$1,750	$1,750				
6.05	Heating Pumps and Motors (residential)	replace											
6.06	Heating Pumps and Motors (commercial/pool)	replace											
6.07	Expansion Tank (Heating Water System)	replace											
6.08	Heating Piping	replace	$44,000										
6.09	Zone Valves and Thermostats	replace											$11,000
6.10	Unit Heaters	replace											
6.11	Domestic Hot Water Boiler	replace											
6.12	Domestic Hot Water Storage Tanks (commercial/pool)	replace											
6.13	Domestic Hot Water Storage Tanks (residential)	replace											
6.14	Domestic Hot Water Recirculating Pumps	replace	$2,250	$2,250	$2,250								
6.15	Domesic Water Pumps and Motors	replace									$6,000	$6,000	$6,000
6.16	Domestic Hot Water Booster Pump	replace										$3,000	
6.17	Domestic Water Heat Exchanger	replace											
6.18	Domestic Water Piping	replace	$195,000										
6.19	Domestic Hot Water Softening System	replace											
6.20	Make Up Air System (commercial/pool)	replace										$40,000	$40,000
6.21	Make Up Air System (residential)	replace								$125,000			
6.22	Residential Fan Coil Units	replace		$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000	$27,000
6.23	Commercial Fan Coil Units	replace											
6.24	Cooling Towers	replace									$40,000		
6.25	Chillers	replace								$500,000			
6.26	Chiller Pumps and Motors	replace								$12,000			
6.27	Cooling Pumps and Motors	replace											
6.28	Chiller Heat Exchanger	replace								$35,000			
6.29	Cooling Piping	replace	$85,000										
6.30	Pool Mechancial System	replace											$40,000
6.31	Pool Piping	replace											
6.32	Parkade Make-up Air System	replace											
6.33	Parkade Door and Controls	replace	$7,000										
6.34	Air Compressors	replace							$7,500	$7,500			
6.35	Automatic Door Sets	replace											$6,500
6.36	Garbage Compactor	replace											
6.37	Exhaust Fans	replace										$3,250	$3,250
6.38	Sump Pumps	replace	$10,000	$10,000	$10,000								
6.39	Plumbing Fixtures	replace											
6.40	Dry Saunas	replace											
6.41	Steam Room	replace											
6.42	Appliances	replace						$2,000					
6.43	Electronic Equipment	replace	$1,500										
6.44	Office Equipment	replace											
6.45	Miscellaneous	replace			$3,000								
6.46	Underground Services	replace											

Westmount Place Condominium (Plan No. 831 0969)

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Date of Study:	Jan-08
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Item	Description	Year-->	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
ELECTRICAL SYSTEMS																					
7.01	Lighting System	replace													$20,000	$20,000	$20,000	$20,000	$20,000		
7.02	Electrical Distribution	replace											$27,500	$27,500	$27,500	$27,500	$27,500	$27,500	$27,500	$27,500	$27,500
7.03	Proximity Readers	replace				$2,000	$2,000	$2,000	$2,000												
7.04	Security System	replace				$5,000	$5,000	$5,000	$5,000							$5,000	$5,000	$5,000	$5,000		
7.05	Intercom	replace		$5,000																	
FIRE SAFETY SYSTEMS																					
8.01	Fire Alarm System	replace					$38,500	$38,500													
8.02	Fire & Life Safety System	replace										$32,500	$32,500								
8.03	Fire Pump and Motor	replace			$75,000																
8.04	Emergency Generator	replace															$130,000				
8.05	Building Sprinkler System	replace																			
8.06	Parkade Sprinkler System	replace																			
ELEVATOR SYSTEMS																					
9.01	Elevator Motors and Controls	replace				$1,000,000															
9.02	Elevator Finishes	replace																$60,000			
		TOTALS	$7,500	$1,125,500	$204,583	$1,089,417	$462,817	$319,317	$640,162	$656,412	$688,579	$908,429	$1,190,929	$880,429	$943,429	$787,000	$1,222,000	$1,356,500	$376,500	$380,500	$363,750
		FUTURE DOLLARS	*$7,500*	*$1,152,512*	*$214,521*	*$1,169,752*	*$508,872*	*$359,519*	*$738,056*	*$774,954*	*$832,440*	*$1,124,580*	*$1,509,681*	*$1,142,862*	*$1,254,032*	*$1,071,209*	*$1,703,219*	*$1,936,061*	*$550,255*	*$569,448*	*$557,445*

Westmount Place Condominium (Plan No. 831 0969)

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RJC Job #	16118.02
Interest Rate:	3.0%
Inflation Rate:	2.4%
Construction Escalation (2009 to 2012):	10.0%

→ ADDITIONAL 5_YEARS BEYOND 25_YEAR PROJECTIONS SHOWN FOR DISCUSSION

Item	Description	Year-->	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
ELECTRICAL SYSTEMS													
7.01	Lighting System	replace											
7.02	Electrical Distribution	replace	$27,500										
7.03	Proximity Readers	replace					$2,000	$2,000	$2,000	$2,000			
7.04	Security System	replace					$5,000	$5,000	$5,000	$5,000			
7.05	Intercom	replace			$5,000								
FIRE SAFETY SYSTEMS													
8.01	Fire Alarm System	replace						$38,500	$38,500				
8.02	Fire & Life Safety System	replace											$32,500
8.03	Fire Pump and Motor	replace									$75,000		
8.04	Emergency Generator	replace											
8.05	Building Sprinkler System	replace		$685,000									
8.06	Parkade Sprinkler System	replace	$295,000										
ELEVATOR SYSTEMS													
9.01	Elevator Motors and Controls	replace											
9.02	Elevator Finishes	replace											
		TOTALS	$977,250	$751,750	$112,750	$111,250	$63,250	$151,250	$321,750	$1,013,500	$148,000	$94,250	$286,250
		FUTURE DOLLARS	*$1,533,574*	*$1,208,016*	*$185,531*	*$187,456*	*$109,134*	*$267,236*	*$582,127*	*$1,877,685*	*$280,776*	*$183,097*	*$569,435*

APPENDIX C
PHOTOGRAPHS



Photo 1 - Complex entrance



Photo 2 - Pool and Jacuzzi area



Photo 3 - Pool repair area



Photo 4 - Change room

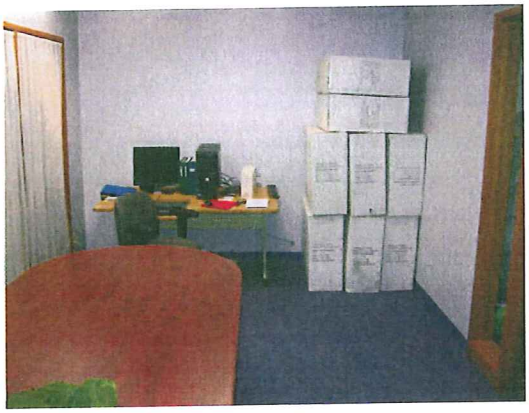


Photo 5 - Corporation office

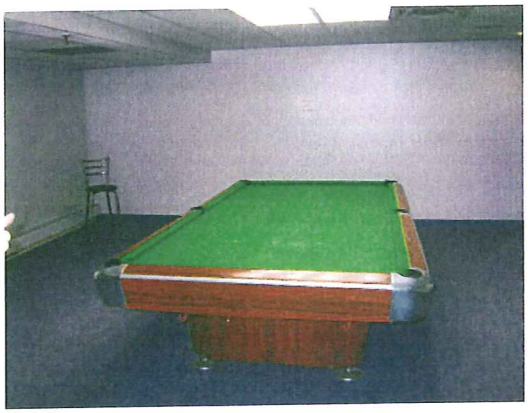


Photo 6 - Games room



Photo 7 - Fitness centre



Photo 10 - Loose window gasket seal

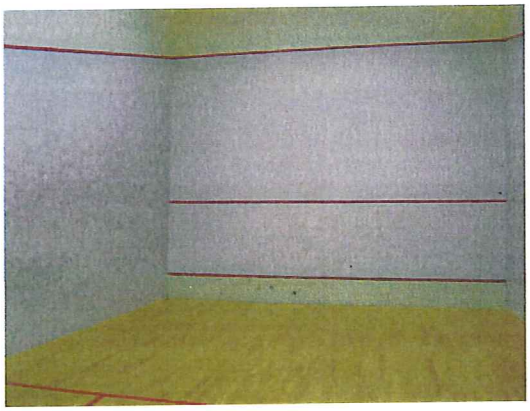


Photo 8 - Squash court

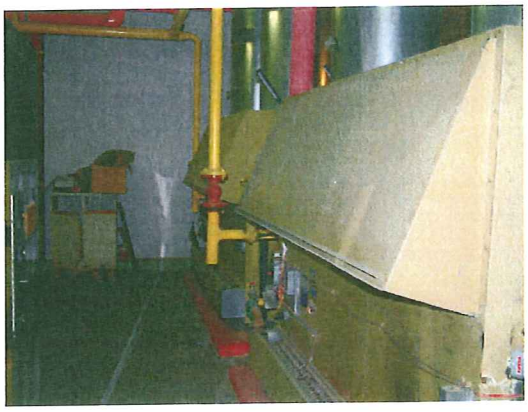


Photo 11 - Building Heating Boilers



Photo 9 -Deteriorated brickwork



Photo - 12 - Building Heating Pumps

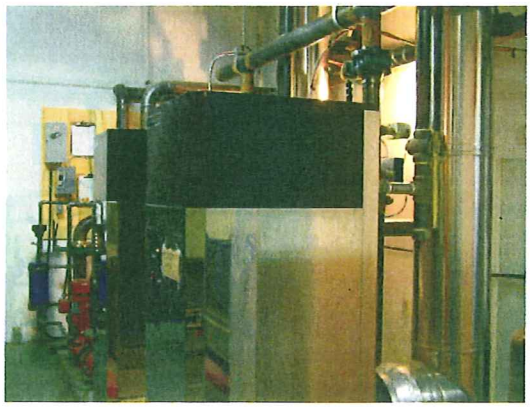


Photo 13 - Hallway Make Up Air Boilers



Photo 16 - Water Softening System



Photo 14 - Chiller

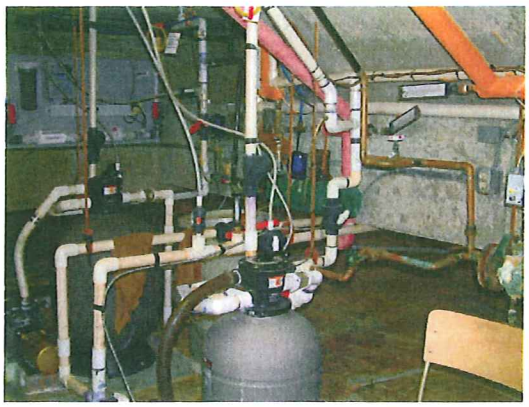


Photo 17 - Pool Filter System

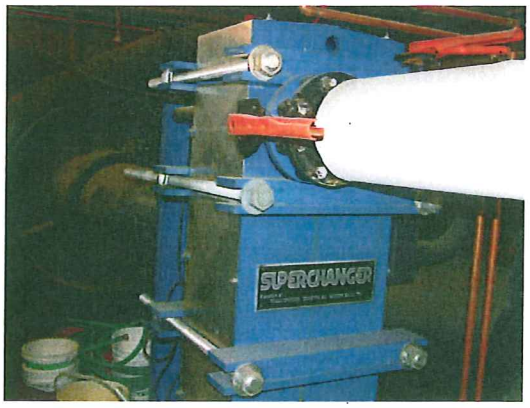


Photo 15 - Chiller Heat Exchanger

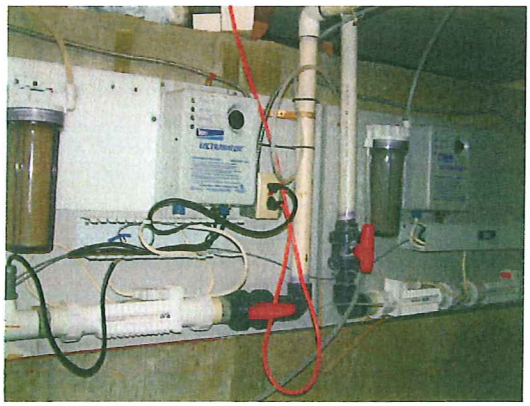


Photo 18 - Pool Salt Chlorinator



Photo 19 - Pool Heat Exchanger System



Photo 22 - Building Security

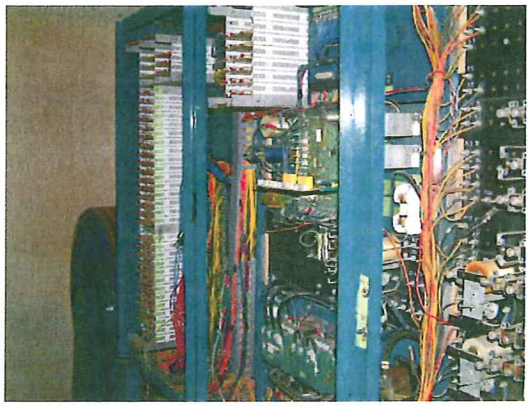


Photo 20 - Elevators

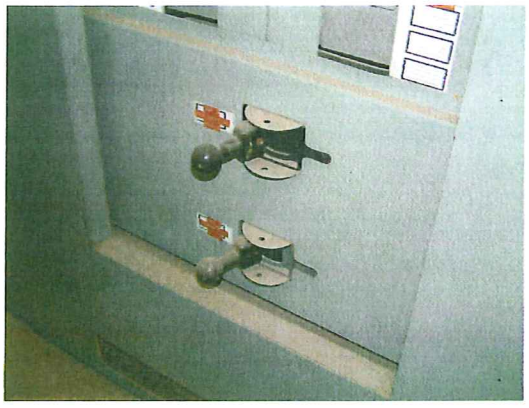


Photo 21 - Main Electrical Disconnect