

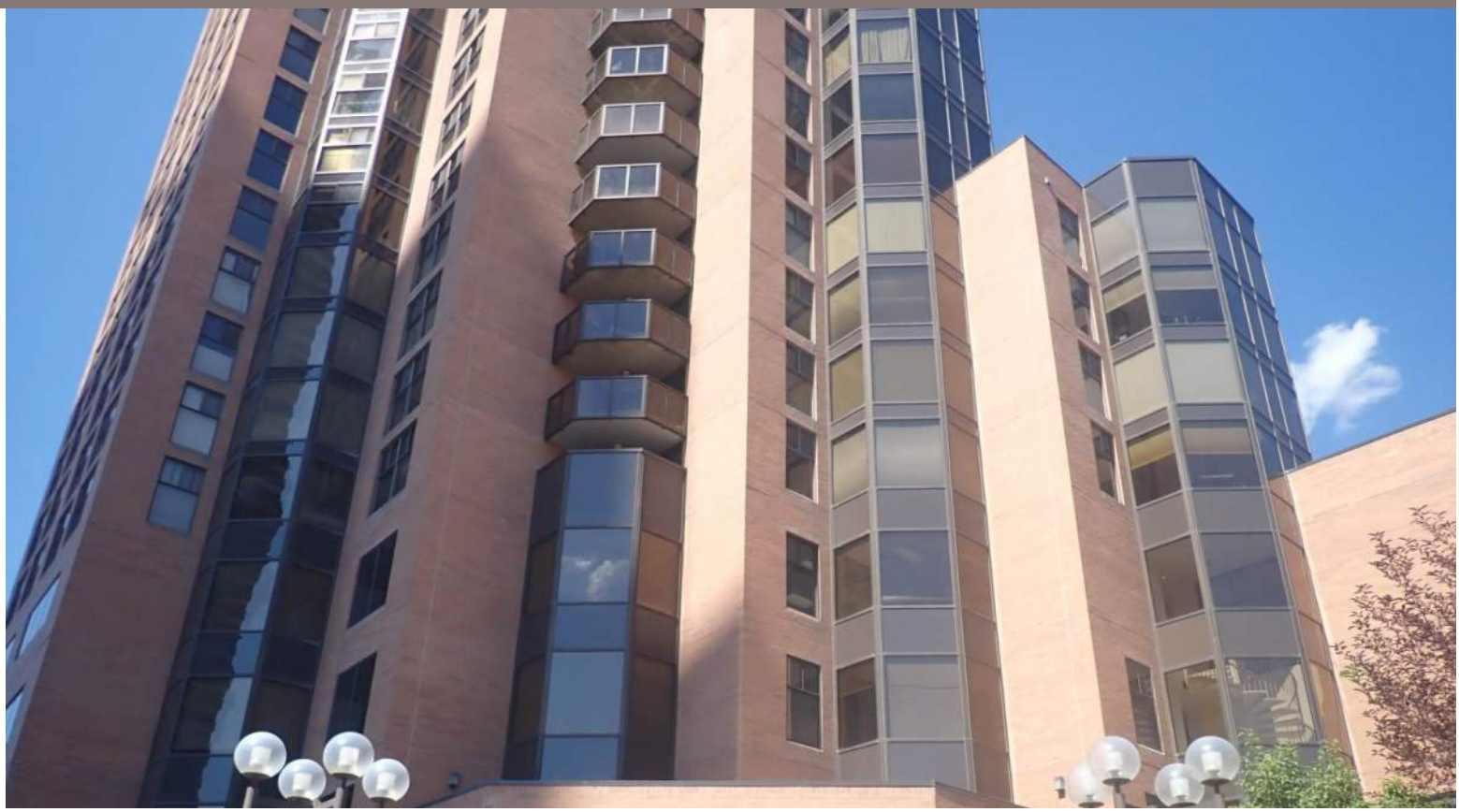
ENTUITIVE

RESERVE FUND STUDY REPORT

CONDOMINIUM CORPORATION NO. 8310696

EN022.00731

DATE: DECEMBER 5, 2022



ENTUITIVE

EXECUTIVE SUMMARY

The following is our Reserve Fund Study Report for Condominium Corporation No. 8310696, operating as Westmount Place, located at 1100 8 Avenue SW in Calgary, Alberta. This review has been commissioned per the terms of our March 29, 2022, proposal and in conformity with the requirements of the Condominium Property Act of Alberta, Revised Statutes of Alberta 2000, Chapter C-22, to provide an opinion as to the sufficiency of the Corporation's Capital Replacement Reserve Fund. This study also provides recommendations for the future funding of the Corporation's Reserve Fund.

CONDOMINIUM PROPERTY PROFILE

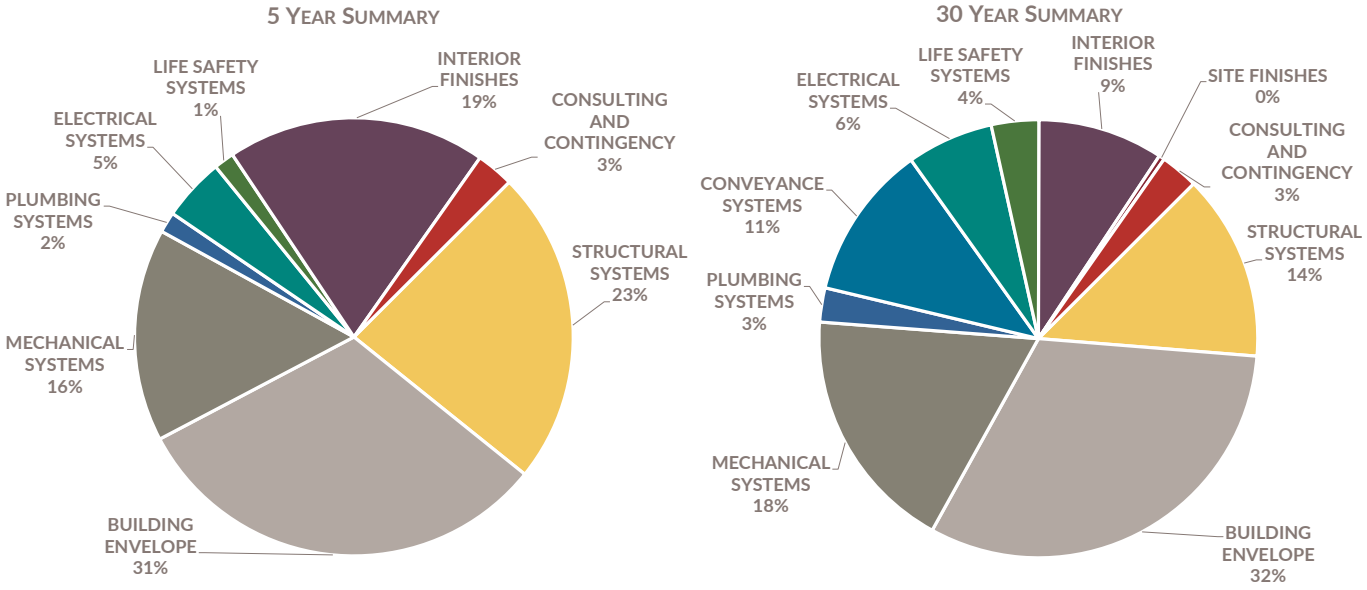
Table E-1: Condominium Property Profile

Property Profile	
Corporation Name	Westmount Place
Corporation Plan No.	Condominium Corporation No. 8310696
Site Address	1100 8 Avenue SW
Type of Condominium	Conventional - Apartment Commercial + Residential
Floors Above Grade	29
Floors Below Grade	4
Property Area (Sq. Ft.)	26,337
Total Floor Area (Sq. Ft.)	470,049
Number of Units	129
Construction Year	1979
Condominium Management Company	Rancho Realty (1975) Ltd.
Condominium Manager	Ms. Janan Tahir

RESERVE FUND EXPENDITURES

A Reserve Fund Study and Report are inherently based on a number of assumptions as to the timing of future repair and replacement projects. According to our assumptions, we calculate that the Corporation can expect to spend $3,311,126 over the next 5 years, and $28,488,937 over the next 30 years on its various building systems. A summary of the anticipated expenditures is provided below.

Figure E-1: Reserve Fund Expenditures by System



We caution that costs may vary from the estimates provided for a number of reasons including, but not limited to, concealed conditions that may affect the design of repairs and advanced deterioration that cannot be ascertained by visual reviews. Labour shortages, economic conditions, material prices, and other macro- and micro-economic variables may also affect future costs.

Table E-2: Reserve Fund Expenditures by System

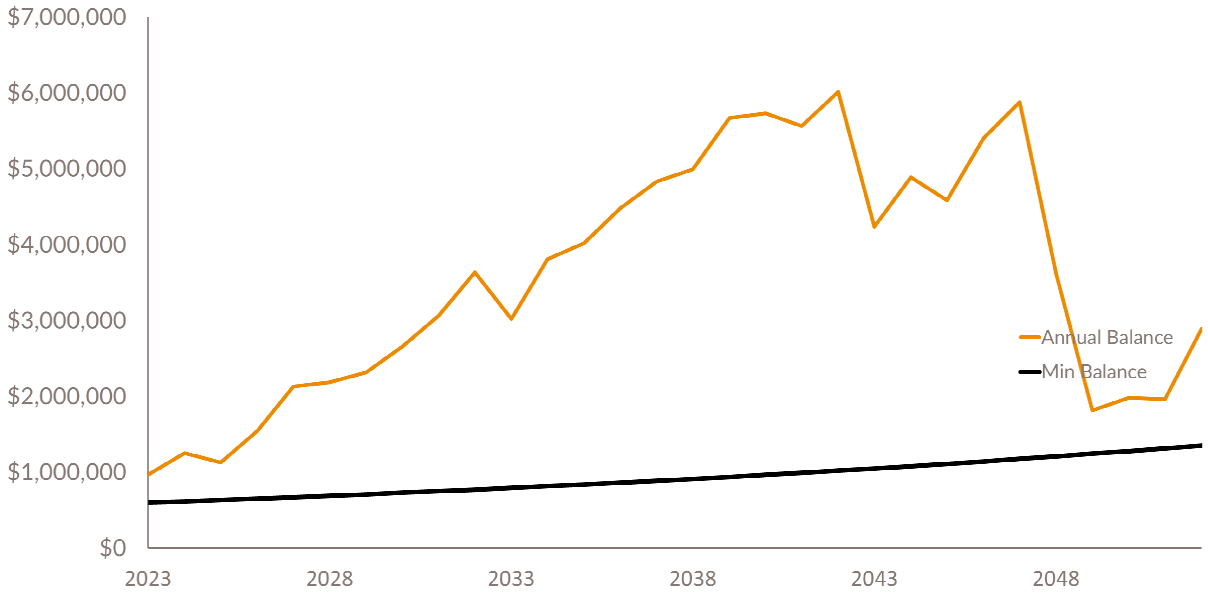
Category of Expenditure	Next 5 Years	Next 30 Years
STRUCTURAL SYSTEMS	$ 770,934.00	$ 3,924,203.00
BUILDING ENVELOPE	$ 1,042,815.00	$ 9,051,479.00
MECHANICAL SYSTEMS	$ 520,364.00	$ 5,173,760.00
PLUMBING SYSTEMS	$ 50,669.00	$ 721,167.00
CONVEYANCE SYSTEMS		$ 3,252,937.00
ELECTRICAL SYSTEMS	$ 153,000.00	$ 1,818,720.00
LIFE SAFETY SYSTEMS	$ 49,714.00	$ 996,666.00
INTERIOR FINISHES	$ 632,868.00	$ 2,635,617.00
SITE FINISHES		$ 118,550.00
CONSULTING AND CONTINGENCY	$ 90,762.00	$ 795,838.00
TOTALS	$ 3,311,126.00	$ 28,488,937.00

RECOMMENDED FUNDING PLAN

Given that any Reserve Fund Study and Report is inherently based upon a number of assumptions as to the timing of future repair and replacement projects, we have prepared a funding plan that phases in the required contribution increases. With this approach, the current annual contribution would be increased by 2.50% per annum.

In our opinion, this funding plan complies with the intent of the Condominium Property Act and Regulations and is adequate to meet the Corporation's future needs. A graph of the Reserve Fund balance throughout the study period based on our recommendation is provided below.

Figure E-2: Reserve Fund Balances by Year



The required contributions for the first five years of the phased-in approach are summarized below for your consideration.

Table E-3: Reserve Fund Allocations per Year under Proposed Funding Plan

YEAR	CHANGE IN CONTRIBUTION PER UNIT PER MONTH	AVERAGE CONTRIBUTION PER UNIT PER MONTH
2023	N/A	$ 452.20
2024	-$ 54.91	$ 397.29
2025	$ 9.93	$ 407.22
2026	$ 10.18	$ 417.40
2027	$ 10.44	$ 427.83

Caution: The ideal balance of the Reserve Fund is the amount recommended for each year of the reserve fund study to pay for major repairs and replacements. It is based on estimates of when the work will be needed. If there is not enough money in the Reserve Fund to pay for major repairs and replacements, the Unit Owners may be required to pay for those costs through a Special Levy or Loan.

When comparing the actual balance with the ideal balance, be aware that some work may be done earlier or later than expected or may be paid for from an account other than the Reserve Fund. When this happens, the comparison may no longer show whether the amount of money in the Reserve Fund is adequate.

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1. INTRODUCTION

1.1 PURPOSE, SCOPE, AND LIMITATIONS

1.1.1. General

The following is Entuitive's Reserve Fund Study Report for Condominium Corporation No. 8310696, operating as Westmount Place, located at 1100 8 Avenue SW in Calgary, Alberta. This study has been commissioned in accordance with the terms of our March 29, 2022, proposal and in conformity with the requirements of the Condominium Property Act of Alberta, Revised Statutes of Alberta 2000, Chapter C-22, to provide an opinion as to the sufficiency of the Corporation's Reserve Fund. This study also provides recommendations for the future funding of the Corporation's Reserve Fund.

The Reserve Fund contributions shown in this document are exclusive of the other operating costs that collectively comprise the total common expenses of the Corporation. Those expenses are shared by each Unit Owner on a proportionate basis as established by the terms of the Condominium Corporation By-Laws. As such, this document should be read in conjunction with the Corporation's Operating Budget and the Condominium Corporation By-Laws.

1.1.2. Documentation Review

In preparing this report, Entuitive requested that the Corporation supply available documentation that would assist us in undertaking this Reserve Fund Study and preparing the Reserve Fund Study Report. The following documentation was made available to us and used in the preparation of this report:

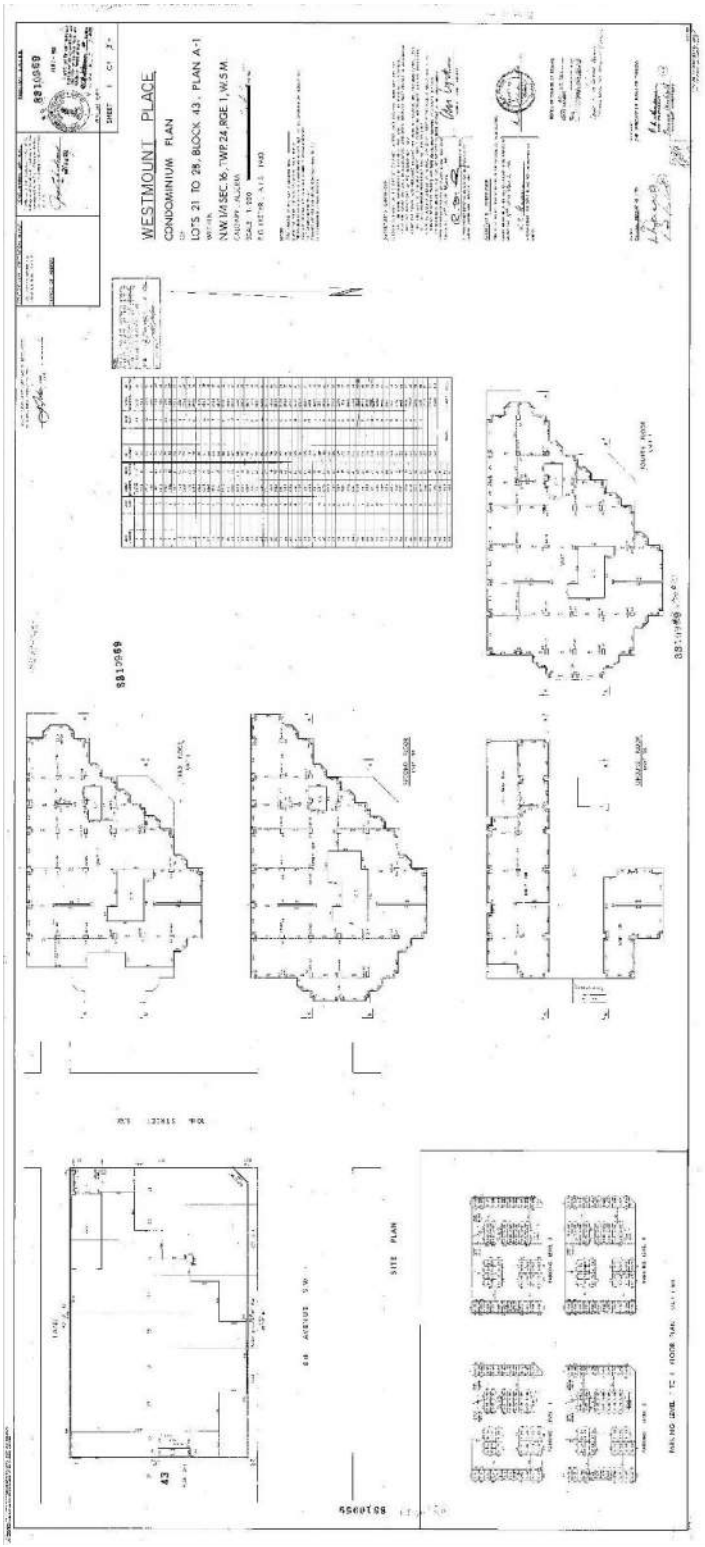
- The Corporation's Condominium Plans registered June 3, 1983;
- The Corporation's Bylaws registered December 19, 2002;
- Architectural, Structural, Mechanical, and Landscape Plans prepared by Clark James Coupland Architects, dated November 1979;
- Fall Arrest Installation Layout Roof Plan, prepared by Madden Matthews Engineering, dated December 2009;
- The most recent Audited Financial Statements of the Corporation;
- Monthly Financial Statements for the period ending September 30, 2022;
- 3-Year Reserve Fund Plan prepared by the Condominium Corporation Board of Directors;
- Insurance Appraisal prepared by Reliance Asset Consulting, dated October 29, 2020;
- Fountainhead Mechanical, Mechanical Repair Quote/Contract, dated June 25, 2021;
- Wizards Painting Quote, dated July 9, 2021;
- JPW Contracting Ltd. Quote, dated July 19, 2021;
- JB Construction + Renovations Invoice, dated September 7, 2021;
- JB Construction + Renovations Quote, dated September 21, 2021;
- JB Construction + Renovations Quote, dated April 1, 2022;
- Zio Door & Security Door Hardware Quote, dated April 19, 2022;
- ThyssenKrupp Elevator Limited, Elevator Maintenance Contract, dated November 28, 2011;
- Reggin Technical Services Mechanical Maintenance Contract, dated October 21, 2014;
- Kydrid Industries Overhead Door Maintenance Contract, dated July 20, 2021;

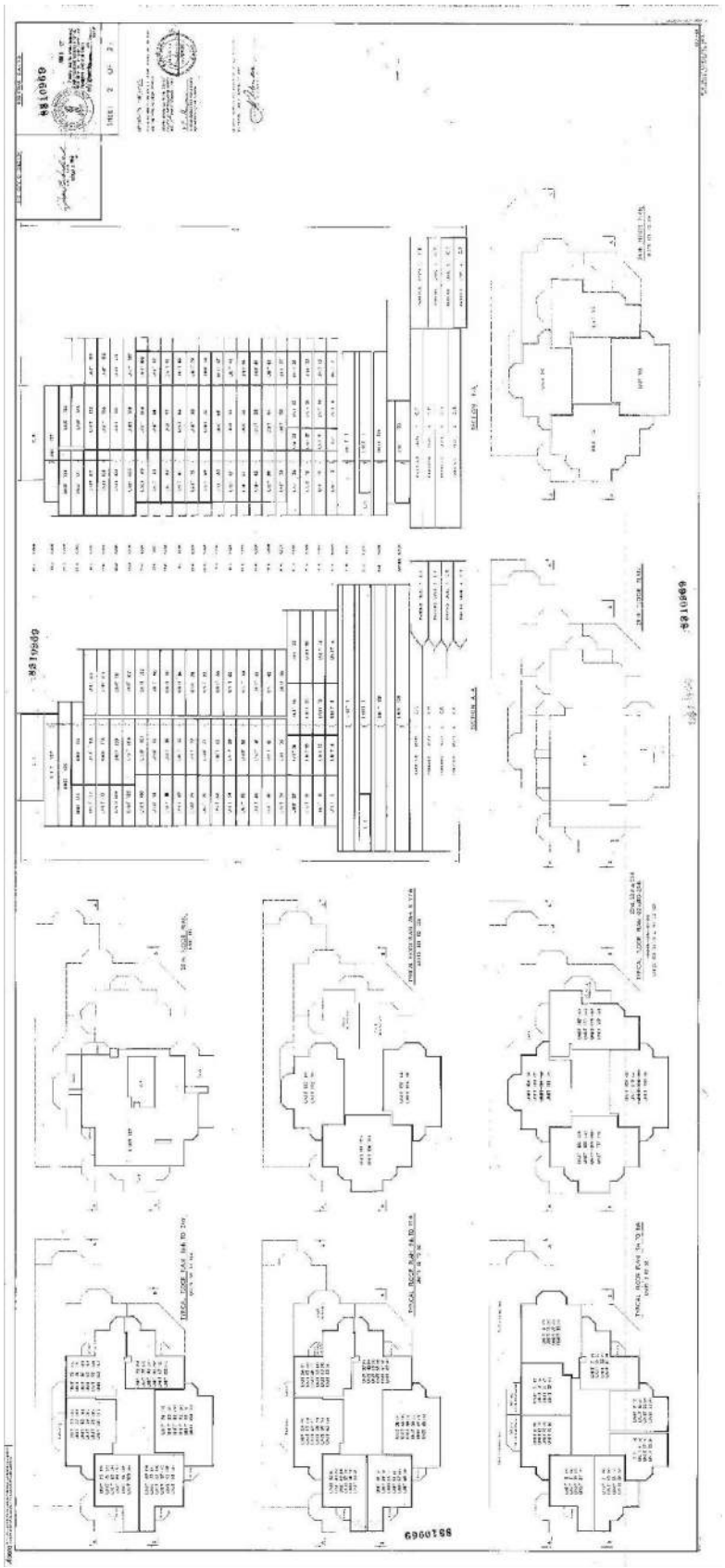
- JB Construction + Renovations Contract, dated July 11, 2021;
- KBM Commercial Floor Coverings Quote/Contract, dated December 15, 2021;
- Johnson Controls Chiller Service Contract, dated September 22, 2021;
- Post-Tensioned Cable Inspection Report, prepared by Entuitive Corporation, dated November 4, 2020;
- Post-Tensioned Cable Inspection Report, prepared by Entuitive Corporation, dated October 22, 2021;
- Building Exterior Visual Assessment (BEVA) Report, prepared by Entuitive Corporation, dated August 22, 2017;
- Building Exterior Visual Assessment (BEVA) Report, prepared by Entuitive Corporation, dated August 22, 2022;
- Parkade Condition Assessment, prepared by Entuitive Corporation, dated September 12, 2022;
- Reserve Fund Study Report, prepared by Entuitive Corporation, dated November 21, 2017.

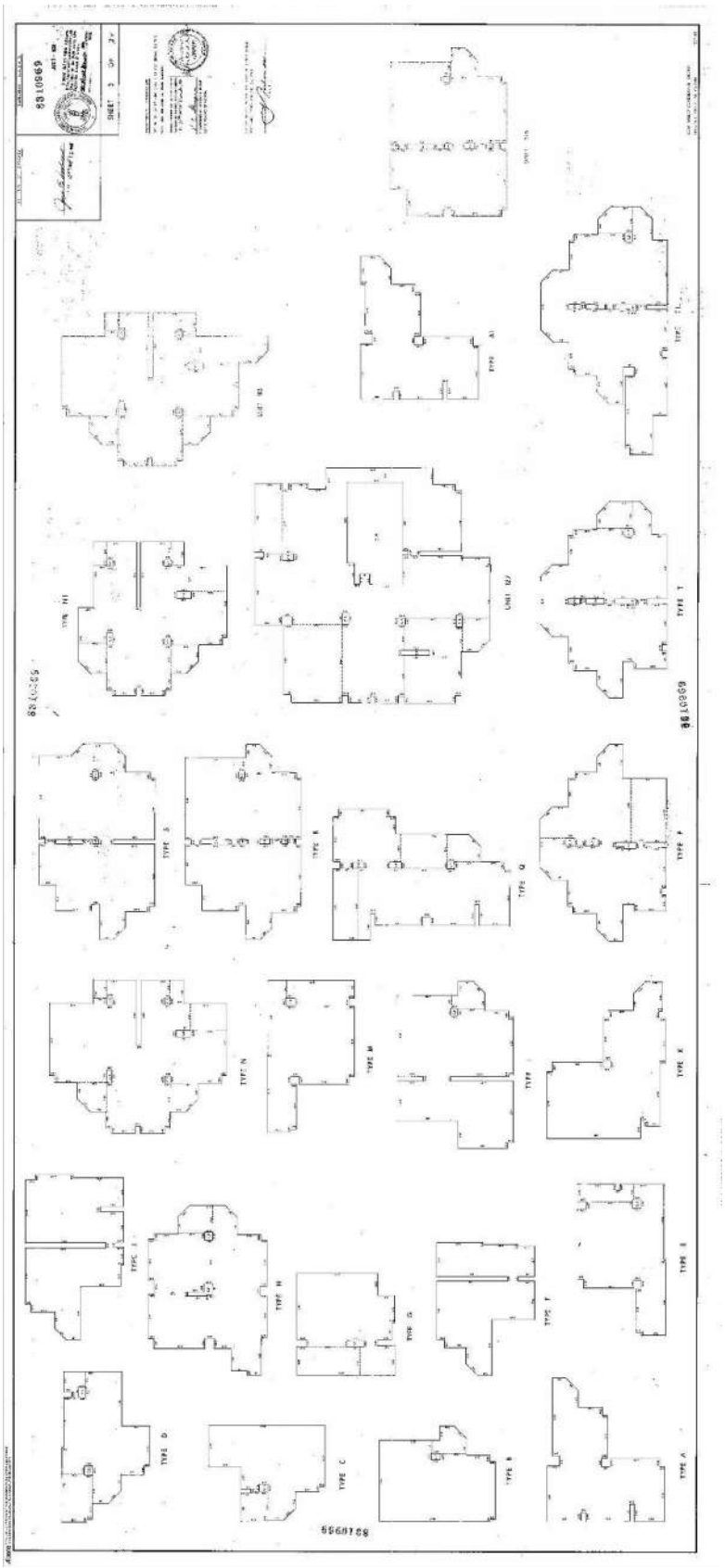
The following documentation was requested but was not available for review in the preparation of this report:

- Audited Financial Statements for the last 5 years (if applicable or Unaudited Year End Financial Statements or Report);
- Copy of the current Operating Budget or upcoming Budget if approved;
- List/report of Cross Connection Control Devices;
- A copy of the most recent Fire Safety Systems Inspection and Report;

1.1.3. Condominium Plans







1.1.4. Methodology

This Reserve Fund Study and Reserve Fund Study Report consist of a physical analysis and financial analysis. The physical analysis is based upon information provided to us by Management and a visual examination of on-site conditions on August 17, 2022. The findings from our physical analysis are summarized in the Draft Report issued October 19, 2022, and in this document. Where appropriate, photographs have been included to document typical site conditions and significant deficiencies.

The physical analysis of the common elements has been used to prepare the Capital Expenditure Plan included with this document. The Capital Expenditure Plan summarizes the estimated expenditures required to maintain the property at its original design condition by building component and year. The Capital Expenditure Plan is based upon a brief review of the property, past expenditures at the Corporation, our experience with similar condominium clients, information from contractors, and/or published cost data such as RSMeans.

Entuitive has used the Capital Expenditure Plan to estimate future repair and replacement liabilities. Based upon this assessment, Entuitive has prepared recommendations for the future funding of the Reserve Fund which, in our opinion, will be sufficient to address the anticipated liabilities. These funding recommendations are detailed in the attached tables and charts and are summarized in the Financial Analysis section of this document.

1.1.5. Limitations

This report is intended to document the present condition of the common elements and to estimate the required repair, replacement, and renovation projects over the study period. These expenditures differ from normal on-going maintenance by scale and cost. All estimates assume that common elements will be replaced on a like-for-like basis. Significant enhancements will increase costs relative to those shown in this document.

The physical assessment conducted for this study consisted of a limited visual review of the major building systems, equipment, and materials consistent with the minimum requirements of the Condominium Property Act. Invasive investigations, testing, or monitoring of equipment performance was not included in the scope of work. The existence of hidden defects or damage may not be detected, which can result in variations from the estimates provided in this report.

Building Code compliance reviews are not included within the scope of work for this project. No comment within this document should be construed as indicating that a Building Code compliance assessment was completed for any building system or installation.

While some observations made may include comments on required maintenance, this document should not be construed as a maintenance plan. We assume that the Corporation has implemented and will follow a preventative maintenance program. The failure to adequately maintain building

systems may result in building components reaching the end of their useful service lives prematurely, increasing total replacement costs.

Entuitive has made every effort to adopt reasonable assumptions in preparing this study. However, we caution that Reserve Fund Study Reports are inherently based upon a number of assumptions as to future events and economic conditions which are not readily known in advance. Costs may vary from the estimates provided for a number of reasons including, but not limited to, concealed conditions that may affect the design of repairs and advanced deterioration which cannot be ascertained through strictly visual reviews. Labour shortages, economic conditions, material prices, and other macro- and micro-economic variables may also affect future price estimates.

Decisions to repair or replace building components should not be made solely based on this report. Any such actions taken based on this report are the responsibility of the Corporation. As a general comment, we recommend the Corporation consider more detailed reviews of each component and its condition prior to initiating its repair or replacement.

Entuitive has placed good-faith reliance upon the financial information supplied by the Corporation. Unless stated otherwise, the current Reserve Fund balance and annual contribution values have been taken from information provided by the Corporation. Entuitive does not warrant or in any way comment upon the quality or accuracy of the financial data provided by us. It remains the responsibility of the Corporation and, if applicable, the Corporation's auditor to ensure the accuracy of the Corporation's financial statements.

At a minimum, this Reserve Fund Study and the Reserve Fund Study Report must be updated once every five years as required by the Condominium Property Act and Regulations. By using this study, the Corporation acknowledges that Entuitive cannot accept any responsibility for any reliance upon this document more than five years after its issuance. It remains the Corporation's responsibility to update this study in conformity with the requirements of the Condominium Property Act.

1.1.6. Use of Reports

This report has been prepared on behalf of Condominium Corporation No. 8310696 and is for their exclusive internal use. No representations are made to any other parties and no other party may rely on this report without express written permission from Entuitive.

Any use a third party makes of this report, or any resulting reliance or decisions made based on the information provided herein, is solely the responsibility of the third party.

This report must be read in its entirety. Failure to read this document in its entirety could unintentionally cause misunderstandings. Neither Entuitive nor its employees assume any responsibility for any interpretation of this report, or any extrapolation made from the report's contents.

1.2 PROJECT TEAM

This assignment was conducted under the overall responsibility of Adrian Breitwieser, CRP® and reviewed by Roma Santos, Senior Facility Assessment Consultant. The personnel who have conducted this Reserve Fund Study and Reserve Fund Study Report are considered to be Reserve Fund Providers and no grounds for disqualification under Section 21.1 or 21.2 of the Condominium Property Regulation, Alberta Regulation 168/2000 apply.

The personnel who have conducted this Reserve Fund Study and Reserve Fund Study Report do not, to the best of our knowledge, have any relationship with the Corporation which is considered to be a conflict.

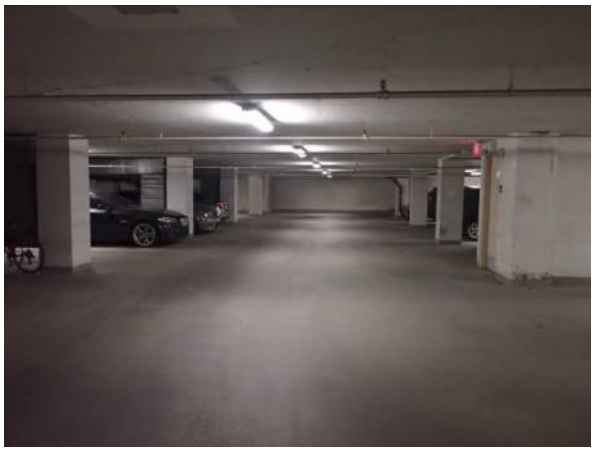
2. PHYSICAL CONDITION ASSESSMENT

2.1 STRUCTURAL SYSTEMS

2.1.1. Substructure

BUILDING SUBSTRUCTURE

Estimated Cost of Project (per Phase): $48,400
Assumed Repair/Replacement Years: 2023, 2026, 2030, 2035, 2040, 2045 and 2050
Priority Classification: Essential



Building Substructure

The site is constructed of cast in place concrete foundations and strip footings. These materials are generally protected, with the exception of the above grade portions of the foundation. A protective waterproof membrane is provided over the podium level not covered by the building. Occasionally, loads imposed by frost heave and differential movement result in damages to these items and may present as leaks to the interior. Entuitive has not reviewed the design for structural adequacy, and we have not received reports of any structural distress. Entuitive has not completed any destructive testing to confirm the assembly construction.

Although the substructure generally appears to be in serviceable condition, we recommend budgeting a contingency for localized repairs to the substructure which may become necessary as the property ages. An allowance is provided in Year 1 for Grade Support Slab Repairs and Foundation Injection Waterproofing Repairs.

2.1.2. Superstructure

BUILDING SUPERSTRUCTURE

Estimated Cost of Project (per Phase): $93,400
Assumed Repair/Replacement Years: 2030, 2035, 2040, 2045 and 2050
Priority Classification: Essential



Building Superstructure

The building's superstructure was generally concealed from view at the time of our visit due to the presence of the interior and

exterior finishes. As such, the superstructure was generally not reviewed. The site is constructed of post-tensioned concrete floor slabs supported on column capitals and concrete columns. The columns are reinforced using conventional mild steel. The floor slabs are reinforced using a combination of conventional mild steel and unbonded post-tensioned strands. Aside from the balconies, the superstructure is generally protected by the building envelope. Deficiencies have been noted in the post-tension cable systems of the parkade with a program of ongoing replacement. Entuitive has not completed any destructive testing to confirm that the assemblies have been constructed to provide the required fire resistance rating and specified sound transmission class. Firestopping of penetrations was generally not visible except on parkade levels mechanical and service areas.

Although the superstructure generally appears to be in serviceable condition, we recommend budgeting a contingency for localized repairs to the superstructure or fire separations which may become necessary as the property continues to age.

Post Tensioned Cable Systems

Estimated Cost of Project (per Phase): $52,800
Assumed Repair/Replacement Years: 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049 and 2051
Priority Classification: Essential


Post Tensioned Cable Systems

Unbonded post-tensioned strands are placed in their final locations prior casting of concrete. Once the concrete is placed and cured, the strands are tensioned to provide structural capacity to the floor slab. The strands are fabricated from multiple wires enclosed in a plastic sheathing. The space between the strand and the sheathing contains grease to lubricate the strand and inhibit corrosion.

Post-tension strands are susceptible to corrosion deterioration in higher-risk exposure conditions such as parking decks, below grade construction, and discontinuities in the building envelope. Moisture can access the strands at end anchorages or through cracks in the concrete where the strand sheath has been compromised. Damage can also occur due to improper handling during

construction, strand slippage at the anchors during original stressing, brittle wire cracking, or coring/drilling after construction.

Strand failure (i.e., loss in strand tension) can result from one or more of the above noted occurrences. A loss in strand tension will reduce the load carrying capacity of the structure. Consequently, periodic monitoring is recommended to identify any changes in strand tension in a timely manner.

Partially deficient strands were noted in the parkade suspended slabs and partially deficient strands on the upper floors. A program has been put in place for expanded inspection and replacement of the post-tension cables of the parkade. Strand failure (i.e., loss in strand tension) can result from one or more of the above noted occurrences. A loss in strand tension will reduce the load carrying capacity of the structure. Consequently, periodic monitoring is recommended to identify any changes in strand tension in a timely manner.

A total of 638 Strands at 118 recesses on the parkade levels were inspected in October 2021 and 116 Strands at 32 recesses on the upper floors were inspected October 2020 by Entuitive Corporation. The Parkade Slabs requires yearly review of the post-tensioned cable systems with the remainder of the floors requiring a biennial review. Cost for the reviews is undertaken as an Operating Expense.

A periodic contingency is provided for replacement of the Post-Tensioned Cables as required.

2.1.3. Parkade

PARKADE RAMP

Estimated Cost of Project (per Phase): $24,500
Assumed Repair/Replacement Years: 2028, 2033, 2038 and 2043
Priority Classification: Essential

The development features an entrance/exit ramp leading to the parkade with a portion in the interior and a portion on the exterior and includes a traffic membrane. The ramp itself appears to be in serviceable condition.



Parkade Ramp

A phased cost is provided for localized

ramp repairs as required.

Traffic Deck Coating

Estimated Cost of Project (per Phase): $36,700
Assumed Repair/Replacement Years: 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049 and 2051
Priority Classification: Essential


Traffic Deck Coating

Each parking level of the parkade with a suspended slab includes a membrane traffic deck coating. The coating was noted to be in overall serviceable condition with some localized repairs in high traffic areas required. There is an increased level of wear on Level P1 and the exterior portion of the parkade ramp. The Corporation undertakes periodic inspections of the traffic membrane with repairs completed as required. An inspection and report were recently completed by Entuitive Corporation.

A periodic allowance is provided for repair or replacement of the traffic deck coating as required. An allowance is provided in Year 1 for localized repairs.

Parkade Painting

Estimated Cost of Project (per Phase): $52,000
Assumed Repair/Replacement Years: 2025 and 2040
Priority Classification: Desirable

The parkade walls have been painted to create a brighter and more secure environment. The paint is in generally serviceable condition. However, on the lower levels there is increased deterioration of the paint on walls and soffits due to water ingress.

A cost is provided for parkade painting as required.

2.1.4. Balconies

Balconies - Concrete

Estimated Cost of Project (per Phase): $72,000
Assumed Repair/Replacement Year: 2024
Priority Classification: Essential


Balconies - Concrete

Units not on terrace levels are provided with a walk out balcony. The balconies predominantly appeared to be in serviceable condition with some localized efflorescence noted on balcony soffits. Balcony surfaces include waterproof membranes, owner installed surfaces such as split face masonry. many of the Units balconies lack a membrane. We recommend completing a periodic review of the balcony structures and membranes to proactively identify repair requirements.

A phased cost is provided for the major repair or replacement of the Balcony Membranes as required.

Balcony Railings

Estimated Cost of Project (per Phase): $144,000
Assumed Repair/Replacement Year: 2024
Priority Classification: Essential


Balcony Railings

Each Unit with a balcony features a metal-framed glass panel railings. The balcony railings themselves appear to be in serviceable condition. It should be noted that some corrosion of the railings and anchors is taking place where attached to the balcony slab and soffit. A closer review of the railings should be undertaken with proactive repair or replacements undertaken as required.

A phased cost is provided for the replacement of the Balcony Railings as required.

2.2 BUILDING ENVELOPE

2.2.1. Roofing and Membranes

PODIUM MEMBRANES

Estimated Cost of Project (per Phase): $66,800
Assumed Repair/Replacement Years: 2025, 2030, 2035, 2040 and 2045
Priority Classification: Essential

The building is provided with a waterproof membrane over the parkade level not covered by the building. The membrane is covered with overburden such as concrete pedestrian walkways and driveways. Occasionally, loads imposed by frost heave and differential movement result in damages to these items and may present as leaks to the interior. The membrane at the drive lane was recently replaced in conjunction with the replacement of the concrete.

A phased cost is provided for the repair or replacement of the Podium Membranes as required.

LOW SLOPE ROOFING - SBS

Estimated Cost of Project (per Phase): $257,000
Assumed Repair/Replacement Years: 2023, 2047, 2048, 2049 and 2050
Priority Classification: Essential


Low Slope Roofing - SBS

Each roof level along with the various terrace levels utilize an SBS (Styrene-Butadiene-Styrene) Modified Bitumen Roofing System. The roofing membrane for the upper roofing levels and penthouse suites is covered with a rock ballast while the terrace areas are covered with concrete pavers. The Corporation has a program in place for the replacement of the membranes that includes replacement of the existing membrane, resloping, and repairing drains, cleaning of existing pavers, and replacement of pavers if required. Levels 9, 22 and 28 still require completion.

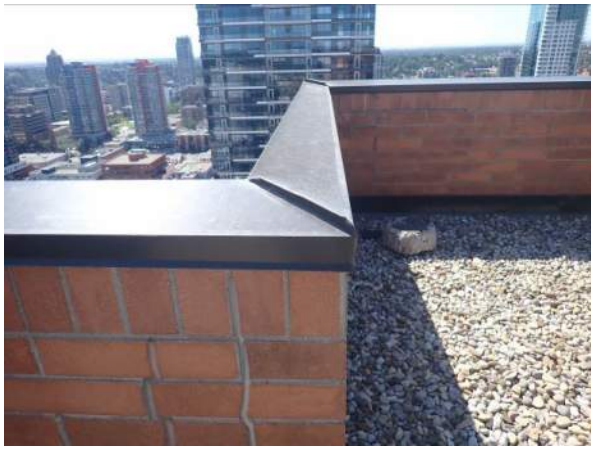
A phased cost is provided for the replacement of the roofing and terrace membrane systems at the end of useful service life. A cost is provided in year 1 for the remainder of the terrace membrane areas.

METAL ROOF/TERRACE FLASHINGS

Estimated Cost of Project (per Phase): $55,000
Assumed Repair/Replacement Year: 2040
Priority Classification: Essential

Metal Roof Flashings are provided around the perimeter of each low-slope roofing and terrace area. The flashings are in generally serviceable condition. Some flashings were noted as lifting and require refastening.

A cost is provided for the replacement of the metal roof/terrace flashings as required.


Metal Roof/Terrace Flashings

2.2.2. Cladding

BRICK VENEER MASONRY

Estimated Cost of Project (per Phase): $92,400
Assumed Repair/Replacement Years: 2024, 2028, 2032, 2036, 2040, 2044, 2048 and 2052
Priority Classification: Essential

The building is clad with a brick masonry veneer system. The masonry is drained at every floor, with weep holes being provided above the lintels supporting the masonry. The Corporation has a program in place for periodic localized repairs for repointing of mortar joints, replacement of cracked masonry etc. Some localized cracking of masonry units was noted throughout the building. Full masonry replacements are not anticipated over the remaining service life of the building.


Brick Veneer Masonry

A periodic allowance is provided for the repair or replacement of the masonry and mortar joints as required.

2.2.3. Windows and Doors

Unit Windows - Residential

Estimated Cost of Project (per Phase): $232,000
Assumed Repair/Replacement Years: 2025, 2029, 2033, 2037, 2041, 2045 and 2049
Priority Classification: Essential


Unit Windows - Residential

The residential Units feature a mixture of fixed and slider type metal framed windows along with a curtain wall window system. The windows are in serviceable condition with no reports of issues. The sealed glazing units should be monitored for fogging and the tracks cleaned on a regular basis to prevent alignment problems and the curtain wall caps replaced and sealed as required. The Corporation has a program in place to replace windows as required rather than wholesale replacements.

A periodic allowance is provided for the replacement of the window systems at the end of service lives.

Unit Windows - Commercial

Estimated Cost of Project (per Phase): $30,000
Assumed Repair/Replacement Year: 2025
Priority Classification: Essential


Unit Windows - Commercial

The Commercial Units are provided with storefront style fixed metal framed windows on the Levels 1-4 on the north and south elevations. Windows on Level 1 of the north elevation have been installed by the Unit owners and are a Unit owner responsibility. The windows appear to be in serviceable condition with no reports of

issues.

A cost is provided to replace the window systems at the end of service life.

Terrace/Balcony Doors

Estimated Cost of Project (per Phase): $193,333
Assumed Repair/Replacement Years: 2041, 2042 and 2043
Priority Classification: Desirable

Each Unit is provided with either sliding patio doors or a single swing door leading to the terrace or balcony. The doors appear to be in serviceable condition with no reports of issues. Rollers of the doors and screen doors may require adjustment or replacement prior to the replacement of the doors themselves.


Terrace/Balcony Doors

A phased cost is provided to replace the Terrace/Balcony Doors as required.

Entry Doors

Estimated Cost of Project (per Phase): $35,000
Assumed Repair/Replacement Year: 2028
Priority Classification: Desirable

The site is provided with two pairs of automatic sliding doors at the main exterior entrance leading to the vestibule with a pair of swing doors leading from the vestibule to the lobby. The doors are in serviceable condition. Periodic repair or replacement of the operators will be required prior to the end of service life for the doors.


Entry Doors

A cost is provided to replace the doors at the end of service life as required.

Sectional Door - Parkade

Estimated Cost of Project (per Phase): $8,000
Assumed Repair/Replacement Years: 2034 and 2049
Priority Classification: Desirable

Access to the parkade is provided with a sectional door. The sectional door is in serviceable condition but is subject to impact damage from occupants and visitors. Replacement of operators, springs, and rails may be required prior to the end of service life of the door itself.



Sectional Door - Parkade

A cost is provided for the replacement of the sectional door.

Suite Entry Doors

Estimated Cost of Project (per Phase): $150,000
Assumed Repair/Replacement Year: 2023
Priority Classification: Desirable

The Suite Entry Doors are of wood construction. A project is currently in place for repair and refinishing to coordinate with the corridor refinishing project. Included as part of the door project the door entry hardware will be replaced. Periodic refinishing of the doors may be required to maintain appearance. Replacement of the doors is not anticipated.


Suite Entry Doors

A phased cost is provided for the replacement of the suite entry doors as required.

SERVICE DOORS

Estimated Cost of Project (per Phase): $48,750
Assumed Repair/Replacement Years: 2033, 2035, 2037 and 2039
Priority Classification: Desirable

Various metal and metal with glazing service doors are provided throughout the site to access mechanical rooms, service rooms, storage rooms, stairwell doors on each floor, and the parkade levels. The doors are generally in serviceable condition with replacement taking place as required.



Service Doors

A phased cost is provided for the replacement of the service doors and closers.

2.2.4. Sealants

SEALANT REPLACEMENT

Estimated Cost of Project (per Phase): $129,000
Assumed Repair/Replacement Years: 2029, 2030, 2044 and 2045
Priority Classification: Essential

Sealants are installed around the perimeter of windows, doors, and other envelope penetrations such as conduits and gas lines. Sealants have also been used for the repair of cracks in masonry and mortar throughout the site, and at expansion joints. The sealants generally appeared to be in serviceable condition.


Sealant Replacement

A cost is provided for the replacement of sealants in conjunction with the window systems.