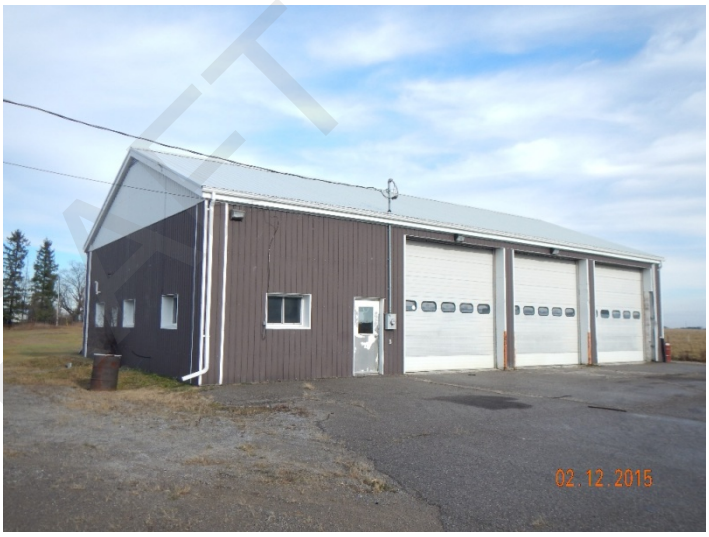
Appendix E
to
Report RS2025-005
File No. L06-14-RS001

FACILITY CONDITION ASSESSMENT
HARTLEY ROAD OPERATIONS DEPOT
574 HARTLEY ROAD, WOODVILLE, ONTARIO
Job No: 20130.101037.000

Prepared for:
THE CITY OF KAWARTHA LAKES

Prepared by:
ALTUS GROUP LIMITED

Issued:**January 22, 2016**



January 22, 2016

Our Ref: 20130.101037.000

Mr. Adam Found, Ph.D
Manager of Corporate Assets
Asset Management Division
Department of Corporate Assets
City of Kawartha Lakes
26 Francis Street, P.O. Box 9000
Lindsay, Ontario, K9V 5R8

Dear Mr.Found,

Re: **Hartley Road operations depot**
574 Hartley Road, Woodville, Ontario
Facility Condition Assessment

Pursuant to your instructions, we enclose our Facility Condition Assessment for the above noted property.This report provides a general overview of the building components and systems, including a commentary on the mechanical, electrical, structural and architectural components. In addition, we have identified conditions observed which may result in future capital expenditures above those associated with routine maintenance.

Exclusions and assumptions are detailed in Section 2, and all limiting conditions and qualifications are identified in Section 6.

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We trust this report meets your requirements and we would be pleased to meet and discuss this in detail at your convenience.

Yours truly,

ALTUS GROUP LIMITED

DRAFT

Per: Leanne Fitzgerald, M.Eng
Consultant, Building Sciences

Per: Kiran Patel, P.Eng., PMP, MRICS, PQS, CCP, LEED® AP
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Senior Executive Vice President

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1. EXECUTIVE SUMMARY

1.1 General Description

The subject property is located at 574 Hartley Road, Woodville, Ontarioknown as the Hartley Road operations depot. The building is a one-storey 2884sq. ft in area. The exterior cladding at the building is vertical painted metal sidingand there is a painted metal roof.The site features vehicular access fromHartley Roadand features an asphalt drivewayand asphalt parking. The building was constructed in 1963 and is 52 years old. At the time of the inspection the building was winterized and has not been in use since the amalgamation in January 1, 2001.

1.2 Building Description

Identifier	96
Facility	Hartley Road operations depot
Property	Hartley Road
Assessment Roll Number	Unavailable
Street Number	574
Street Name	Hartley Road
Community	Woodville
Postal Code	K0M 2T0
Legal Description	Unavailable
Former Municipality	Township of Eldon
Department	Public works
Division	Roads operations
Service	Storage and warehouse
Gross Floor Area (GFA)	2884 ft.²
Floors	1
Elevators	N/A
Site Area	Unavailable
Current Value Assessment (CVA)	Unavailable
Replacement Cost	$273,980
Facility Condition Rating (FCR)	Poor
Facility Condition Index (FCI)	11%

1.3 General Physical Condition

The property is rated as poor condition provided that the recommended repairs and replacements are performed and regular and preventative maintenance is carried out.

1.4 Significant Issues & Deficiencies

Significant items include, but not limited to:

- Painting and minor finishing details
- Washroom repairs
- Roof repairs on salt silo

A detailed analysis of the immediate and 20-year capital expenditures required is included in Section 3.

1.5 Recommendations for Additional Investigation or Action

- Annual inspection of electrical equipment andarc-flash/infrared thermography scanning and Arc Flash Studies under regular operations and maintenance.
- Perform Hazardous Materials Surveys at the property including compliance with O.Reg. 278/05 governing Asbestos and have the Surveys available onsite.
- Update the Fire Safety Plan/Emergency Response Plan annually under operations and maintenance.
- Perform sanitary and storm camera scoping under regular operations and maintenance.
- Perform an Accessibility Audit at the Facility.

We recommend that the City of Kawartha Lakes carry out all life safety issues immediately, as identified in this Report, and with future replacements, bring components up to current building code standards. In addition, create a maintenance plan that will help extend the normal life expectancies for major components to support the assumptions. As large expenditures approach, have the component reviewed to determine its condition to better plan for its repair or replacement (e.g. benefits of phasing/non-phasing on other components within the complex). The City of Kawartha Lakes is strongly urged to have the study updated regularly to reflect any economic changes.

1.6 Outstanding Information & Follow Up

None.

1.7 Contingency & Escalation

Our cost summaries are priced in current dollars with no inflation provision for escalation.

1.8 Planning & Zoning Issues

Planning and zoning issues are excluded from this report.

1.9 Replacement Value

Using the description of the building including type of exterior walls, heating system and sprinkler system provided by the City of Kawartha Lakes, with associated basic building information such as number of storeys and gross floor area taken from non-as built drawings and high-level general overall measurements, we prepared using the programme "Marshall and Swift" a high level order of magnitude square foot cost assessment for the likely replacement construction cost estimates for the building. The estimated costs exclude the associated development soft costs of the buildings.

Replacement Value -	**$**	**273,980**

2. PURPOSE & SCOPE

The mandate is to provide a general overview of the building systems, including a commentary on the mechanical, electrical, structural and architectural components. In addition, we have identified conditions observed which may result in future capital expenditures above those associated with routine maintenance.

Our Facility Condition Assessment procedures and documentation are conducted in general accordance with ASTM E 2018 – 08 Standard Guide for Building Condition Assessments: Baseline Building Condition Assessment Process.

2.1 Terms of Reference

We understand our terms of reference to be as follows:

a) Co-ordinate the submissions from all consultants and review all documentation provided with a view to integrating the findings, conclusions and recommendations into one due diligence review report.

b) Visually review the buildings.

c) Identify any major issues of note and provide resolutions along with any costs involved.

d) Prepare a report on our findings including the identifications of all the issues and our estimate of the individual capital expenditures required over a 20-year period specifically identifying any immediate action, with a threshold of $5,000.

e) Year 0 is defined at the 12 month period subsequently following the date this report is issued.

2.2 Basis of Analysis

The assessment of Capital Expenditures required is based on the following:

a) Building systems failing to meet their performance level.

b) Building systems that have reached or are projected to reach the end of their productive life cycle within a 20-year period (the "study period").

c) Information provided in the FCA Information Questionnaire Form.

2.3 Conclusions Methodology

Our conclusions are based on the following:

a) On-site identification and measurement (where possible) of a specific deficiency item priced accordingly.

b) Measurement of areas from drawings where available (e.g. roofing) and priced at current replacement cost prevailing unit rates. It should be noted that floor areas and parking counts reported are taken directly from documents provided and detailed quantities will need to be assessed for any tendering purposes. **Altus Group Limited has carried out no independent verification or measurement for any component. We have performed high-level onsite**

measurements to confirm the gross floor area for the building for the purpose of FCI calculations.

c) Information available from maintenance logs relating to mechanical equipment, etc., priced at prevailing replacement costs for similar or equivalent equipment.

Colin Murray inspected the building onDecember 2, 2015 and was accompanied by Dave Lembke, supervisor Fenlon roads depot.

2.4 Exclusions

a) Environmental issues including hazardous materials and mould contamination. This is not a hazardous substance survey. No physical testing or sampling was performed and cannot confirm the actual presence of mould at the property. Further investigation is recommended where suspect mould is present.

b) Tenant improvement allowances.

c) Cost estimates are based on the assumption that phenolic foam insulation does not exist in the roof assembly as roof cuts were not performed as part of this review to determine the type of insulation existing.

d) Expenditure for capital items which are categorized as maintenance or operational in nature or items that are considered as upgrades.

e) Accessibility Audits.

f) Review or comment on tenant leases or tenant lease requirements is not included as part of this Facility Condition assessment.

g) No testing has been performed at any mechanical, electrical or life safety equipment.

3. DEFINITIONS

3.1 General Methodology

The methodology of the study includes the examination of all recent and available documentation, such as financial statements, budgets and existing reports; and the physical inspection of the Building Components, etc.; anda review of all building plans and associated specifications and reports, field notes, and other relevant information in order to prepare various estimates and value judgements.

The study uses the component method of valuation to estimate replacement. The Building Components items consist of building or site components such as roof systems, exterior walls, pavement and sidewalks, each of which is deemed to have a limited life span, and must therefore be replaced or undergo major repair to maintain the property in an as-new condition.

Estimates of replacement costs are based on the assumption that quality materials, as specified, will be used. In the case of older developments, newer materials may be required under current building code regulations. Installation costs are assumed to be at contractor's prices, using union labour and current construction techniques, including contractor's overhead and profit. Cost for removal and disposal are also factored in.

These estimates are intended only for global budgeting purposes; they should be used as a guide only, as costs may vary according to the time of year, quality of materials used, volume of work, actual observed conditions, etc. Note that the estimates do not include applicable taxes. Actual costs for work can only be determined after preparing specifications and tender documents, understanding site restrictions that may impact work, and the establishing of a construction schedule.

The range of prices for the roofing, where applicable, depends on various factors, such as the condition of the insulation and the correction of the slopes for drainage. Also, increasing the number of roof sections (splitting a large roof into smaller sections is recommended) could extend the timeframe for the re-roofing program. Prices are estimated assuming that each section is repaired (or re-roofed) alone; hence, the estimation could decrease when work is for more than one section at a time. Furthermore, the estimates are based on the replacement of a given roofing system with an equivalent system, thus the estimation could vary significantly if upgrades are implemented, such as increasing the thickness of the insulation or using an alternative membrane. The implementation of a regular maintenance program could also extend the service life of the roof and delay the proposed schedule.

The range of estimated costs for asphalt repairs, where applicable, depends on whether the granular foundation should be upgraded or reconstructed and if additional drainage is needed. Since shallow boreholes or other testing such as sieve analyses etc., have not been carried out, the asphalt repair assumes the sub-grade is acceptable and that only surface work is required.

Physical deterioration, functional obsolescence and environmental factors are all factors for consideration when estimating the expected life span of the various components. In measuring the building component requirements, we have considered the effect of depreciation and normal life span experience of components. Finally, when assessing the current condition and remaining life span of building components, we have relied on our own judgement and expertise.

There are components with an indefinite life cycle that have not been included in the study. Indefinite life components include concrete foundations, infill concrete walls, exterior back-up wall systems and superstructure components. We are currently aware of no substantial defects with these items that would warrant carrying a contingency amount in the study for replacement.

Some components are shown with a percentage of replacement, as full replacement is not expected to occur. The replacement/repair cost of each component is estimated based on conventional building materials using current construction techniques with standard quality control.

Information and quantities are derived from the site review and/or information provided.

The effective ages are modifications to the actual calendar age of the components based on our assessment of the conditions observed during the site inspection.

As requested, Altus has conducted a representative review of interior spaces. The areas selected allowed us to review the various layouts and exposures available. The findings are extrapolated for the building.

Digital photos were taken of various building components and systems as a method of record; pertinent photos are included within the report to illustrate systems or conditions.

We identified some evident building code infractions or otherwise discretionary installation or detailing that would or is currently causing deterioration and/or possible life and safety concerns throughout the report and more specifically in Section 4. We did not however, research any data, cross-reference building codes etc. as this was not mandated. This is not a code or regulatory audit.

We have included practical energy-efficiency recommendations to which supplement the study. The recommendations are not considered a detailed Energy Audit. The categories with the most opportunity for savings are the HVAC and the building envelope.

3.2 Component Summary Table – Basis of Analysis, Definitions and Concepts

3.2.1 General

Identification and description of the Building Components of the building and site, categorized under the following major headings under the ASTM E1557- Standard Classification for Building Elements and Related Sitework-UNIFORMAT II.

3.2.2 Current Repair or Replacement Cost

The estimated cost of replacing or providing major repairs to a Building Component at current prices including factors such as demolition, disposal, material, labour and contractor's overhead and profit. The Harmonized Sales Tax (HST) is excluded from these costs on the 20-Year Expenditure table.

3.2.3 Normal Life Span

The estimated life expectancy of a Building Component in terms of years under normal service conditions. Each building component is analyzed in terms of component type, quality of construction, statistical records and normal life experience.

Life Cycles are calculated through one or all of the following: AJ Dell'Isola and SJ Kirk. (2003). Life Cycle Costing for Facilities. RS Means. Kingston, MA., ASHRAE Standards: American Society of Heating, Refrigerating and Air-Conditioning Engineers, CMHC Research Report: Service Life of Multi-Unit Residential Building Elements and Equipment, Canadian Standards Association, S478-95 (2007) Guideline on Durability in Buildings, Structures (Design), 1995, Whitestone Research (2011) The Whitestone Facility Maintenance and Repair Cost Reference 2011-2012 ,experience and good practice.

3.2.4 Actual Age

The chronological age of the building or site component, expressed in years.

3.2.5 Effective Age

The adjudged age of the Building Component, expressed in years. Maintenance procedures, original workmanship or defective materials are determining factors. The subjective assessment is based on the experience of the Consultant.

3.2.6 Remaining Life Span

The difference, in years, between the Normal Life Span and the Effective Age of the Building Component.

Some Building Components have been phased over two (2) or more years as to building accommodate the significant impacts of the component to the building. Those items commence in the Remaining Life Span year.

3.2.7 Description of Major Repair Work or Replacement

This is a brief description of the nature of the work involved with each of the Building Components. This involves only major repair or replacement items and not upgrades. The percentage of the replacement or major repair is also stated.

3.2.8 Cost Breakdown

A unit quantity is multiplied by the current unit rate value to obtain the Current Repair or Replacement Cost – current CAD$ for each of the Building Components. Alternatively, Allowance figures are shown and the derived values are calculated based on experience rather than handbook costing data.

3.2.9 Component Condition Rating

The following component condition rating definitions are provided by the City of Kawartha Lakes and are identified on a component by component basis in the Component Summary Table.

Rating	Descriptor	Data Standard
1	New	A new, near new or fully rehabilitated asset with no visible signs of deterioration.
2	Excellent	An asset in excellent overall condition, where only very slight decline is

		evident but where it is also obvious that the asset is no longer in new condition.
3	Very Good	An asset in very good overall condition with some early stages of deterioration evident, where the deterioration is minor in nature and causing no serviceability problems.
4	Good	An asset in good overall condition, where some deterioration is evident and serviceability is impaired very slightly.
5	Fair-to-Good	An asset in fair to good overall condition, where deterioration is obvious and serviceability is impaired materially.
6	Poor-to-Fair	An asset in poor to fair overall condition, where deterioration is quite obvious, serviceability is noticeably impaired and maintenance costs are noticeably increasing.
7	Poor	As asset in poor overall condition, where deterioration and serviceability impairment are considerable and maintenance costs and risk are relatively high.
8	Very Poor	An asset in very poor overall condition, where deterioration and serviceability impairment are severe. Maintenance costs and risk, including the risk of failure, are substantial and maintenance ineffective to the point such that rehabilitation is the only cost-effective means of restoring serviceability.
9	Critical	An asset in critical overall condition and approaching failure, where deterioration and serviceability impairment are extreme. Rehabilitation is needed immediately as maintenance costs are extremely high, maintenance can no longer materially improve serviceability and/or the failing asset poses an unacceptable risk.
10	Failed	An asset that has failed; it is either no longer in service or should be removed from service immediately to mitigate the extreme risk it poses while in failure mode. Rehabilitation is the only option to restore serviceability.

In some cases we have opted to show an item as having Building Code issues where in fact at the time of construction it may have been acceptable. These discretionary items are related to health and safety and it is our opinion that they should meet current standards (i.e. guardrails in stairwells). All code related items are considered a life safety issue and should be carried out in the immediate term. The basis of the Building Code reference means the minimum requirements of the Ontario Building Code as opposed to particulars of other legislation (i.e. The Fire Code or City of Kawartha Lakes Property Standard By-laws).

3.2.10 Life Safety

Not applicable;
Minor consequences – potential minor injuries;
Moderate consequences – health deterioration; or
Severe consequences – critical injuries.

All life safety items, regardless of the consequences, should be addressed in the immediate term.

3.2.11 Urgency of Action

Not applicable
Urgent;
High;
Medium; or
Low

3.2.12 Energy & Efficiency

Not applicable or not apparent;
Moderate or significant savings with longer term payback; or

Significant savings and short-term payback.

3.2.13 Action Type

Replace;
Repair; or
Study

3.2.14 Consequence of Failure (COF)

Immediate Shut Down
Partial Shut Down
No significant consequences

3.2.15 Facility Condition Rating (FCR)

The Facility Condition Ratings are as follows: good (under 5%), fair (5-10%), and poor (over 10%).

3.2.16 Facility Condition Index (FCI)

The FCI = value of immediate capital needs (Year 0)/ replacement cost. The FCI is a relative indicator of condition, and should be tracked over time to maximize its benefit. The ratings are as follows: good (under 5%), fair (5-10%), and poor (over 10%).

3.3 Expenditure Table - Basis of Analysis, Definitions and Concepts

The 20-Year Expenditures Table illustrates all of the estimated expenditures that are anticipated to occur over the 20-year period based on the input from the Component Summary Table.

3.3.1 Components

These are building and site components that make up the common elements of the Corporation. The components are the same ones used in the Component Inventory Table.

3.3.2 Years

The years of the study, commencing with the current fiscal year.

3.3.3 Annual Expenditures

The estimated future dollar value totals of the Building Component expenditures totaled annually. HST or inflation has not been included.

4. COMPONENT DESCRIPTION AND CONDITION

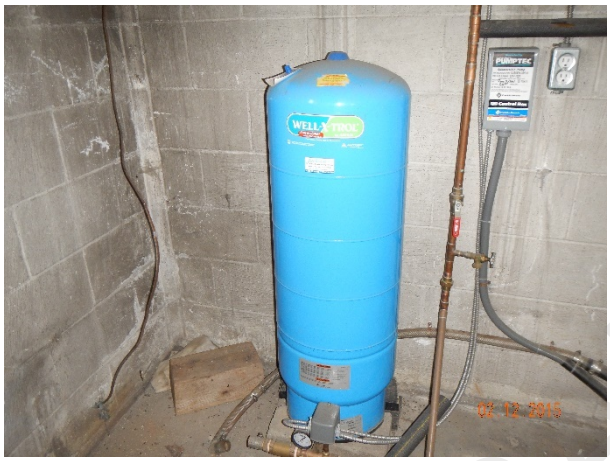
This section of the report describes the building and site components that were visually surveyed during our site inspection and that are included in the study. Unless otherwise noted below, the building components are wearing as anticipated, in fair condition and are based on normal life expectancy and actual ages.

4.1 A- Substructure

4.1.1 Standard Foundations

The foundation walls consist of poured concreteand are visible at a few locations at grade level at the building perimeter. The footings are not visible as they are concealed below grade level.

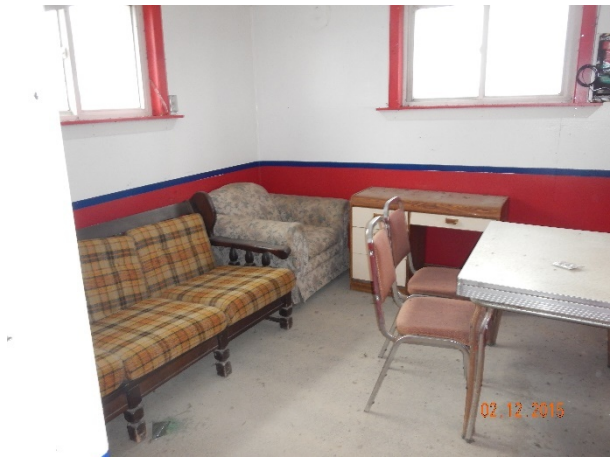
No significant signs of deterioration were present. No issues were reported. Based on a normal life span for this component replacement is not anticipated during the study period. Minor repairs in the interim are considered under operations and maintenance.



Concrete foundations

4.1.2 Slab on Grade

The visible areas of the slab on grade foundation were found to be in fair condition with only minimal shrinkage cracks. Cracking in slab on grade may be due to long-term dry shrinkage over the early life of the building, the nature of the granular base, the type of soils or loading conditions, the manner in which it was installed or reinforced if at all or the location of the control joint grid pattern. The component is not anticipated for repair or replacement during the study period.



View of slab on grade floor

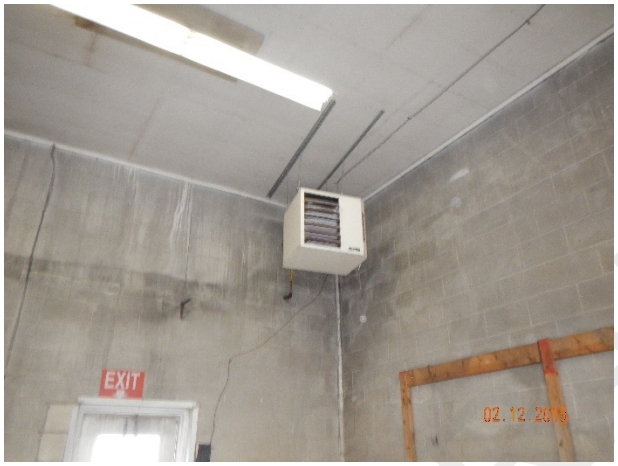
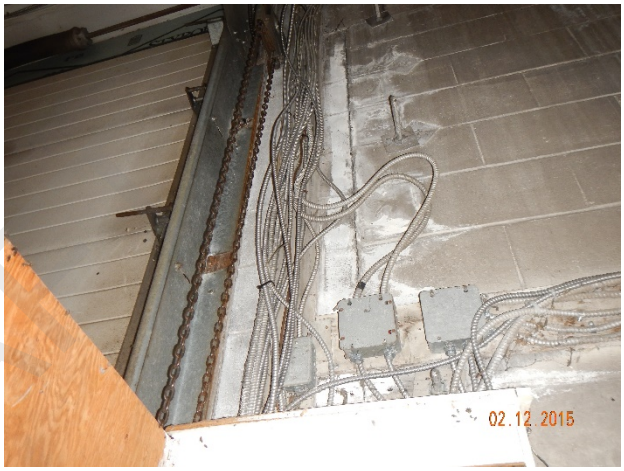
4.2 B - Shell

Superstructure

Based on our visual review, the building is a combination concrete block and wood framed structures.

The walls floor and roof structures are hidden with interior finishes and where not fully accessible for visual evaluation.

Overall, no other anomalies were observed or reported that would suggest the structural components are not functioning as intended. This item is not anticipated for major repairs or replacement during the study period.

	
Interior concrete block walls	**Interior concrete block wall**

4.2.1 Balcony Construction

Not applicable.

4.2.2 Ramps

Not applicable.

4.2.3 Exterior Stairs and Handrails

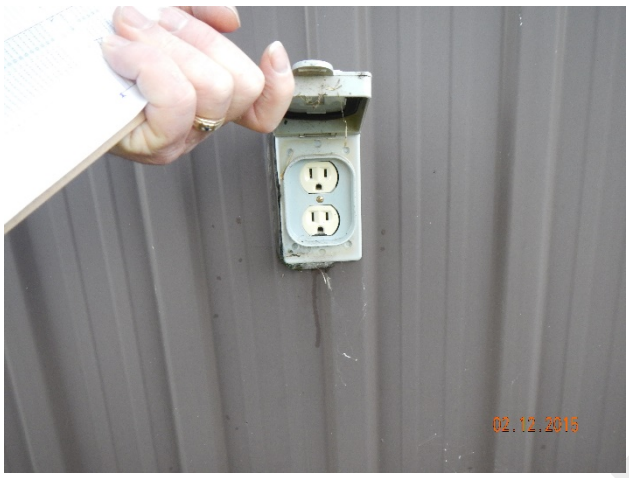
Not applicable.

4.2.4 Canopies

Not applicable.

4.2.5 Cladding

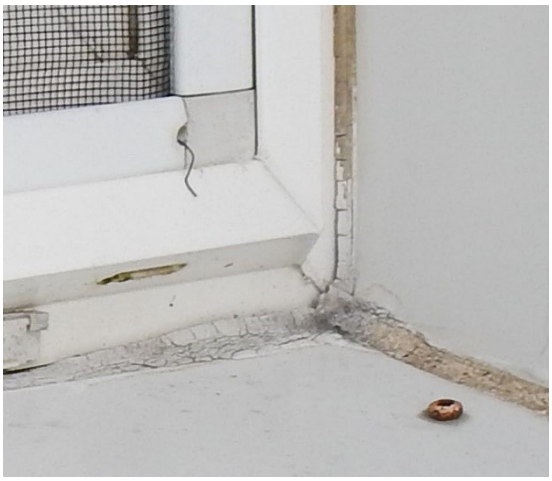
The exterior cladding is prefinished sheet-metal cladding. The prefinishedmetal cladding is generally in good condition. No significant signs of deterioration were present. No issues were reported by the site representative. This item is not anticipated for repairs or replacement during the study period. Minor repairs if any are considered under normal operations and maintenance.



Exterior vertical prefinished metal cladding

4.2.6 Sealants

The sealants at the building joints and around the perimeter of the doors are generally in fair condition. Some small signs of deterioration were present. This item is not anticipated for repairs or replacement during the study period. Minor repairs if any are considered under normal operations and maintenance.



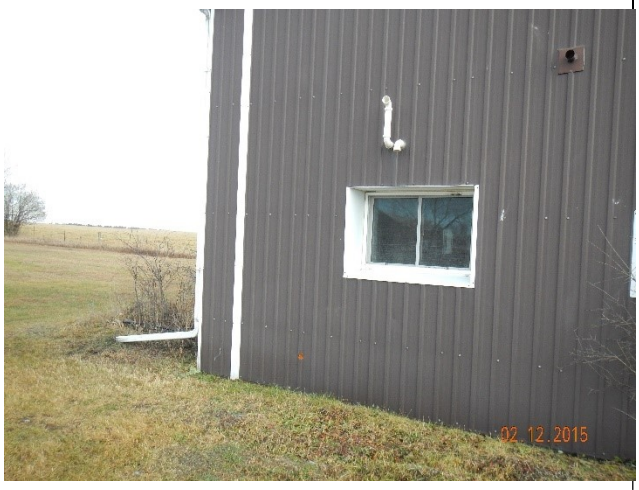
Deterioration noted in window caulking

4.2.7 Balcony Guardrails

Not applicable.

4.2.8 Windows

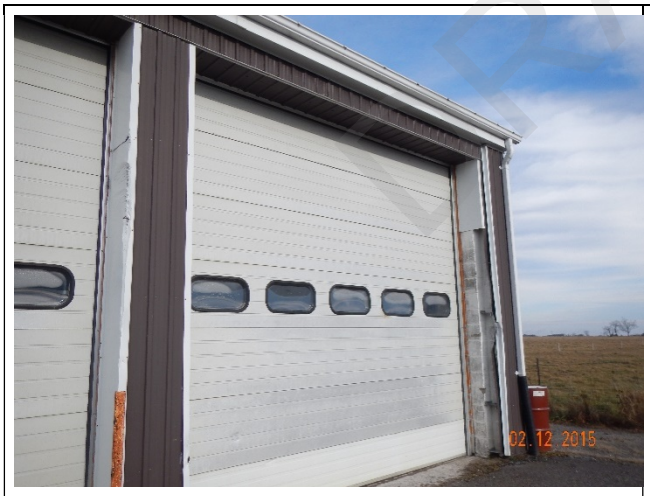
The windows consist of double glazed vinyl frame insulated glass units. The Windows are set up in a horizontal slider configuration. The Windows appeared to be in good condition with no issues or water leakage at the perimeters. Due to the small quantities of Windows at this property we assume the Windows can be replaced on an as needed at a cost below the threshold of this report.



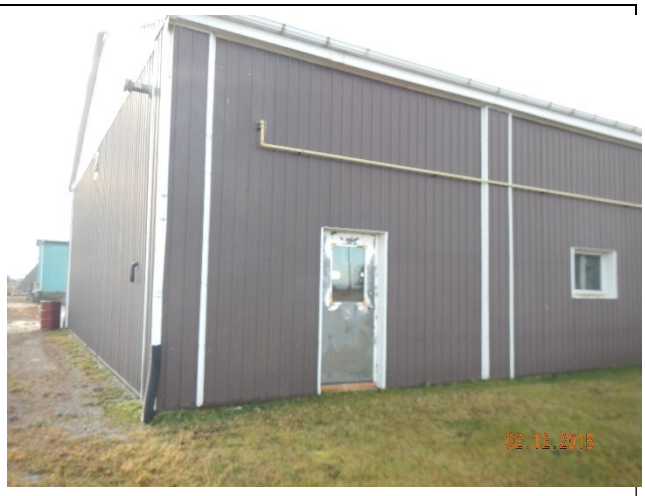
Typical window

4.2.9 Exterior Doors

The exterior doors consist of three overhead roller doors at the front of the building with two metal service doors both having a glass panel insert. The overhead doors are manually operated. No significant signs of deterioration were present. No issues were reported by the site representative. This item is not anticipated for replacement during the study period.



Overhead roller doors



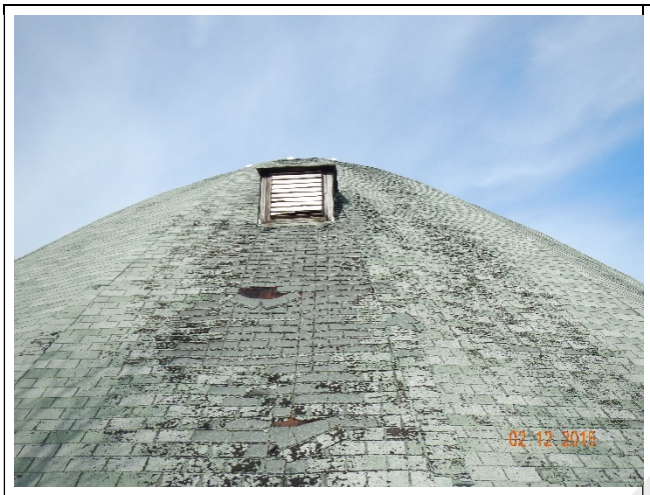
Service door

4.2.10 Roofing

The roof is a corrugated sheet metal roof. The roof was inspected from grade level and appears to be in good condition with no issues reported by the site representative. Due to the age of the roof replacement

as it is anticipated within the term of this report. We have included a budget to replace the roof within the term of this report. An allowance is carried.

The roof on the salt dome is an asphalt multi-tab shingle type roof. This roof is in extremely poor condition and needs to be replaced immediately. This component is anticipated for repair or replacement during the study period. An allowance is carried.



Salt dome shingle damage

Damage inside of salt dome

Overview of main roof

4.3 C - Interior Elements

4.3.1 Interior Doors

The interior doors are hollow core wood doors. The doors appear to be functioning as intended with little sign of wear and tear. There were no reported issues with the doors. Replacement of interior doors can be completed on an as needed basis at a cost below the threshold of this report.

4.3.2 Handrails and Guards

Not applicable.

4.3.3 Stairwells

Not applicable.

4.3.4 Wall Finishes

Not applicable.

4.3.5 Floor Finishes

The flooring throughout the building is typicallypainted concrete. We assume the concrete will be repainted on an as-needed basis at a cost below the threshold of this report.

4.3.6 Ceiling Finishes

Not applicable.

4.4 D - Services

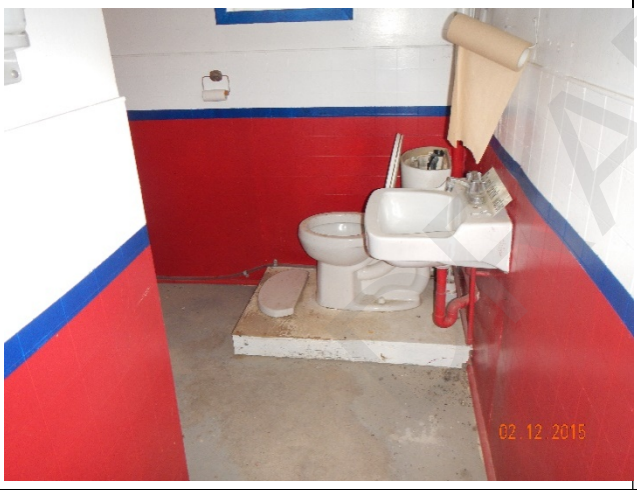
4.4.1 Elevators

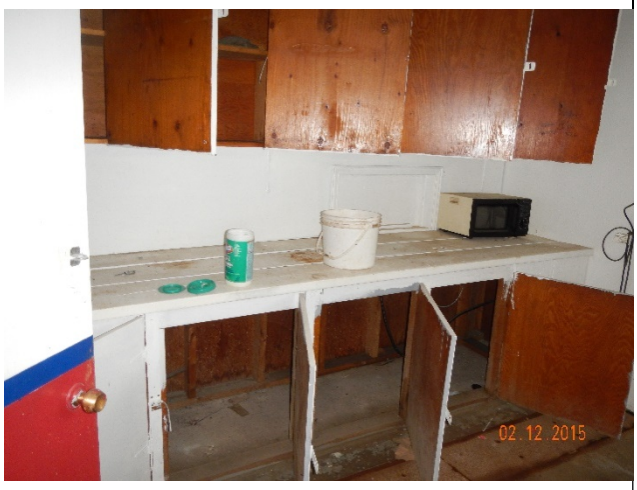
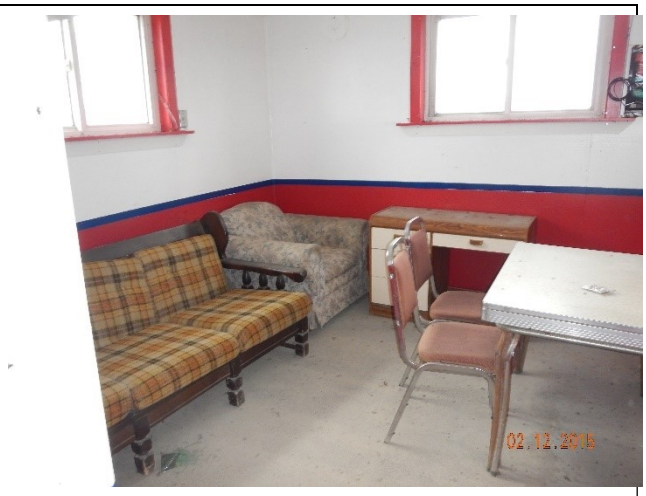
Not applicable.

4.4.2 Kitchen and Bathroom Renovations

The kitchen and lunchroom area features plywood cupboards wood countertops, sink and a microwave. No significant signs of deterioration were present. No issues were reported by the site representative. Repairs and refurbishment is carried out under normal operations and maintenance at a cost below the threshold limit.

The building is equipped with a washroom. (At the time of the inspection all the plumbing was winterized). The washroom features a single sink and a standard sized toilet. The facilities are in fair condition. We assume refurbishments and upgrades can be completed on an as needed basis at a cost below the threshold of this report.

	
Washroom	

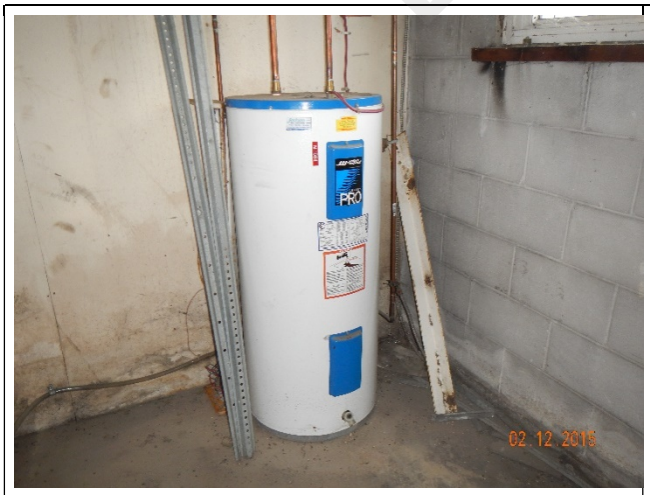
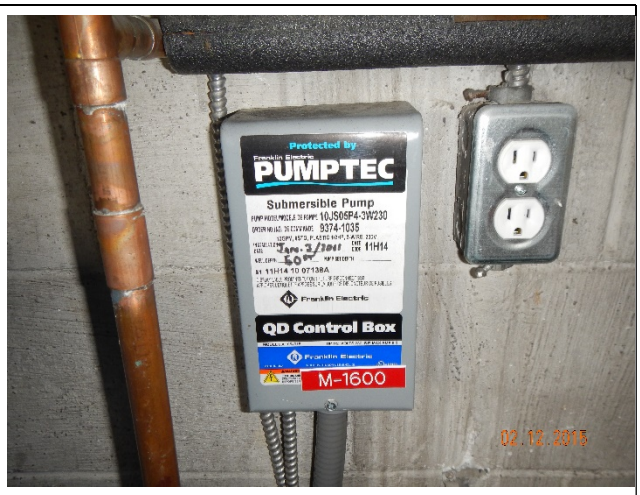
	
Kitchen cupboards	**Lunchroom**

4.4.3 Plumbing

The incoming domestic water enters the building below grade from a well located on the north side of the building. And is then distributed using copper piping throughout the building.

No anomalous conditions were observed or reported that would suggest this system is not functioning as intended. No allowances are carried for domestic hot or cold water distribution.

The domestic hot water for the building is generated by one "JOHN WOOD" 184L electric hot water tank. (At the time of our inspection the system was winterized). Based on our assessment and discussion with building representative, the system is working satisfactorily and no issue identified. We anticipate the system can be upgraded on an as needed basis at a cost below the threshold of this report. No allowance is carried.

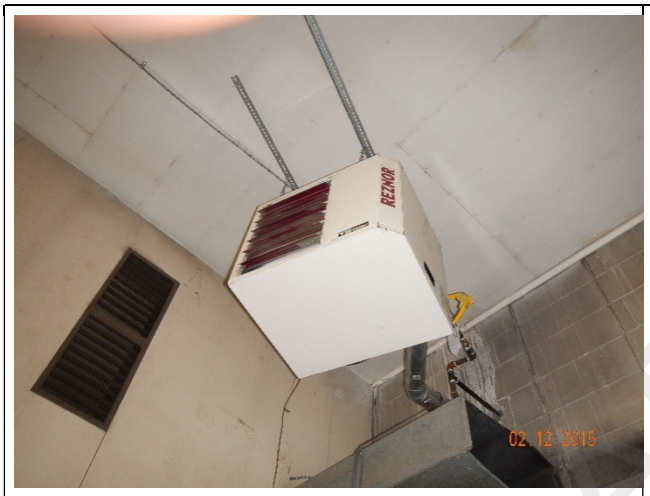
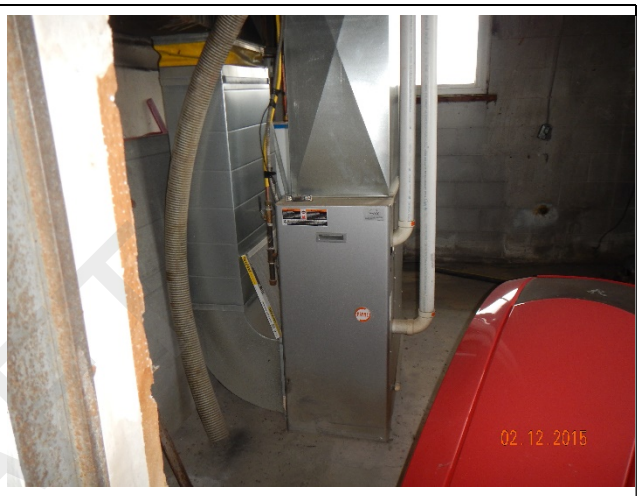
	
Electric hot water tank	**Water pump control unit**

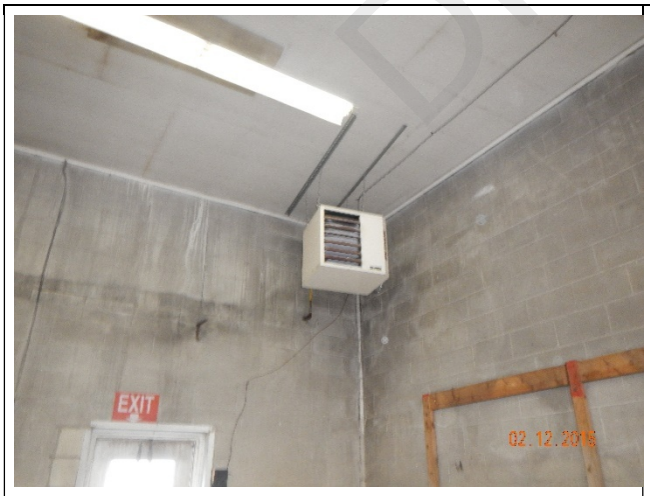
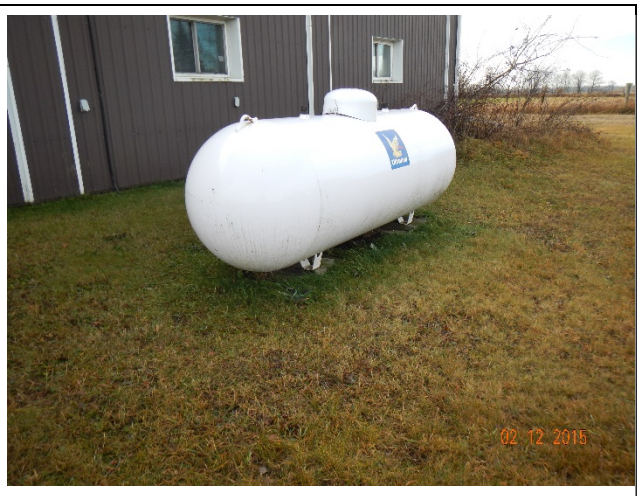
4.4.4 Site Drainage

Refer to Section 4.6.3 Site Services.

4.4.5 Heating, Ventilation and Air Conditioning

Heating for the depot area is provided by two ceiling mounted propane unit heaters. Heating for the office washroom and lunchroom area is provided by a high-efficiency propane forced air furnace. The heaters appear to be in good condition. We have included a budget to replace the unit heaters and the furnace within the term of this report. An allowance is carried.

	
Ceiling mounted propane heating unit	**High-efficiency forced air propane furnace**

	
Ceiling mounted propane heating unit	**Propane tank on the north side of the building**

4.4.6 Fire Protection Systems

There is no fire extinguisher located in the building. I would recommend that one be installed as soon as possible.

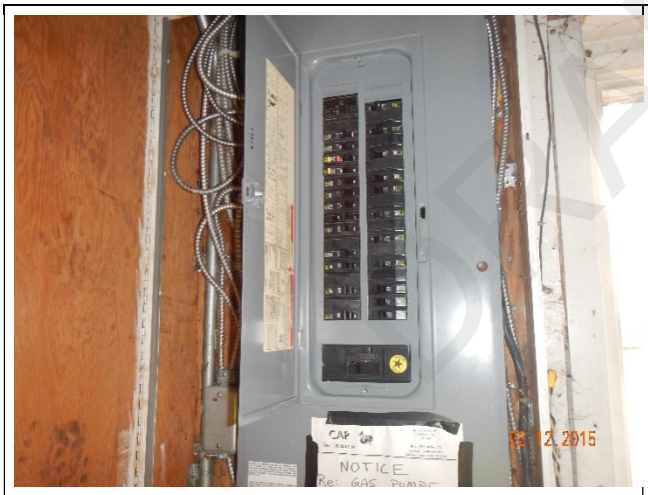
This is considered under normal operations and maintenance as below the threshold limit.

4.4.7 Electrical

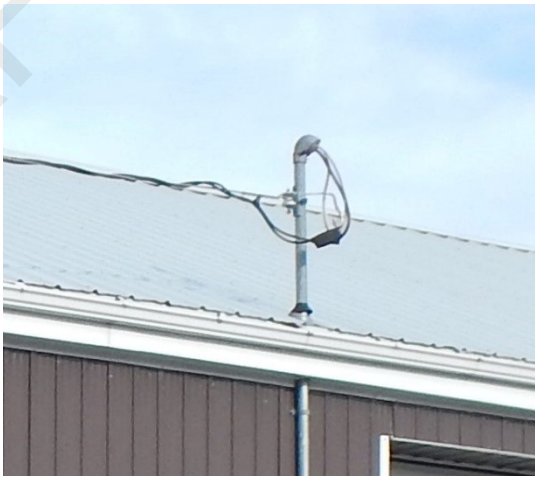
Service and Metering & Distribution

The incoming above ground electrical service enters the building at westside where the main service panel is located. The panel is rated for 200A, 120/240V, single-phase, three-wire. From the main panel the electricity is fed throughout the building to various outlets and light fixtures. The electrical equipment generally appears in good condition and there are no reported issues. No allowance is carried.

We recommend infrared thermography scanning of all electrical equipment (i.e. main, distribution etc.) to find "hot spots." This is considered under normal operations and maintenance as below the threshold limit. Repair allowances may require increases based on findings.



Main electrical panel

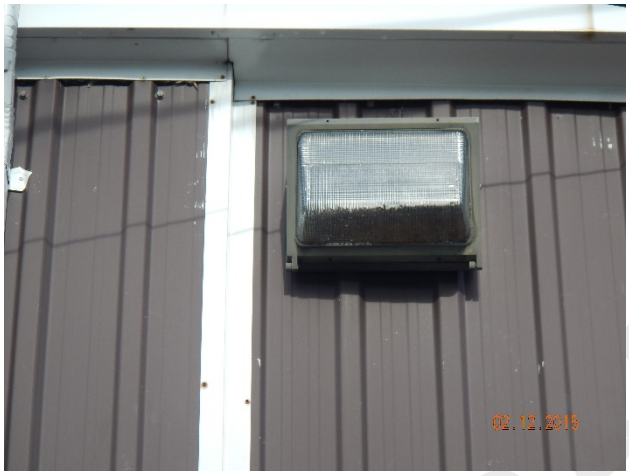


Above ground electrical service

4.4.8 Lighting

The common area lights are ceiling mounted48 inch florescent light bulb fixtures. The exterior lighting is high pressure sodium light fixture controlled by a photo cell.

No significant signs of deterioration were present during our site visit. Future replacements of the lighting can be competed as-needed under operations and maintenance at a cost below the threshold of this report.

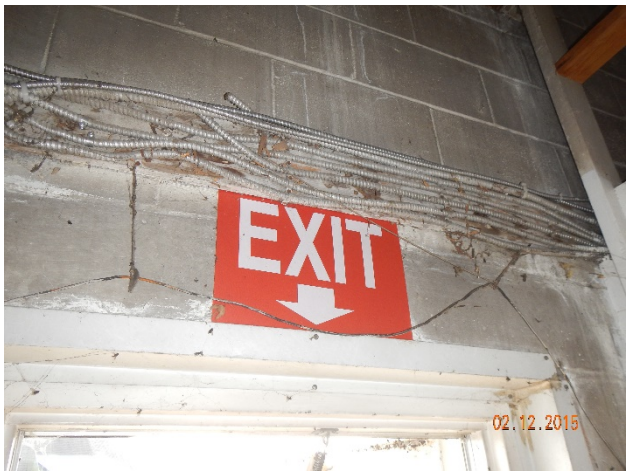


Exterior light fixture

Emergency Exit Signs & Lighting

The building features and exit sign. No issues where reported.

The installation and repair of emergency lighting and exit signs can be managed and upgraded as part of operations and maintenance at a cost below the threshold of this report.



Exit sign

4.4.9 Other Systems

Not applicable.

Emergency Power & Generation Systems

Not applicable.

4.5 E - Equipment and Furnishings

4.5.1 Compactor Equipment

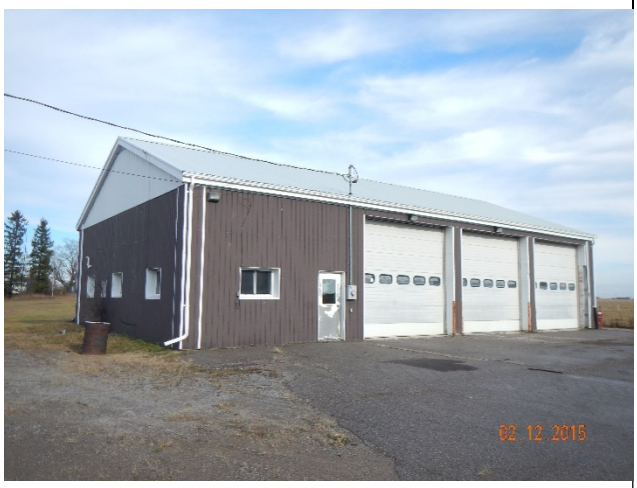
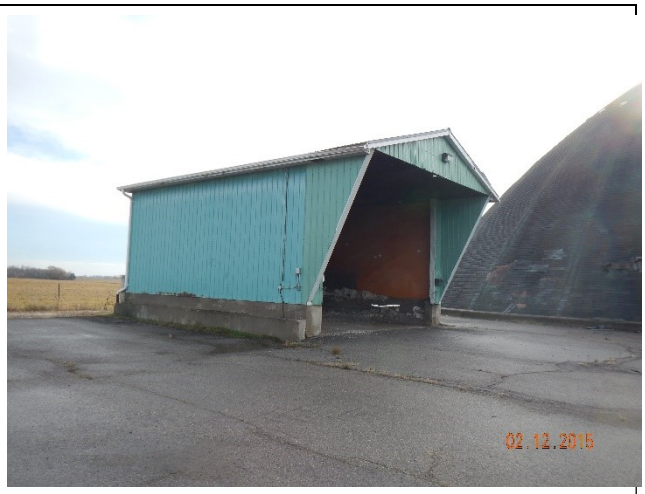
Not applicable.

4.6 G – Building Siteworks

4.6.1 Paving, Curbing and Parking

There is an asphalt driveway a with an asphalt parking lot area. The asphalt surfaces are in fair condition with alligator cracks everywhere due to natural age.

Based on a normal life span for this component, repairs and/or replacements are anticipated during the study period. Appropriate costs are carried.

	
Asphalt parking area	**Asphalt parking area**

4.6.2 Landscaping and Appurtenances

Site features generally appear well-maintained. We assume the landscaping will continue to be managed as a maintenance expense. No capital expenditures are anticipated within the term of the report.

Site Signage

Not applicable.

Site Lighting

Not applicable.

Fencing and Railings

There is a 3-foot farm fence surrounding the complex with a gate at the entrance. The fence and the gate appear to be in good condition.

Based on a normal life span for this component, repairs and/or replacements are anticipated during the study period. Appropriate costs are carried.

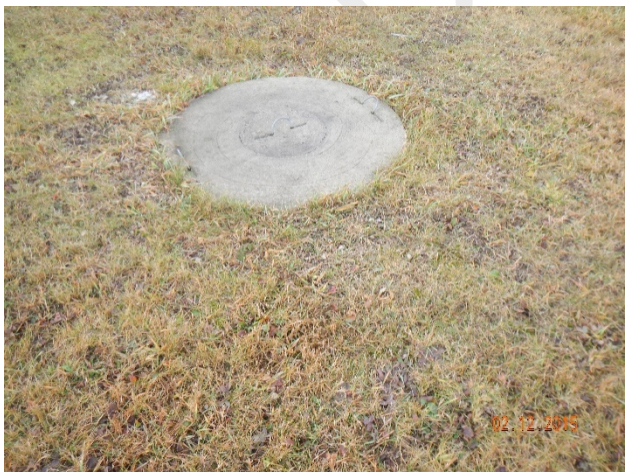
3-foot farm fence surrounding the complex

4.6.3 Site Services

Domestic Water

The facility is supplied domestic cold water service from a well located on the north side of the building. The condition of the buried and concealed piping cannot be evaluated visually. No anomalous conditions were observed or reported that would suggest this system is not functioning as intended.

Based on a normal life span for this component, repairs and/or replacements are anticipated during the study period. Appropriate costs are carried.



Well cover

Sanitary and Storm Sewer

The sanitary and storm systems are concealed within the building by interior finishes and are connected with main via underground services. Based on our site review and discussion with O & M site representative, the sanitary and storm system is functioning as intended. We recommend that drains be flushed and scoped routinely. This maximizes the service life of the piping and also helps identify repair needs. We assume this will be carried as part of ongoing maintenance. Based on a normal life span for this component, repairs and/or replacements are anticipated during the study period. Appropriate costs are carried.

Utilities

The incoming electrical service enters the building at the west side from above grade. No anomalous conditions were observed or reported that would suggest this system is not functioning as intended. Based on a normal life span for this component, repairs and/or replacements are anticipated during the study period. Appropriate costs are carried.

4.7 Barrier-Free Design

Not applicable.

5. BUILDING REPLACEMENT VALUE

Using the description of the building including type of exterior walls, heating system and sprinkler system provided by the City of Kawartha Lakes, with associated basic building information such as number of storeys and gross floor area taken from non-as built drawings and high-level general overall measurements, we prepared using the programme "Marshall and Swift" a high level order of magnitude square foot cost assessment for the likely replacement construction cost estimates for the building. The estimated costs exclude the associated development soft costs of the buildings.

Replacement Value -	**$**	**273,980**

6. REPORT QUALIFICATIONS

The qualifications described below apply to this report:

a) All review surveys were visual only. No removal or testing of materials or components was carried out. The review was made on a random basis with no attempt to review or inspect every element or portion of the building. The intent of the review was to determine areas of visually obvious deterioration and need for repair and to determine, in a general way, the overall quality and sufficiency of the existing building conditions but not to ascertain the quality or sufficiency of any particular aspect of the building.

b) This report is intended to provide **The City of Kawartha Lakes**with a general description of the systems employed in the building and to comment on their general condition, which may be apparent at the time of our review. No calculations were performed to confirm the adequacy of the elements. No findings contained in this report shall be construed as a guarantee or warranty of the quality or sufficiency of any particular aspect of the building or the adequacy of any particular element of any system employed in the building.

c) The timing of site visits is critical to building performance reviews. To observe the actual extent of problem areas, it is necessary to monitor the building conditions throughout the year and under varying weather conditions (for example, contraction and expansion of all component joints occur at different times of the year) in each specific area. As a result, all problems may not be visible at the time of our review and we shall not be responsible for any problems not readily visible or apparent at the time of our inspection.

d) Any timeframe given for repair or replacement work represents a judgement based on the apparent condition and theoretical life span of components. Failure of the item, or optimum repair/replacement time, may be earlier or later than the time estimate due to conditions unknown and beyond our control. The property manager should pro-actively assess the time lines identified going forward.

e) Any and all previous opinions expressed by Altus Group Limited, either verbally or in writing, regarding the condition of the building or cost estimates for repair of the above elements of the building cannot be relied upon unless contained herein and are superseded by this report. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

f) We draw your specific attention to the qualifications in the independent consultants' reports appended herein. Altus Group Limited shall have no liability whatsoever for the actions of the independent consultants including liability for tort, negligence or breach of contract. As agreed, our mandate has been to co-ordinate and summarize the findings reached by the consultants.

g) It should be noted that floor areas and parking counts reported and provided by building management and the planning consultant (as identified in our summaries) have been used. No independent verification, measurement or assessment has been carried out by Altus Group Limited for the building components. We have performed a high-level general onsite measurement to confirm the overall building gross floor area for the building.

h) Environmental issues are excluded from this report. No environmental issues have been addressed nor renewal costs included in our summaries.

i) We have endeavoured to examine all the information provided and have assumed full disclosure of information from all parties on all building and maintenance issues. A list of all reports provided, along with the independent consultants' review confirmation is enclosed in Section 6, Appendix A.

j) We are not responsible for the effects of any actions taken as a result of this report unless we are specifically advised of and participate in such action in which case our responsibility will be agreed to at that time.

k) Altus Group Limited shall have no liability either in contract or in tort for services or matters beyond the scope of the services as outlined and qualified in this report.

l) It should be noted that this report may not be circulated, published, reproduced or quoted from in whole or in part by any person without the express written permission of Altus Group Limited in each instance. Furthermore, this report is for the exclusive use and benefit of **The City of Kawartha Lakes**.Altus Group Limited does not hold reporting responsibility to any other party and does not assume any liability whatsoever to any other party.

7. EXHIBITS & ATTACHMENTS

Appendix A	Component Summary Table
Appendix B	Expenditure Table
Appendix C	Schedule of Information Reviewed
Appendix D	FCA Information Request Form

APPENDIX A

Component Summary Table

AltusGroup

COMPONENT SUMMARY TABLE

Hartley Road operations depot

NO.	COMPONENT DESCRIPTION	Current Repair or Replacment Cost 2015	Normal Life Span (Years)	Actual Age (Years)	Effective Age (Years)	Remaining Life Span (Years)	Description of Major Repair Work or Replacement	COST BREAKDOWN Unit	Qty	2015	Condition	Code Related	Life Safety	Consequence of Failure	Urgency of Action
	Material	Repair / Replacment Cost	Expected Useful Life Year	Acquisition Year	Relative / Effective Age	Expected Remaining Life		Quantum Type	Quantum	Quantum Units / Unit Replacement Cost (if applicable)	Condition Rating				
	A SUBSTRUCTURE														
											Good				
	B SHELL														
2.1.8	Cladding - Metal Siding (Replace)	$20,580	40	52	32	8	Replace	sm	294	$70.00	Good	N/A	N/A	No significant consequences	Low
2.1.23	Overhead Doors - Metal / Vinyl	$45,000	25	52	21	4	Replace	#	3	$15,000.00	Poor-to-Fair	N/A	N/A	No significant consequences	Low
2.1.29	Sloped Roofing - Shingled	$6,069	18	52	18	0	Replace	sm	94	$64.56	Very Poor	N/A	N/A	No significant consequences	High
2.1.30	Sloped Roofing - Metal	$58,800	50	52	40	10	Replace	sm	294	$200.00	Fair-to-Good	N/A	N/A	Partial Shut Down	Low
	C INTERIORS														
	D SERVICES														
4.1.1.6	Kitchen Renovations	$10,000	35	52	34	1	Replace	Item	Allow	$10,000.00	Poor	N/A	N/A	No significant consequences	Medium
4.1.1.16	Electric Baseboard & Unit Heaters	$9,000	20	52	12	8	Replace	Item	Allow	$9,000.00	Good	N/A	N/A	No significant consequences	Low
4.1.1.28	Electrical Service	$11,000	30	52	25	5	Replace	amp	200	$55.00	Good	N/A	N/A	No significant consequences	Low
	E EQUIPMENT & FURNISHINGS														
	F SPECIAL CONSTRUCTION														
	G BUILDING SITEWORK														
6.1.2	Asphalt Paving	$127,054	20	35	19	1	Replace	sm	2952	$43.04	Fair-to-Good	N/A	N/A	No significant consequences	Low
6.1.4	Fencing - Chain Link	$26,337	30	34	24	6	Replace	lm	430	$61.25	Good	N/A	N/A	No significant consequences	Low
6.1.12	Site - Domestic Water Main	$25,000	40	52	30	10	Repair	Item	Allow	$25,000.00	Good	N/A	N/A	No significant consequences	Low
6.1.13	Site - Sanitary Drainage Systems	$25,000	40	52	30	10	Repair	Item	Allow	$25,000.00	Good	N/A	N/A	No significant consequences	Low
6.1.14	Site - Storm Drainage Systems	$25,000	40	52	30	10	Repair	Item	Allow	$25,000.00	Good	N/A	N/A	No significant consequences	Low

NOTES:

1. The numbering and listing of the Components is based on the Uniformat II standard. Components that do not apply to this property, are below the threshold or not within the study period are not listed in this spreadsheet.
2. All expenditures are based on 100% removal and replacement unless specifically noted otherwise.
3. HST has not been added to any values shown on this table.
4. * Represents a one-time nonrecurring cost. If present, these items should be removed from further updates to the Reserve Fund.
5. Where the Normal Life Span is marked 1, this represents an annual allowance. It is not intended to be miscontrued as the Normal Life Span of the component.

APPENDIX B

Expenditure Table

AltusGroup

20-YEAR EXPENDITURE TABLE

Hartley Road operations depot

ı Rate: 0.00%

	COMPONENT	Year	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035
2.1.9	Cladding - Metal Siding (Replace)										$20,580												
2.1.27	Overhead Doors						$45,000																
2.1.33	Sloped Roofing - Shingled		$6,069																				
2.1.34	Sloped Roofing - Metal												$58,800										
4.1.1.6	Kitchen Renovations			$10,000																			
4.1.1.16	Electric Baseboard & Unit Heaters										$9,000												
4.1.1.28	Electrical Service							$11,000															
6.1.1	Asphalt Paving		$127,054																				
6.1.4	Fencing - Chain Link								$26,337														
6.1.12	Site - Domestic Water Main												$25,000										
6.1.13	Site - Sanitary Drainage Systems												$25,000										
6.1.14	Site - Storm Drainage Systems												$25,000										
Total Annual Expenditures			$133,123	$10,000	$0	$0	$45,000	$11,000	$26,337	$0	$29,580	$0	$133,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Immediate, Short Term (Year 1-5) and Long Term (6-20)	$133,123	$66,000					$189,717															
Total Inflated Costs over 20-Year Period	$388,840																					
Annual Facility Condition Index (FCI)	49	4	0	0	16	4	10	0	11	0	49	0	0	0	0	0	0	0	0	0	0	0
Average Facility Condition Index (FCI)	11																					

NOTES:

1. HST and Inflation is excluded. A 2% inflation rate per annum is recommended to all capital renewal costs.
2. Engineering Fees included in costs above.
3. * Represents a one-time nonreoccuring cost. If present, these items should be removed from further updates to the Study.

APPENDIX C

Schedule of Information Reviewed

INFORMATION REVIEWED

In the preparation of this report, the following drawings/documents were reviewed:

None

APPENDIX D

FCA Information Request Form