



Baseline Property Condition Assessment

4267 Bridge Street, Niagara Falls,
Ontario

Prepared for:

Regional Municipality of Niagara

1815 Sir Issac Brock Way
Thorold, Ontario L2V 4T7

Attention: Nicole Menard

December 20, 2018

Pinchin File: 233767



Issued to: Regional Municipality of Niagara
Contact: Nicole Menard
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Pinchin file: 233767
Issuing Office: 6 - 875 Main Street West, Suite 200,
Hamilton ON L8S 4P9
Primary Pinchin Contact: Donna Ballentyne, Senior Project
Manager, 905.577.6206 ext. 1704,
dballentyne@pinchin.com

Author:

Natalie Tupper
Building Scientist
289.338.8190
ntupper@pinchin.com

Reviewer:

Robert McAdam, C.E.T.
Senior Project Manager
613-592-3387 ext 1809
rmcadam@pinchin.com



EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Nicole Menard of Regional Municipality of Niagara (Client) to conduct a Baseline Property Condition Assessment (BPCA), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did not include any specialist review of items such as mechanical/electrical systems, structural components, etc. The municipal address for the property is 4267 Bridge Street, Niagara Falls, Ontario (the Site). Natalie Tupper of Pinchin Ltd. (Pinchin), conducted a visual assessment of the Site on December 7, 2018, at which time Pinchin interviewed and was accompanied by Mr. Meb Nanji, Handy Man with Via Rail Real Estate for approximately 10 years (hereafter referred to as the Site Representative).

Pinchin was advised by the Client that the purpose of the BPCA was to assess visible deficiencies in relation to the potential acquisition of the Site.

The Site is an irregular-shaped property approximately 13.20 acres in area. The Site is occupied by a two-storey commercial retail building occupied by multiple tenants (the Site Building). It is noted that the Site Building has been registered as a 'Heritage Building' (i.e., property which is of historic or architectural value or interest) since 1999.

The Site Building is reported to have been constructed in approximately 1879 with a footprint area of approximately 8,075 Square Feet (ft²) and total building area of approximately 10,660 ft². The Site Building possesses asphalt surfaced parking areas adjacent to the west elevation of the Site Building with parking provisions reportedly for approximately 45 vehicles.

The Site Building is constructed with a cast-in-place concrete slab-on-grade (i.e., no basement level). A small crawl space was reported in the central portion of the Site Building. The superstructure of the Site Building consists of a combination of load-bearing through-the-wall (TTW) brick masonry walls and a wood frame support structure (i.e., joists, rafters) with areas of steel columns supporting wood floors and wood roof decks. It should be noted, areas of steel beams and columns which appear to be retrofitted were noted within selective wall openings located on the main floor level of the Site Building.

The exterior walls of the Site Building consist primarily of brick masonry with cut stone masonry window sills and decorative cornices. Additionally, a curtain wall system was noted at the east elevation.

The Site Building appears to be in satisfactory condition, commensurate with its age, and in comparable standing to other similar vintage properties in the area.

Based on our visual assessment the Site Building appears to have been constructed in general accordance with standard building practices in place at the time of construction.



The assessment did not reveal any visual evidence of major structural failures, soil erosion or differential settlement. However, based on its age and historical fire damages, consideration should be given for further review of the structural wood members by a Structural Engineer.

An immediate cost of \$4,500 has been identified for roof replacements on the patched over areas with an additional immediate expenditure of \$1,000 for repairs to the cast-in-place concrete unit paving stones at the main entrance which currently poses a potential trip hazard. Repair requirements (under replacement reserves) over the term of the analysis (i.e., 10 years) of \$258,800 have been identified. As noted during the Site visit, deficiencies relating to the roof systems, wall systems, structural elements, interior finishes, Site features and mechanical systems were noted. Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

- Pinchin has carried an allowance for replacement of the north, east and west elevation sloped asphalt shingled roof systems serving the Site Building that have reached their Projected Useful Life (PUL);
- Pinchin recommends an exterior wall restoration program be initiated within the early portion of the term of analysis to restore the deteriorated cladding systems to a satisfactory level. Allowances for repairs to the brick masonry, replacement of the windows and doors that have reached their PUL, as well as repainting of the deteriorated areas. Note: Repairs/replacements are to be conducted through the “Ontario Heritage Act” guidelines;
- Pinchin recommends and has included allowances to perform a mould survey of the Site Building due to active roof leaks as well as preliminary repair allowances;
- Pinchin recommends further investigation by a Structural Engineer in regards to the fire damage within the attic;
- Allowances to repair the deteriorated areas of asphalt pavements and brick walkways on Site;
- Allowance for replacement of the Domestic Hot Water (DHW) unit serving the CBS tenant unit that will reach its PUL within the term; and
- Allowances for repairs/replacements to the emergency lighting and exit signage throughout the Site Building.

Regular maintenance should be conducted on the roof systems, wall systems, structural elements, interior finishes, Site features and the mechanical/electrical systems to ensure that the PUL of the major components is realized. Repair costs for the aforementioned items have been included over the term of the analysis (i.e., 10 years) included within Appendix I. The specific deficiencies identified during the



BPCA and their associated recommendations for repair are described in the main body of the report. These deficiencies should be corrected as part of routine maintenance unless otherwise stated within the report. Costs associated with desired upgrades have not been carried.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by Nicole Menard of Regional Municipality of Niagara (Client) to conduct a Baseline Property Condition Assessment (BPCA), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did not include any specialist review of items such as mechanical/electrical systems, structural components, etc. The municipal address for the property is 4267 Bridge Street, Niagara Falls, Ontario (the Site). Natalie Tupper of Pinchin Ltd. (Pinchin), conducted a visual assessment of the Site on December 7, 2018, at which time Pinchin interviewed and was accompanied by Mr. Meb Nanji, Handy Man with Via Rail Real Estate for approximately 10 years (hereafter referred to as the Site Representative).

Pinchin was advised by the Client that the purpose of the BPCA was to assess visible deficiencies in relation to the potential acquisition of the Site.

The Client has advised Pinchin that the following documents are available for review:

- “Site Assessment Report”, prepared by SNC Lavalin, prepared for Via Rail Canada and dated July 29, 2016.

It should be noted that no Reliance was given to Pinchin as it relates to the aforementioned report, and all such reports were provided only for general information purpose. It was beyond our scope of work to comment on the findings and or conclusions, any comment would be limited to identifying significant material differences that would warrant further review which would need to be authorized by the Client.

The term of analysis requested by the Client was 10 years.

The results of the BPCA are presented in the following report. This report is subject to the Limitations discussed in Section 6.0.

2.0 SCOPE AND METHODOLOGY

The scope of the BPCA included a visual examination (without any intrusive testing or demolition of finishes to observe hidden areas) of the following:

- the building envelope, comprised of the exterior walls, windows, exterior doors and roof systems;
- the structural elements (i.e., slabs, beams, columns and walls);
- the interior finishes of the common areas and a selection of the individual premises;
- the Site features;
- the mechanical systems (i.e., HVAC, domestic hot water, plumbing, etc.); and
- the electrical systems.



The object of the BPCA included the following:

- a visual examination of the property in order to assess the condition of the major elements;
- review of general documentation on the repair/maintenance history of the elements, if available;
- cursory review of previous reports pertaining to the Site Building, if made available by the Site Representative;
- interviews and discussions with on-Site personnel regarding the repair/maintenance conducted on the Site Building;
- documentation of observed existing deficiencies observed within the various elements;
- photographic documentation of various components and observed deficiencies; and
- compilation of Pinchin's findings in a formal written report including observed deficiencies, together with a list of recommendations for repair/replacement with associated estimated costs for both short and long term.

The report provides:

- a basic description of each of the various major components of the Site Building;
- a list of deficiencies noted with respect to the components examined; and
- recommendations and cost estimates for the corrections recommended.

Cost estimates provided in this report are preliminary Class "D" and provided only as an indication of the order of magnitude of the remedial work. These values have been arrived at by determining a representative quantity from the visual observations made at the time of our Site visit and by applying current market value unit costs to such quantities and or a reasonable lump sum allowance for the work. More precise cost estimates would require more detailed investigation to define the scope of work. They are not intended to warrant that the final costs will not exceed these amounts or that all costs are covered. The estimates assume the work is performed at one time and do not include costs for potential de-mobilization and re-mobilization if repairs/replacement are spread out over the term of analysis.

All costs are identified in 2018 Canadian Dollars, and do not include consulting fees or applicable taxes. (For consulting fees, Pinchin typically recommends a budget allowance of 10% to 15% of the costs identified).

All cost estimates assume that regular annual maintenance and repairs will be performed to all building elements at the facility. No cost allowance is carried for this regular maintenance.

The cost estimates provided in this report are based on costs of past repairs at similar buildings, recent costing data such as “RS Means Repair and Remodelling Cost Data – Commercial/Residential” and “Hanscomb’s Yardsticks for Costing”, or Pinchin’s professional judgment.

Unless otherwise stated, the replacement costs identified for an element reflects the cost to remove and replace the existing element with the same type of element.

3.0 OBSERVATIONS AND COMMENTS

3.1 Site Information



General view of the east elevation of the Site Building.



General view of the south elevation of the Site Building.



General view of the west elevation of the Site Building.



General view of the north elevation of the Site Building.

Table 3.1 - Site Information

Site Occupant/Name	Via Railway Station		
Site Address	4267 Bridge Street, Niagara Falls, Ontario		
<i>Existing Land Use Type</i>	Commercial	<i>Primary On-Site Activity</i>	Railway station
<i>Multi-Tenant/Single Occupant</i>	Multi-Tenant	<i>Number of Units</i>	Three
<i>Date First Developed</i>	Unknown	<i>Site Area</i>	~ 13.20 acres
<i>Number of Buildings</i>	One	<i>Building Footprint Area(s)</i>	~ 8,075 ft ²
<i>Number of Stories (Excluding Basement)</i>	Two	<i>Total Rentable Building Area(s)</i>	~ 10,660 ft ²
<i>Date Building(s) Constructed</i>	~ 1879	<i>Area of Tenant Spaces</i>	~ 10,660 ft ²

Table 3.1 - Site Information

Site Occupant/Name	Via Railway Station		
Site Address	4267 Bridge Street, Niagara Falls, Ontario		
<i>Date Building(s) Renovated</i>	Ongoing	<i>Basement and/or U/G Parking</i>	Small crawlspace
<i>Type of Roof System(s)</i>	Asphalt shingled	<i>Number of Levels U/G</i>	N/A
<i>Type of Wall Cladding</i>	Brick masonry Curtain wall	<i>Area of Roof System(s)</i>	Sloped asphalt shingles ~ 8,380 ft ²
<i>Type of Doors</i>	Single Glazed (SG) units within aluminum frames Insulated Glass (IG) units within aluminum frames Wood doors within wood frames Metal doors within metal frames	<i>Types of Windows</i>	Operable (i.e., double hung) SG units within wood frames Fixed SG units within wood frames Fixed IG units within aluminum frames in a curtain wall configuration
<i>Number of Above Grade Parking Spaces</i>	~ 45 asphalt surfaced	<i>Electrical Source</i>	Niagara Peninsula Energy
<i>Surface Type</i>	Asphalt/Concrete/Grass	<i>Type of Heating/Cooling</i>	Natural gas-fired heating boiler which feeds hydronic radiators Natural gas-fired forced air furnace Electrically powered split heat pump units

3.2 Roof Systems

The roof systems of the Site Building consist of conventionally designed sloped asphalt shingled roof systems which are fastened to wood decking roof trusses and rafters. Neither the presence of a vapour barrier, nor the type or the thickness of the insulation could be verified, as the scope of the work did not include destructive testing.

Drainage of the roof systems is via perimeter eaves troughs and downspouts which presumably drain to the municipal sewer system. Penetrations through the roof systems consist of various ventilation stacks



and fans. The asphalt shingled roofs consist of an east, central, and west system. It should be noted that the sloped roof systems were visually reviewed from grade level only.

The total combined area of the roof systems is slightly larger than the building footprint area at 8,380 ft². due to the sloped nature.

A walk-on inspection was not completed. The Site Representative reported that the north, east and west portions of the roof systems were 15+ years old, while the south portions were replaced in 2017 (i.e., ~ 1 year old). No active leaking within the roof systems was reported during the assessment, although evidence of moisture infiltration and ongoing roof leaks were noted on the ceilings and underside of the wood roof decking of the Site Building.

It should be noted that due to snow and ice covered conditions a thorough assessment of the roof systems was not possible at the time of the Site visit.

Table 3.2 outlines the findings of the inspection of the roof systems:

Table 3.2 – Roof Systems	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> The sloped asphalt shingled roof systems atop the north, east and south portions of the Site Building are reported to be over 15 years old and are anticipated to reach their PUL within the term of analysis. Deficiencies including active roof leaks, patches, curled/lifting shingles were noted during the Site visit. 	<ul style="list-style-type: none"> Pinchin as carried allowances for immediate roof replacements on the patched over areas. Pinchin has carried allowances for replacement of the north, east and west sloped asphalt shingled roof systems within the early portion of the term of analysis.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Temporary coverages were noted at the north and west roof systems due to ongoing roof leaks. Fire damage was noted within the attic of the west portion of the Site Building. 	<ul style="list-style-type: none"> Replace the roof systems within the early portion of the term. The fire damage decking is addressed in section 3.4 Structural Elements of this report.



General view of the south portion of the asphalt shingled roof systems.

Note: Reportedly replaced in 2017.



View of the west portion of the roof system which has reportedly been temporarily covered due to leaks.



View of the roof on the north portion of the asphalt roof system which has also reportedly been temporarily patched.



View of patch work within the attic of the west portion of the Site Building.



View of typical water staining noted throughout the second floor area of the Site Building.



View of fire damage noted within the attic of the west portion of the Site Building.

It has been Pinchin's experience that the Projected Useful Life (PUL) of an asphalt shingled roof system ranges between 15 to 20 years, depending on the quality of building materials used, the quality of workmanship during installation and the level to which the roof system has been maintained. The roof systems atop the south portion of the Site Building were reportedly replaced in 2017 (i.e., ~ 1 year old),



while the north, east and west portions are 15+ years old with areas of active roof leaks. Pinchin has carried allowances for replacement of the asphalt shingled roof systems on the north, east and west portions of the Site Building within the early portion of the term. In addition, due to the fire damage Pinchin recommends a Structural Engineer be retained to determine any further reinforcement or replacements of the structural roof members prior to roof replacement. This has been addressed in section 3.4 Structural Elements of this report. Pinchin also recommends that regular annual maintenance be performed on the roof systems throughout the term of the analysis.

Assuming the above noted deficiencies are addressed and regular annual maintenance is performed, the roof systems should perform in a satisfactory manner throughout the term of analysis.

3.3 Wall Systems

The exterior walls of the Site Building consist primarily of brick masonry with cut stone masonry window sills and decorative cornices. Additionally, a curtain wall system was noted at the east elevation.

The window systems serving the Site Building consist of fixed and operable (i.e., double hung) Single Glazed (SG) units set within wood frames. In addition, a curtain wall system comprised of Insulated Glass (IG) units was noted on the east elevation.

Exterior doors serving the Site Building are comprised of SG and IG units set into aluminum frames located at the entrances on the north central and south central portions of the Site Building. Additional entrances are located on the east elevation comprised of an IG unit within an aluminum frame. Wood doors within wood frames are located on the north, south and west elevations however some are sealed and no longer operational. Doors leading into the mechanical rooms consist of painted hollow metal doors within metal frames. Doors providing access to the individual tenant spaces consist of wood doors set into wood frames.

It should be noted that due to the fact that the scope of work did not include any intrusive/destructive testing the presence or condition of brick ties behind the masonry walls could not be visually inspected.

It should be noted that the as-built condition of the fasteners which secure the curtain wall system framing to the building structural frame and floor slabs could not be determined at the time of the Site visit as these components are concealed and could not be observed through a visual inspection.

Table 3.3 outlines the findings of the inspection of the wall systems:

Table 3.3 – Wall Systems	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Isolated areas of peeling paint finishes, efflorescence, cracked and spalled bricks, as well as deteriorated mortar joints were noted on various elevations of the Site Building. 	<ul style="list-style-type: none"> Pinchin recommends an exterior wall restoration program be initiated within the early portion of the term of analysis to restore the deteriorated cladding systems to a satisfactory level. Pinchin recommends replacement of the cracked and spalled bricks, repointing the deteriorated mortar joints, cleaning and monitoring of the masonry for signs of further deterioration. Note: Repairs are to be conducted through the “Ontario Heritage Act” guidelines.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> The east curtain wall system was noted to be failing with condensation and failed sealants throughout. In addition, SG window units within wood frames have also reached their PUL. Localised areas of deteriorated (i.e., peeling) paint finishes on the wood doors, window frames and fascia boards were noted on the various elevations of the Site Building. 	<ul style="list-style-type: none"> An allowance has been carried for the phased replacement of the aged curtain wall windows and SG window units within the term of analysis. Remove the peeling paint, prime and repaint the affected areas.



View of the failed IG curtain wall system at the east elevation.



View of a typical failed perimeter window sealant at the east curtain wall system.



View of a typical wood window frame with peeling paint and deterioration.



View of a cracked stone window sill.



View of typical peeling paint and deterioration noted at the wood doors.



View of typical efflorescence noted at the lower portion of the brick masonry walls on all elevations.



View of spalled brick masonry noted.

The wall, window and door systems of the Site Building were generally noted to be in fair condition, commensurate with the age of the building with the above-noted deficiencies. The Site Representatives did not report any issues (i.e., water infiltration, masonry bowing, etc.) within the wall systems. It is noted that the Site Building has been registered as a 'Heritage Building' (i.e., property which is of historic or

architectural value or interest) since 1999. As such, Pinchin recommends consulting the “Ontario Heritage Act.” before undertaking replacement and/or renovation work that may alter the current historic and architectural value of the Site Building; including exterior components.

Based on visual observation, localized areas of peeling paint, efflorescence, spalled brick masonry and deteriorated mortar were noted at various elevations. As such, Pinchin recommends general masonry and wall repairs which include re-pointing of failed and deteriorated mortar joints as well as rebuilding of cracked or spalled areas noted at various elevations of the Site Building. Additionally, selective windows serving the Site Building are aged and have exceeded their PUL with cracked wooden frames, deteriorated window glazing spacers, and poor/missing perimeter sealants and thermal efficiency. Accordingly, Pinchin recommends restoration/replacement of the aged windows within the term of analysis while on-going allowances for repairs and localized replacement of the window and door systems have been carried throughout the term of analysis.

Pinchin’s visual review of the wall systems identified deteriorated cladding on various elevations of the Site Building. Due to the fact that the scope of work was based on a visual inspection, Pinchin has attempted to identify and quantify the deficiencies associated with the deteriorated cladding systems, however it is noted that the cost estimates provided in this report are preliminary and provided only as an indication of the order of magnitude of the remedial work. Without a defined scope of work (i.e., tender documents) estimated costs could be potentially higher than provided.

Assuming that the above-referenced deficiencies are addressed and regular annual repairs and maintenance are performed, the wall, window and door systems of the Site Building should perform in a satisfactory manner throughout the term of the analysis.

Typical buildings of this age may contain polychlorinated biphenyls (PCBs) in mastics, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this BPCA report. The potential presence of PCBs in these materials could give rise to additional costs in future if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Baseline PCA report.

3.4 Structural Elements

As outlined in the scope of work, a visual assessment of the condition of the structural elements was carried out on the elements which were visible at the time of the inspection. The Site Building is constructed with a cast-in-place concrete slab-on-grade (i.e., no basement level). A small crawl space was reported in the central portion of the Site Building but was not accessed during the Site visit. The superstructure of the Site Building consists of a combination of load-bearing through-the-wall (TTW) brick masonry walls and a wood frame support structure (i.e., joists, rafters) with areas of steel columns

supporting wood floors and wood roof decks. It should be noted, areas of steel beams and columns which appear to be retrofitted were noted within selective wall openings located on the main floor level of the Site Building.

No structural drawings were available to Pinchin for review.

Table 3.4 outlines the findings of the inspection of the structural elements:

Table 3.4 – Structural Elements	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> A previous fire was reported by the Site Representative within the attic space of the Site Building. Fire damaged was visible throughout the west attic space at the wood framing members (i.e., trusses, decking, etc). The fire damage was reportedly assessed and repaired, however no associated documentation was available to Pinchin. 	<ul style="list-style-type: none"> Based on the visible fire damage, Pinchin recommends assessing the integrity of the structural wood framing members under the supervision of a Structural Engineer to confirm the current condition before perform the necessary repairs.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> None observed/reported. 	<ul style="list-style-type: none"> None required.



View of the attic space on the west portion of the Site Building.



View of charred and damaged wood trusses and decking noted throughout the west attic spaces.



View of charred and damaged wood trusses and decking noted throughout the west attic spaces.

Note: Replacement/repairs appear to have been completed.



View of an area of steel beams and columns which appear to be retrofitted on the main floor level of the Site Building

Assessment of the original or existing building design, compliance with prior or current Building Code or detection or comment upon concealed structural deficiencies are outside the scope of work. Accordingly, the findings are limited to the extent that the assessment has been made based on a walk-through visual inspection of accessible areas of the structure.



Pinchin’s visual review of the structural elements and information provided by the Site Representatives indicated that no major deterioration existed within the visibly accessible components of the Site Building apart from the fire damage within the attic spaces. The assessment did not reveal any visual evidence of major structural failures, soil erosion or differential settlement apart from the fire damage. As reported by the Site Representative, the fire damage has been previously assessed and repaired. Documentation reflecting the repairs was not available to Pinchin. As such, based on the fire damaged structural members within the attic, Pinchin recommends further review by a Structural Engineer to verify its condition and structural adequacy of the repairs.

Additionally, given the age of the Site Building, as a minimum, the condition of the structural elements should be monitored and structural components should be periodically tested for loss of strength as part of routine maintenance to ensure the integrity of the structural elements.

3.5 Vertical Transportation Systems

The Site Building is not equipped with vertical transportation systems.

Table 3.5 outlines the findings of the inspection of the vertical transportation systems:

Table 3.5 – Vertical Transportation Systems	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A

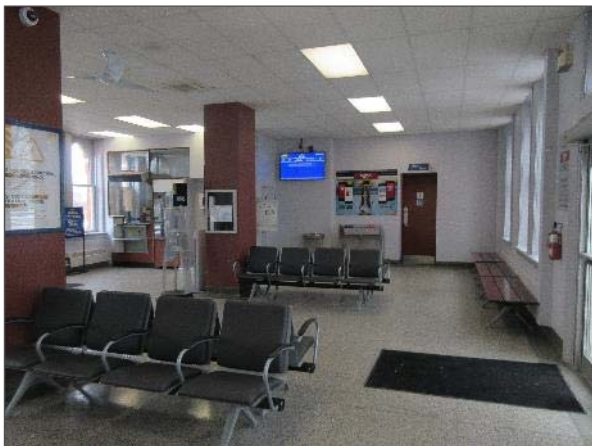
3.6 Interior Finishes

As outlined in the scope of work, the interior finishes of the Site Building were reviewed during the Site assessment. The floor finishes within the tenant units of the Site Building consist of a combination of terrazzo, vinyl floor tiles, ceramic floor tiles, and carpeting. The floor finishes within the mechanical and electrical rooms generally consist of exposed concrete floor slabs. The wall finishes within the tenant units of the Site Building consist primarily of painted gypsum board. The wall finishes within the mechanical and electrical rooms generally consist of unfinished and finished gypsum board as well as painted concrete block masonry walls. The ceiling finishes within the Site Building primarily consist of suspended ceiling assemblies complete with lay-in ceiling tiles, with areas of painted gypsum board, and exposed roof structure/roof decking within the attic areas.

It should be noted that access was not provided within the “Canadian Border Services” tenant unit of the Site Building or the crawlspace during the Site visit.

Table 3.6 outlines the findings of the inspection of the interior finishes:

Table 3.6 – Interior Finishes	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Active roof leaks were noted within the central stairwell of the Site Building. 	<ul style="list-style-type: none"> Replace the damaged finishes due to the roof leaks following repair to the roof systems.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Step cracking was noted within a demising wall of the mechanical area. Stained ceiling tiles were noted throughout the second floor spaces of the Site Building. Damaged terrazzo flooring was noted within the lobby area of the Site Building. Peeling paint was noted within the central stairwell of the Site Building. 	<ul style="list-style-type: none"> Repair the areas of cracking and monitor for further movement. Repair the roof leaks and replace the stained tiles. Repair the areas of damaged terrazzo flooring. Repaint the affected areas.



View of the finishes within the Via Rail lobby area.



View of the finishes within the vacant second floor area.



View of the finishes within the mechanical area.



View of step cracking noted within a demising wall of the mechanical area.



View of stained ceiling tiles noted throughout the second floor spaces of the Site Building.



View of damaged terrazzo flooring noted within the lobby area of the Site Building.



View of peeling paint noted within the central stairwell of the Site Building.



View of stained ceiling tiles and active roof leaks noted within the central stairwell of the Site Building.

The interior finishes within the Site Building were generally observed to be in serviceable condition with many areas of moisture damaged finishes within the second floor spaces. Pinchin has included allowances to perform a mould survey of the building based on the condition of the finishes within the tenant spaces. Once the mould assessment is complete the interior finishes will require repairs to return the areas to a satisfactory level of performance. Pinchin has included preliminary allowances for the repairs to the interior finishes once the mould survey is completed, however these number are based on visual inspection and may vary significantly once the mould survey is completed. There may also be significant cost to repair the cause of the water damage which has produced the visible signs of water damage. The potential cost of these repairs cannot be estimated until an intrusive investigation is completed.

Assuming the above noted deficiencies are addressed and regular annual maintenance is performed, there should be no other major expenditures required relating to the interior finishes throughout the term of analysis.

3.7 Site Features

The Site Building occupies approximately 1% of the 13.20 acre Site. The remainder of the Site is surfaced with soft landscaping (i.e., grassed areas with trees) and parking areas surfaced with asphalt pavement, as well as the railway tracks. The asphalt paved parking areas are located adjacent to the west elevation of the Site Building with parking provisions for approximately 45 vehicles. The asphalt paved parking areas were noted to be bordered by modular concrete curbs and soft landscaping.

Drainage of the Site pavements is provided by on-Site catch basins which presumably drain the water to the municipal sewer system. Since the inspection was limited to visible areas no examination of the catch basins was performed and no review of the initial compliance with code was performed. The inspection of

underground or concealed components is outside the scope of work. No issues were reported with the catch basins or their ability to drain the Site.

Soft landscaping was noted adjacent to the south elevation of the Site Building as well as the perimeters of the Site. Interlocking brick paver walkways were noted adjacent to all elevations of the Site Building. City owned cast-in-place concrete walkways were noted on the south portion of the Site. Asphalt pavements were noted serving the north platform area adjacent to the train tracks. A cast-in-place concrete pad complete with steel framed shelter was noted adjacent to the west portion of the Site Building which is used as a pedestrian shelter and bike storage area. Access to the Site is provided by an entrance from Bridge Street located on the South portion of the Site. It should be noted that due to partial snow and ice covered conditions a thorough assessment of the Site features was not possible at the time of the Site visit. Pinchin recommends that the Site features be re-inspected when the weather permits. In addition, inspection of the train tracks is not included within the scope of work.

Table 3.7 outlines the findings of the inspection of the Site features:

Table 3.7 – Site Features	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Missing/damaged stone pavers were noted on the south portion of the Site. 	<ul style="list-style-type: none"> Pinchin has carried allowances for repairs to the cast-in-place concrete unit paving stones at the main entrance which currently poses a potential trip hazard.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Areas of linear and alligator cracking were noted within the asphalt pavements of the Site. 	<ul style="list-style-type: none"> Pinchin has carried allowances for ongoing repairs to the cracking within the asphalt pavements.



View of the asphalt paved parking areas on the west portion of the Site.



View of the asphalt pavements on the north train platform area of the Site Building.



View of the interlocking stone pavers serving the Site.



View of the cast-in-place concrete pads and shelter serving the waiting area/bike area adjacent to the east elevation of the Site Building.



View of the typical interlocking stone pavers serving the Site.



View of missing/damaged stone pavers noted on the south portion of the Site.



View of alligator cracking noted within the asphalt pavements of the Site.

It should be noted that due to snow and ice covered conditions a thorough assessment of the Site features was not possible at the time of the Site visit. Pinchin recommends that the Site features be re-inspected when the weather permits.



The Site features appear to be in satisfactory condition with the exception of the above referenced deficiencies. Pinchin has carried allowances for repairs to the asphalt pavements and brick paver walkways throughout the term of analysis. Pinchin also recommends that regular annual maintenance of the Site features be performed throughout the term of the analysis. Assessment of or comment upon concealed deficiencies and any buried/concealed utilities or components are outside the scope of work.

3.8 Mechanical Systems

Major Service Providers

The following providers serve the subject property:

Water	-	City of Niagara Falls
Electric	-	Niagara Peninsula Energy
Sewer	-	City of Niagara Falls
Natural Gas	-	Enbridge
Police	-	Niagara Regional Police Services
Fire	-	City of Niagara Falls Fire Department

3.8.1 Heating, Ventilation and Air Conditioning (HVAC)

Heating, ventilation and cooling within the Site Building are provided by HVAC equipment described as follows:

- Heating within the Site Building is provided by two natural gas-fired boilers located in the ground floor level mechanical room. Hot water is supplied to perimeter hydronic radiators located throughout the Site Building. Based on review of the manufacturer's data plates, the "Teledyne Laars" heating boilers were manufactured in 2018 (i.e., ~ less than 1 year old) and possesses a maximum input heating capacity of 400,000 British Thermal Units per Hour (BTUH) each; *Note: The data tag of the second boiler was not accessed – as reported by the Site Representative, the units are identical.*
- Two heat-pump split units were also noted and reportedly serve "Canadian Boarder Services" and the "GO Transit" tenant spaces only. The units were noted to be manufactured by "Mitsubishi" in 2018.
- Additional heating within the Site Building is provided by hydronic suspended unit heaters located within various locations of the Site Building.

It was reported to Pinchin that the HVAC equipment is serviced and maintained by an independent private contractor.



The inspection of the interior of boilers, pressure vessels, equipment, fan coils, ductwork or associated mechanical, etc, was beyond the scope of work. It should be noted that the heating and cooling duct work within the Site Building may contain interior insulation. The Site Representative was unaware of the presence of insulation within the duct work within the Site Building. It is Pinchin Ltd.'s experience that interior insulation within duct work is prone to deterioration or development of mould which may require removal of the insulation. In the case where interior insulation is present within the duct work, Pinchin Ltd. recommends that the duct work insulation be inspected for the presence of mould.

3.8.2 Domestic Hot Water

Domestic Hot Water (DHW) within the Site Building is provided by natural gas-fired and electrically powered self-contained units which are located within the mechanical room and above the ceiling. The unit observed within the mechanical area was noted to have been manufactured by "John Wood" in 2018 (i.e., ~ less than 1 year old) and possesses an input heating capacity of approximately 40,000 BTUH and an approximate storage capacity of 151 Litres. An additional DHW unit within the "Canadian Boarder Services" tenant was noted to have been manufactured by "Rheem" in 2010 (i.e., ~ 8 years old) and possesses an approximate storage capacity of 105 Litres. There was no reported shortage of hot water within the Site Building.

3.8.3 Plumbing

Drainage piping within the Site Building consists of ABS and cast iron as observed throughout. It was reported by the Site Representative that the plumbing risers for the Domestic Cold and Hot water consist of galvanized and copper piping. Due to the concealed nature of the plumbing system the condition of the risers could not be verified. Pinchin has included a contingency allowance for plumbing repairs to the risers throughout the term of the analysis.

No backflow prevention devices were noted on the incoming main water line. As reported by the Site Representative, a cross connection survey has been completed to have a backflow device installed. As such, no costs for backflow prevention have been carried in this report.

3.8.4 Fire Protection

Fire protection within the Site Building is provided by stand-alone chemical fire extinguishers which were noted within the various tenant spaces, service rooms and within the mechanical/electrical rooms. The fire protection systems are reportedly serviced annually by "Forest City Fire Protection" and were last inspected in October 2018.

Table 3.8 outlines the findings of the inspection of the mechanical systems:

Table 3.8 – Mechanical Systems (including HVAC, DHW, Plumbing, and Fire Protection)	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> None observed/reported. 	<ul style="list-style-type: none"> None required.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> The DHW unit within the CBS tenant is approximately 8 years old and will reach its PUL within the term. 	<ul style="list-style-type: none"> Pinchin has carried an allowance for replacement within the term.



View of the two heating boilers noted serving the Site Building.



View of a heat pump unit noted serving the Site Building.



View of a typical hydronic baseboard noted throughout the Site Building.



View of the DHW unit noted serving the Site Building.



View of a typical stand-alone chemical fire extinguisher noted serving the Site Building.

It has been Pinchin's experience that the PUL of heating boilers typically ranges between 25 to 30 years, the PUL of heat pumps and forced-air furnaces typically ranges between 15 to 20 years while the PUL of DHW heaters typically ranges between 10 to 15 years, depending on the quality of the unit and the level to which the unit has been maintained. The mechanical systems (boilers, DHW units, heat pumps) within



the Site Building appear to have been overhauled in 2018 (i.e., less than one year old) and are performing satisfactorily. However, the DHW unit serving the CBS tenant unit is approximately 8 years old and will reach its PUL within the term.

Assuming that the above noted deficiencies are addressed and regular annual maintenance is performed, no other major expenditures are anticipated relating to the mechanical systems throughout the term of the analysis.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations will be conducted on any of the major components of the building. Similarly the inspection of the interior of ductwork or associated mechanical components is not included in the scope of work. Accordingly, the findings are limited to the extent that the assessment will be made visually from the exterior of the systems.

3.9 Electrical Systems

3.9.1 Electrical Power

The electrical power for the Site Building is supplied from a pad mounted transformer which is located on the south portion of the Site and feeds the electrical room on the main floor of the Site Building via underground wires. The main electrical service for the Site Building consists of a 400 Ampere, 240 Volt service, complete with a “Commander” main disconnect switch. As reported by the Site Representative, the Site Building may contain aluminum wiring.

There is reportedly no emergency backup power for the Site Building.

No problems were observed or reported relating to the electrical systems of the Site Building.

3.9.2 Fire Alarm System and Life Safety

The fire alarm system serving the Site Building consists of a multi-zone and single stage system complete with a “Notifier” fire alarm panel. The main fire alarm panel is located within the office of the Via Rail tenant space on the first floor, and appears to be less than five (5) years old. The fire alarm monitors hardwired pull stations and heat detectors which are located throughout the building. The systems are reportedly monitored by “Tyco Security” an independent contractor. Inspections and servicing of the fire alarm system is reportedly performed by “Forest City Fire Protection” an independent contractor. The last date of inspection for the fire alarm panel and associated systems took place in October 2018

Emergency lighting and illuminated exit signs are located throughout the Site Building which are powered by internal battery packs.

Table 3.9 outlines the findings of the inspection of the electrical systems:

Table 3.9 – Electrical Systems (including Electrical Power and Fire Alarm and Life Safety)	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> None observed/reported. 	<ul style="list-style-type: none"> None required.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Exit signage was not illuminated in select areas of the Site Building. Out of service/discharged exit signs were noted at various areas within the Site Building. 	<ul style="list-style-type: none"> Pinchin has carried allowances for replacement of the exit signage. Replace the light bulbs of the discharged emergency lighting.



View of the main electrical disconnect switch noted serving the Site Building.



View of the pad mounted transformer noted serving the Site.



View of the fire alarm panel noted serving the Site Building.



View of typical exit signage and emergency lighting noted throughout the Site Building.

Upon inspection the electrical and life safety systems were noted to be in satisfactory condition with the above noted deficiencies.

Due to the age of the Site Building, there may be aluminum wiring present throughout the Site Building, as a result the Owner should retain the services of a licensed electrician to review the wiring and connections throughout to ensure there are no loose connections throughout the Site Building.

No other major expenditures should be incurred relating to the electrical and life safety systems assuming the above noted deficiencies are addressed and regular annual maintenance is provided.

4.0 KNOWN VIOLATIONS OF CODE

It was reported to Pinchin by the Site Representative that no outstanding violations from the Building Department existed pertaining to the property. Compliance with the National Building Code (NBC) and National Fire Code (NFC) was not reviewed as it was beyond the scope of this survey.



5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Pinchin's review of the property, conducted on December 7, 2018 the Site Building appears to be in satisfactory condition, commensurate with its age, and in comparable standing to other similar vintage properties in the area. Based on our visual assessment the Site Building appears to have been constructed in general accordance with standard building practices in place at the time of construction.

The assessment did not reveal any evidence of major structural failures, soil erosion or differential settlement.

As noted during the Site visit, deficiencies relating to the roof systems, wall systems, structural elements, interior finishes, Site features and mechanical systems were noted. Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

- Pinchin has carried an allowance for replacement of the north, east and west elevation sloped asphalt roof systems serving the Site Building that have reached their Projected Useful Life (PUL);
- Pinchin recommends an exterior wall restoration program be initiated within the early portion of the term of analysis to restore the deteriorated cladding systems to a satisfactory level. Allowances for repairs to the brick masonry, replacement of the windows and doors that have reached their PUL, as well as repainting of the deteriorated areas. Note: Repairs/replacements are to be conducted through the "Ontario Heritage Act" guidelines;
- Pinchin recommends and has included allowances to perform a mould survey of the Site Building due to active roof leaks as well as preliminary repair allowances;
- Pinchin recommends further investigation by a Structural Engineer in regards to the fire damage within the attic;
- Allowances to repair the deteriorated areas of asphalt pavements and brick walkways on Site;
- Allowance for replacement of the Domestic Hot Water (DHW) unit serving the CBS tenant unit that will reach its PUL within the term; and
- Allowances for repairs/replacements to the emergency lighting and exit signage throughout the Site Building.



It is noted that the Site Building has been registered as a 'Heritage Building' (i.e., property which is of historic or architectural value or interest) since 1999. As such, Pinchin recommends consulting the "Ontario Heritage Act" before undertaking replacement and/or renovation work that may alter the current historic and architectural value of the Site Building; including interior and exterior components. Regular maintenance should be conducted on the roof systems, wall systems, structural elements, interior finishes, Site features and the mechanical/electrical systems to ensure that the PUL of the major components is realized. Repair costs for the aforementioned items have been included over the term of the analysis (i.e., 10 years) included within Appendix I. The specific deficiencies identified during the BPCA and their associated recommendations for repair are described in the main body of the report. These deficiencies should be corrected as part of routine maintenance unless otherwise stated within the report. Costs associated with desired upgrades have not been carried.

6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations were conducted on any of the components of the buildings. Assessment of the original or existing building design, or detection or comment upon concealed structural deficiencies and any buried/concealed utilities or components are outside the scope of work. Similarly the assessment of any Post Tension reinforcing is not included in the scope of work. Determination of compliance with any Codes is beyond the scope of this Work. The Report has been completed in general conformance with the ASTM Designation: *E 2018 – 15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

It should be noted that Pinchin has attempted to identify all the deficiencies required by this Standard associated with this project. Pinchin does not accept any liability for deficiencies that were not within the scope of the investigation.

As indicated above the personnel conducting the building assessment, where applicable, have performed a non-specialist review of the building and all associated finishes and related systems including the



mechanical and electrical (including fire alarm and life safety) systems, Site features, etc. The personnel conducting the assessment are knowledgeable of building systems and construction, but not technical specialists in each of these fields. The intent of Pinchin's comments on these systems are for the sole purpose of identifying areas where Pinchin has observed a noteworthy condition which will lead to a likely significant expenditure during the term of the assignment and/or where Pinchin would recommend that the Client consider a further, more detailed investigation. The budget costs for remedial work for each specific item has been provided to the best of our ability and will provide an order of magnitude cost for the individual item and the overall possible remedial work. Our experience has shown that the costs that Pinchin have provided are appropriate and of reasonable accuracy for the purpose intended. It should be noted that the budget cost or reserve costs for any specific item may vary significantly based on the fact that the schedule or phasing of the future remedial work is unknown at this time, the impact on building operations of this remedial work is unknown at this time and that no intrusive inspection or detailed design work is included in the BPCA. If a more accurate, detailed or documented reserve cost is required at this time the Client should request Pinchin to provide the additional proposal to provide a more accurate cost estimate.

It should be noted that recommendations and estimates outlined in this report do not include allowances for future upgrading of components pertaining to Client or tenant fit-up that may be necessary or required by Authorities Having Jurisdiction (AHJ).

The assessment is based, in part, on information provided by others. Unless specifically noted, Pinchin has assumed that this information was correct and has relied on it in developing the conclusions.

It is possible that unexpected conditions may be encountered at the Site that have not been explored within the scope of this report. Should such an event occur, Pinchin should be notified in order to determine if we would recommend that modifications to the conclusions are necessary and to provide a cost estimate to update the report.

It should be noted that due to partial snow and ice covered conditions a thorough assessment of the roof systems and Site features was not possible at the time of the Site visit.

The inspection of the interior of boilers, pressure vessels, equipment, fan coils, ductwork or associated mechanical, etc., was beyond the scope of work. It should be noted that the heating and cooling duct work within the Site Building may contain interior insulation. The Site Representative was unaware of the presence of insulation within the duct work within the Site Building. It is Pinchin's experience that interior insulation within duct work is prone to deterioration or development of mould which may require removal of the insulation. In the case where interior insulation is present within the duct work, Pinchin recommends that the duct work insulation be inspected for the presence of mould.

Due to the concealed nature of the plumbing system the condition of the risers could not be verified.



Environmental Audits or the identification of designated substances, hazardous materials, PCBs, insect/rodent infestation, concealed mould and indoor air quality are excluded from this BPCA report.

Further to the aforementioned, determination of the presence of asbestos containing material within the building such as drywall joint compound or the lead content within the older paint finishes was beyond the scope of work.

This report presents an overview on issues of the building condition, reflecting Pinchin's best judgment using information reasonably available at the time of Pinchin's review and Site assessment. Pinchin has prepared this report using information understood to be factual and correct and Pinchin is not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Pinchin at the time of the Site assessment.

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Template: Master Report for Single Retail Baseline Condition Assessment Report, PCA. December 6, 2017

APPENDIX I

Table 1 – Summary of Anticipated Expenditures

ITEM	Projected Useful Life (yrs)	Effective Age (yrs)	Remaining Projected Useful Life (yrs)	Quantity	Unit	Unit Cost	Total Cost	Immediate Costs	Replacement Reserve Costs											
									2019 1 yr Cost	2020 2 yr Cost	2021 3 yr Cost	2022 4 yr Cost	2023 5 yr Cost	2024 6 yr Cost	2025 7 yr Cost	2026 8 yr Cost	2027 9 yr Cost	2028 10 yr Cost	1 - 10 Year Total	
Life Safety, Consulting and ADA																				
Life Safety & Code Compliance																				
Follow-up Recommendations																				
General ADA Accessibility																				
Table 3.2 - Roof Systems																				
Roof Structures and Roofing (North, west and east - Replacement)	15-20	15+	0	4,050	SF	\$6	\$24,300		\$24,300									\$24,300		
Roof Structures and Roofing (Immediate Replacement of Patched Areas)	15-21	15+	1	750	SF	\$6		\$4,500												
Table 3.3 - Wall Systems																				
Exterior Walls (Repairs)	Varies	Varies	Varies	1	LS	\$30,000	\$30,000		\$30,000									\$30,000		
Exterior Windows and Doors (Repairs/Replacements)	Varies	Varies	Varies	1	LS	\$100,000	\$100,000		\$25,000	\$25,000		\$25,000		\$25,000				\$100,000		
Table 3.4 - Structural Elements																				
Foundations																				
Superstructure (Review by a Structural Engineer)	Varies	Varies	Varies	1	LS	\$2,500	\$2,500		\$2,500									\$2,500		
Table 3.5 - Vertical Transportation																				
Elevator Systems	N/A	N/A	N/A																	
Table 3.6 - Interior Finishes																				
Interior Finishes (Repairs/Mould Survey)	Varies	Varies	Varies	1	LS	\$7,500	\$7,500		\$2,500				\$2,500				\$2,500	\$7,500		
Table 3.7 - Site Features																				
Septic Systems																				
Parking and Paving (Repaving)	Varies	Varies	Varies	33,000	SF	\$2.50	\$82,500				\$25,000		\$25,000				\$32,500	\$82,500		
Concrete/Brick Walkways and Curbing (Repairs)	Varies	Varies	Varies	1	LS	\$4,000	\$4,000						\$2,000				\$2,000	\$4,000		
Walkways (Immediate Repairs)	Varies	Varies	Varies	1	LS			\$1,000												
Table 3.8 - Mechanical Systems																				
Building Heating and Cooling (Maintenance)	Varies	Varies	Varies	1	LS	\$5,000	\$5,000			\$1,000		\$1,000		\$1,000		\$1,000		\$5,000		
Plumbing and Hot Water (DHW Replacements)	10-15	8	2-7	1	EA	\$1,000	\$1,000							\$1,000				\$1,000		
Fire Protection & Security																				
Table 3.9- Electrical Systems																				
Electrical Systems (Emergency Lighting/Exit Signage)	Varies	Varies	Varies	1	LS	\$2,000	\$2,000		\$2,000									\$2,000		
TOTALS (Uninflated)								\$264,300	\$5,500	\$86,300	\$26,000	\$25,000	\$26,000	\$27,500	\$28,000	\$1,000	\$33,500	\$2,500	\$3,000	\$258,800
	Inflation Factor	Inflation Rate 2.5%								1.00	1.025	1.050	1.075	1.100	1.125	1.150	1.175	1.200	1.225	
TOTALS (Inflated)										\$86,300	\$26,650	\$26,250	\$27,950	\$30,250	\$31,500	\$1,150	\$39,363	\$3,000	\$3,675	\$276,088

Term of Analysis 10
Total Square Footage within the Building 10,660

Average Cost per Sq. Ft. per Year (Uninflated)	\$2.43
Average Cost per Sq. Ft. per Year (Inflated)	\$2.59