

## RIVERSIDE TOWER ONE

### Capital Expense Plan 2021+

**A Reserve Fund Study is mandated every 5 Years and our study was completed at the end of 2020.**

**The determination of timing for Reserve Expenditures is based on a formula on life expectancy of capital items and visual inspection. Maintenance programs are often able to extend the life of an item but there are times when items, such as pumps or valves fail before their time. Some expenditures are not crucial and don't create a safety issue and can be pushed out further than the recommended time frame while other work needs to be done as quickly as possible.**

**There are times when work that is not in the plan needs to be moved up such as replacing the lino in the back and lower lobby. When flooring needs to be held down by duct tape it is a safety hazard and the work needs to be brought forward.**

**A portion of the brickwork is mandatory as indicated by the BEVA Report. Because of the amount required, a special assessment is necessary.**

**With the assessments we are also able to bring forward work on the Townhouses that has come due. Things can change and with this plan we have the flexibility and ability to respond and still have a substantial Reserve Fund that should keep us in good stead going forward**

#### Planned projects

Asphalt repair – Point McKay Crescent (3 way split) -

Driveways – Townhouses –

DW Recirculation pumps –

Flooring replacement – back and lower lobby –

Hot Water tanks – Townhouses

Loading dock slab repair –

Masonry Repairs & Sealant Replacement - must be done this year due to BEVA report

Piping Replacement –commercial – in progress

Post Tension – strand replacement – reviewed every year –currently underway

Pressure Reducing Valve Project – will be done to reduce water leaks

Stairwell pressurization – program started in 2020 should be complete in Spring2021.

Window refurbishment – commercial –

Window refurbishment – Townhouses

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