

Riverside Tower One
Reserve Expense Plan 2021 - 2026

Item	Description	2,021	2,022	2,023
BUILDING EXTERIOR				
4.1.1	Building Envelope Repair Program			
4.1.2	Masonry Repairs	200,000		
4.1.3	Sealant Replacement			
4.1.4	Metal Siding Restoration Allowance			
4.1.5	Window Restoration - Tower			
4.1.6	Window Restoration - Townhouses		7,000	
4.1.7	Window Restoration - Commercial		1,000	
4.1.8	Window Replacement - All			
4.1.9	Balcony Doors - Tower			
4.1.10	Balcony Doors - Townhouses			
4.1.11	Entrance Doors - Tower			
4.1.12	Entrance Doors - Townhouses			
4.1.13	Garage Doors - Parkade			
4.1.14	Garage Doors - Townhouses			
4.1.15	Balcony Waterproofing - Tower			
4.1.16	Balcony Waterproofing - Townhouses			
4.1.17	Balcony Railings - Tower			
4.1.18	Balcony Railings - Townhouses			
ROOFING				
4.2.1	Tower Roofs (main, mech. PH, stairwell)			
4.2.2	Tower Roof Suspended Access System			
4.2.3	Parkade Roof			
4.2.4	Commercial Unit			
4.2.5	Townhouses			
INTERIOR				
4.3.1	Corridors - Tower			
4.3.2	Common Area Doors - Tower			
4.3.3	Lobby Allowance - Tower			
4.3.4	Security Office			
4.3.5	Furniture and Décor Allowance			
	Flooring-back hall & Lower		32,000	
STRUCTURAL				
4.4.1	Post-Tension System Repairs	130,000		
4.4.2	Post-Tension System Testing - Parkade		3,500	
4.4.3	Post-Tension System Testing - Tower			
4.4.4	Parkade Waterproofing and Concrete			
4.4.5	Balcony Concrete Repair Allowance			
4.4.6	Asphalt - Front and Side Parking			

4.4.7	Asphalt - Shared Lane	10,000	43,000	
4.4.8	Townhouses - Driveways	7,000	7,000	7,000
4.4.9	Miscellaneous Concrete Elements Allowance			
4.4.10	Loading Dock Slab Repair	3,000		

MECHANICAL

4.5.1	Tower/Comm - Heating Boilers			
4.5.2	Tower/Comm - Heating Boiler Flues			
4.5.3	Tower/Comm - Heating Pumps and Motors			
4.5.4	Tower/Comm - Heating Cushion Tanks			
4.5.5	Tower/Comm - Heating Piping -			
4.5.6	Tower - Air Compressor/Dryer			
4.5.7	Tower - Common Area Unit Heaters			
4.5.8	Tower/Comm - Heat Exchanger			
4.5.9	Tower/Comm - D.W. Hot Water Storage Tanks			
4.5.10	Tower/Comm - D.W. Recirculation Pumps		12,000	12,000
4.5.11	Tower/Comm - D.W. Piping	50,000		
4.5.12	Tower - D.W. Cushion Tanks			
4.5.13	Tower - MUA Corridor Pressurization			
4.5.14	Tower - Stairwell Pressurization Fans	46,741		
4.5.15	Tower - Exhaust Fans			
4.5.16	Townhouses - Furnaces			
4.5.17	Townhouses - Hot Water Tanks	\$3,000	3,000	
4.5.18	Parkade - Heaters			
4.5.19	Parkade - MUA			
4.5.20	Parkade - Exhaust Fan			
4.5.21	Parkade - CO/No2 Detectors			
4.5.22	Commerical Unit - Roof Top Unit			
4.5.23	Underground Services Allowance			
	Pressure Reducing Valves		140,000	

ELECTRICAL

4.6.1	Lighting System - Tower and Parkade			
4.6.2	Lighting System - Exterior			
4.6.3	Electrical Distribution			
4.6.4	Electrical Main Switchboard and Gear			
4.6.5	Building Control System			
4.6.6	Keyless Access System			
4.6.7	Security System			
4.6.8	Emergency Generator			

FIRE SAFETY

4.7.1	Fire Alarm System			
4.7.2	Fire Pumps and Motors			
4.7.3	Fire Pump Controller			
4.7.4	Sprinkler System Repair Allowance			
ELEVATORS				
4.8.1	Elevator Motor and Controls			
4.8.2	Elevator Cab Contingency			
MISCELLANEOUS				
4.9.1	Reserve Fund Study			
4.9.2	Fencing			
4.9.3	Irrigation System			
4.9.4	Tree/Landscaping Replacement			
EXPENDITURES PER YEAR				
	Annual Expenses	621,741	76,500	19,000
	Prior year Reserve balance	467,298		
	annual contribution	326,000	326,000	326,000
	SA - 1 additional condo fee - based on current fees	119,520	119,520	119,520
	reserve less expenses	291,077	660,097	1,086,617
<p>The determination of timing for Reserve Expenditures is based on a formal on life expectancy. Maintenance programs are often able to extend the life of an item but there are times when their time. Some expenditures are not crucial and don't create a safety issue and can be put off while other work needs to be done as quickly as possible. A portion of the brickwork required. With the assessments we are also able to bring forward work on the Townhouse with this plan we have the flexibility and ability to respond and still have a substantial Reserve going forward.</p>				

