Outline

→ Introduction
→ Key Concepts
→ The Six Steps
→ Project Examples
Introduction

→ Focus is on major building enclosure renewal projects
→ Basic concepts apply to any scale of project from repairs to full enclosure renewals
**Key Concepts**

→ Building Enclosure
  → Roof, Walls, Windows, Doors, Balconies, Subgrade Assemblies that keep weather, bugs, sound, etc. out.

→ Asset
  → Individual building component identified in the Depreciation Report that is the Strata Corporation’s responsibility to maintain and repair. E.G. Roofs, exterior lighting, exterior windows.

→ Repair - A localized fix

→ Rehabilitation - Replacement of assets that have not performed as designed or have been in place past their useful service life

→ Renewal - Replacement of assets that have reached the end of their service lives
Assets – “Simple” and “System”

→ “Simple” assets

→ Individual assets typically replaced as part of regular maintenance program.

→ Typically handled by strata through reputable suppliers and contractors.

→ Typically do not require special assessment.
Assets – “Simple” and “System”

→ “System” assets
→ Assets integrated with other assets to collectively perform functions
→ Renewals typically require special assessment or funds from CRF
→ Require specialized knowledge to assess, plan/design, and implement
Six Steps to Renewal
The Six

1. Identify  2. Investigate  3. Design  4. Describe  5. Review

6. PEACE OF MIND
   the completed project
1. IDENTIFY

→ The Depreciation Report

→ But could be a window leak or a burst pipe
Depreciation Report

→ Catalogue of Strata Corporation Assets
  → Generic service life expectancy
  → Approximate renewal year
  → Approximate cost to replace

Encl 16 - Metal Swing Doors

Location
Access.

Description
Painted metal swing doors, some with impressed steel frames used to access the building, exterior service rooms and parkade.
Depreciation Report - *Tactical Plan*

→ Type and magnitude of potential renewal work within the next ten years.

→ Identifies the Strata’s priority items

→ Determining what to do leads to the next step - *Investigate*
2. INVESTIGATE

→ The Building Enclosure Condition Assessment
The Building Enclosure Condition Assessment

→ The assets identified in DR tactical plan for replacement are investigated:
  → Are they actually at the end of service life?
  → What is the condition of elements hidden from view?

→ A Building Enclosure Condition Assessment provides a detailed review of the elements that make up a building enclosure:
  → Roofs
  → Exterior walls
  → Windows and doors
  → Balconies
  → Below grade conditions
Building Enclosure Condition Assessment

→ Uncovering hidden conditions
The Building Enclosure Condition Assessment provides:

→ Understanding of actual condition of assets
→ An analysis of what those conditions mean
→ Recommendations based on the analysis

→ The resulting *Understanding* of the building is the foundation of the Third Step – *Design*. 
3. DESIGN

→ The Design and Planning Report
Design

→ Objectives

→ Develop design options and solutions to address Building Enclosure Condition Assessment recommendations
→ Owner involvement and engagement in decision making process
→ Acceptable project scope
→ Explore alternative ways of addressing budget
  › Extent of work
  › Bundling projects, etc.
Design

→ Design accounts for:
  → Assets affected by work that are not necessarily identified as needing replacement
  → Building Code Requirements
  → Municipal Planning Regulations
  → Construction practice and methods
  → Appropriate materials and assemblies

→ Can also address aspects such as:
  → Aesthetics
  → Function
  → Sound transmission from outside of building
  → Comfort
  → Energy performance
Design

→ Outcomes
  → Knowledge of project scope and budget sufficient to create resolution(s) for owner ratification at an SGM
  → Fundamental design decisions that provide clear basis for going forward.

→ These design decisions need to be developed and documented in the next step - Describe
4. DESCRIBE

→ Construction Documents
Describe

→ Construction Documents

Why bother with all this?
Describe

→ Construction Documents:
  → Are used to describe the work in the form of plan drawings, details, specifications, Technical Specifications and “Front End” - General Conditions, bid forms, etc.
  → Are used to Tender the project - “apples to apples”
  → For permitting
  → Form part of construction contract between the Strata and the Contractor
  → Are the basis of Quality Assurance
Describe

After the tendering process and contractor selection, these documents are used during construction for the next step.

- Review
Review

→ The work is documented in Site Visit Reports as quality assurance.
Review
→ Administer the contract and review progress draws.
Review

→ When construction is completed, all deficiencies addressed, and final payments made the last step has been reached.
6. Peace of Mind

- Completed projects with detail documentation throughout the construction process
Yorkshire Court BEFORE
Yorkshire Court AFTER
Creekside Townhomes BEFORE
Creekside Townhomes AFTER
Newport Beach - BEFORE
Newport Beach - AFTER
Church Hill Estates AFTER
Lord Harley BEFORE
Lord Harley AFTER
Summary

**IDENTIFY**  The Depreciation Report

**INVESTIGATE**  The Building Enclosure Condition Assessment (BECA)

**DESIGN**  Develop Scope of Work and Project Budget that addresses BECA Recommendations

**DESCRIBE**  Describe design in drawings and specifications for permitting, and tendering

**REVIEW**  Confirm work carried out in general conformance with the drawings and specifications.

**PEACE OF MIND**  A completed project
Discussion + Questions

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