

# RECAPP Facility Evaluation Report

## Aspen Regional Health Authority



### Wabasca / Desmarais General Hospital

B1487A

Wabasca - Desmarais

**Facility Details**

**Building Name:** Wabasca / Desmarais Gene  
**Address:**  
**Location:** Wabasca - Desmarais  
  
**Building Id:** B1487A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$19,539,854  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** Francis Ng Architect Ltd.  
**Evaluation Date:** June 4 2009  
**Evaluator Name:** Francis Ng

**Total Maintenance Events Next 5 years:** \$830,000  
**5 year Facility Condition Index (FCI):** 4.25%

**General Summary:**

The Health Centre is under the jurisdiction of Alberta Health Services Board Aspen Regional Health Authority.

The original 2,580 square metres Health Centre was built in 1989. Total building area is 2,580 square metres.

(1989) Original Building (Administration) - Offices, Filing, Conference Room, Female Locker Room and Washroom, Sterilization, Morgue.

(1989) Original Building (Maintenance) - Office; Work Shop; Male Locker Room and Washroom; Laundry Room.

(1989) Original Building (Cafeteria) - Coolers; Offices; Nourishment; Dining Room; Lounge.

(1989) Original Building (Pharmacy) - Pharmacy; Medial Room; Washroom; Conference Room.

(1989) Original Building (Long Term Care) - Play Room; Washrooms; Equipment Room; Pediatrics; Telehealth; Isolated Patient's Room; Patient's Rooms; Tub Room; Family Room; Nurses Station.

(1989) Original Building (Emergency) - Labour and Delivery; Treatment; Trauma Room; Equipment Room; Lounge; Observation.

(1989) Original Building (Laboratory) - Change Rooms; Washrooms; X-Ray; Control Rooms; Viewing Room; Lab; ECG; CATH; Waiting Room.

ABC 2006 Group B2 - Hospital and Infirmary. The Original Building is a single storey with Fan Room Penthouse, combustibile and non-combustibile construction and sprinklered.

**Structural Summary:**

(1989) Original Building - has concrete foundation walls and concrete pilaster on concrete footing along perimeter and along the interior walls c/w crawl space; exterior walls have wood frames; Main Floor has concrete floor slab on metal deck on OWSJ on steel columns; Fan Room Penthouse and Main Roof has concrete slab on metal deck on steel columns and concrete blocks; concrete. North Main Entrance has metal deck on HSS framing supported by HSS columns.

Recommendations for future action include: repair concrete slab.

Overall structural system rating is acceptable.

**Envelope Summary:**

(1989) Original Building - has SBS roofing, facing bricks, prefinished metal siding, aluminum windows; Entrances have aluminum framed storefront and doors; Exits have metal doors and frames; Roof has roof drains, scuppers, metal gutters and metal downspouts; prefinished perforated metal soffit.

Recommendations for future action include: repair metal siding; repair aluminum window gaskets, trims and broken glass; replace joint sealers; replace concrete splashpads; repair metal soffit; replace concrete ramps.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1989) Original Building has concrete block walls and metal stud partitions, drywall ceiling and sheet vinyl flooring in bedrooms, medical areas, laundry, washrooms and Corridors; suspended T-bar with acoustic ceiling tiles and carpet in Administration Area; drywall ceiling and ceramic wall tiles and ceramic floor tiles in Nourishment; wood doors and metal frames.

Recommendations for future action include: repaint concrete floor; replace carpet; repair and repaint walls; replace acoustic ceiling tiles; repair vanities.

Overall interior system rating is acceptable.

**Mechanical Summary:**

Heating and cooling are provided by packaged heat pump units. Heating plant is well maintained, consists of water tube boilers. Heating pumps and piping are not leaking. Isolation valves are gate and globe valves. Ventilation is provided by built-up indoor air handling systems with heating coils. Humidification is provided by packaged steam generators. Controls are combination of electric & electronic. Sanitary Plumbing piping and fixtures are in acceptable condition.

Overall Condition: Acceptable (4)

**Electrical Summary:**

The facility is an active treatment centre, built in 1989, and has been provided with a 800 Amp, 120/208V, 3 phase 4 wire service, obtained from an on-site pad mounted transformer. A main distribution centre is provided in the mechanical room. An emergency power distribution system, fed from a 75 kVA diesel engine-generator set has been provided to provide power via an automatic transfer switch, in the event of utility power failure. Lighting was upgraded in 2006, and is primarily fluorescent with energy efficient fixtures utilizing T8 lamps and electronic ballasts. A nurse call system has been provided that was installed in 2008. The fire alarm system is obsolete and parts are no longer available; replacement of the system is recommended. The electrical systems are well maintained and overall, the electrical systems are in good condition.

**Rating Guide**

<b>Condition Rating</b>	<b>Performance</b>
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

## **S1 STRUCTURAL**

### **A1010 Standard Foundations\***

(1989) Original Building - has concrete foundation walls and concrete pilaster on concrete footing along perimeter and along the interior walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

### **A1030 Slab on Grade\***

(1989) Original Building (Crawl Space) - has lean concrete (mud slab) on 150 um poly.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

### **A2020 Basement Walls (& Crawl Space)\***

(1989) Original Building - has Crawl Space.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

### **B1010.01 Floor Structural Frame (Building Frame)\***

(1989) Original Building (Main Floor) - has steel HSS columns.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

### **B1010.02 Structural Interior Walls Supporting Floors (or Roof)\***

(19898) Original Building (Main Floor) - has steel HSS and concrete blocks

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

**B1010.03 Floor Decks, Slabs, and Toppings\***

(1989) Original Building (Main Floor) - has 100 mm and 164 mm concrete slab on 38 mm metal deck on OWSJ.  
 (1989) Original Building (Fan Room Penthouse) - has 100 mm concrete slab on 38 mm metal deck on OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	100	MAR-10

**Event: Repair concrete slab. (approx. 10 square metres)**

**Concern:**

(1989) Original Building (Administration - Storage 05) - concrete slab has cracks.

**Recommendation:**

Repair concrete slab. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-10

**B1010.05 Mezzanine Construction\***

(1989) Original Building (Fan Room Penthouse) - has 100 mm concrete slab on 38 mm metal deck on OWSJ on steel beams on steel HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	100	MAR-10

**B1010.06 Ramps: Exterior\***

(1989) Original Building (Administration - Receiving 17, Exit at Vestibule 18) - has concrete ramp.  
 (1989) Original Building (Long Term Care - Exit at Vestibule 83) - has concrete ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	40	MAR-10

**Event: Repair concrete ramp. (approx. 10 square metres)**

**Concern:**

(1989) Original Building (Administration - Receiving 17, Exit at Vestibule 18) - concrete ramp has open gap along foundation wall.

(1989) Original Building (Long Term Care - Exit at Vestibule 83) - has open gap of concrete slab along foundation wall.

**Recommendation:**

Repair concrete ramp. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-10



(Exit near Long Term Care - Exit at Vestibule 83) - has open gap of concrete slab along foundation wall.

**B1020.01 Roof Structural Frame\***

(1989) Original Building (Main Roof, Fan Room Penthouse) - has 100 mm concrete slab on 38 mm metal deck on OWSJ on steel beams on HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	100	MAR-10

**B1020.02 Structural Interior Walls Supporting Roofs\***

(1989) Original Building - has 100 mm concrete slab on 38 mm metal deck on OWSJ on steel beams on HSS columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**B1020.03 Roof Decks, Slabs, and Sheathing\***

(1989) Original Building (Main Roof) - has 100 mm concrete slab.  
(1989) Original Building (Fan Room Penthouse Roof) - has 100 mm concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**B1020.04 Canopies\***

(1989) Original Building (North Main Entrance) - has metal deck on HSS framing supported by steel HSS columns.  
(1989) Original Building (North Main Entrance) - has wood trellis supported by wood built-up beam on steel HSS columns.  
(1989) Original Building (East Entrance) - has metal deck on HSS framing supported by concrete columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\*

(1989) Original Building (Main Floor) - has 90 mm facing bricks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	75	MAR-10

### B2010.01.06.03 Metal Siding\*\*

(1989) Original Building (Main Floor - Northeast corner near Process/Viewing & Film Room 160, Northwest corner near Medical Gas Storage 22, Southwest corner near Mechanical Room 34, Southwest corner near Patient Lounge 82, Southeast corner near LTC 97, Southeast corner near LTC 105, Southeast corner near Ambulance) - has prefinished metal siding on 12.5 mm plywood sheathing on 38x89 mm wood framing at 400 mm o.c., 2 layers of building paper, 12.5 mm plywood sheathing, 38 mm rigid insulation, 38x38 mm horizontal strapping at 610 mm o.c., batt insulation, 38x140 mm wood studs at 406 mm o.c., 0.15 mm vapour barrier, 12.7 mm drywall.

(1989) Original Building (Main Floor Fascia) - has prefinished metal siding on 12.5 mm plywood sheathing on 38x89 mm wood framing at 400 mm o.c.

(1989) Original Building (Fan Room Penthouse) - has prefinished metal siding, building paper, 12.5 mm plywood sheathing, 38 mm rigid insulation, 38x38 mm horizontal strapping at 610 mm o.c., batt insulation, 38x140 mm wood studs at 406 mm o.c., 0.15 mm vapour barrier, 12.7 mm drywall.

Replace metal siding. (approx. 400 square metres on Main Floor; 190 square metres on Penthouse and Clerestorey)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	40	MAR-10

#### **Event: Repaint metal siding. (approx. 400 square metres)**

**Concern:**

(1989) Original Building (East wall of Ambulance) - Coating of prefinished metal siding has peeled off.

(1989) Original Building (Fascia above Gas Storage 23, Storage 24) - Coating of prefinished metal siding has peeled off.

**Recommendation:**

Repair and repaint metal siding. (approx. 400 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$20,000	Low

**Updated:** MAR-10

#### **Event: Replace metal siding. (approx. 590 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$88,500	Unassigned

**Updated:** MAR-10

### B2010.01.09 Expansion Control: Exterior Wall Skin\*

(1989) Original Building - facing bricks have expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	75	MAR-10

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\***

(1989) Original Building - expansion joints have sealers.  
 Replace joint sealers (caulking). (approx. 50 linear metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	MAR-10

**Event:** **Replace joint sealers (caulking). (approx. 50 linear metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$5,000	Unassigned

**Updated:** MAR-10

**B2010.01.99 Other Exterior Wall Skin\* (Metal Skirting)**

(1989) Original Building - has prefinished metal skirting along foundation walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1989	0	MAR-10

**Event:** **Replace metal skirting. (approx. 200 linear metres)**

**Concern:**

(1989) Original Building - has damaged prefinished metal skirting along foundation walls.

**Recommendation:**

Replace prefinished metal skirting. (approx. 200 linear metres)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Failure Replacement	2011	\$20,000	Low

**Updated:** MAR-10



(1989) Original Building - has damaged prefinished metal skirting along foundation walls.



**B2010.02.05 Wood Framing : Ext. Wall Const.\***

(1989) Original Building (Main Floor) - has 90 mm facing bricks, 23 mm air space, 2 layers of building paper, 12.5 mm plywood sheathing, 38 mm rigid insulation, 38x38 mm horizontal strapping at 610 mm o.c., batt insulation, 38x140 mm wood studs at 406 mm o.c., 0.15 mm vapour barrier, 12.7 mm drywall.  
 (1989) Original Building (Fan Room Penthouse) - has prefinished metal siding, building paper, 12.5 mm plywood sheathing, 38 mm rigid insulation, 38x38 mm horizontal strapping at 610 mm o.c., batt insulation, 38x140 mm wood studs at 406 mm o.c., 0.15 mm vapour barrier, 12.7 mm drywall.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\***

(1989) Original Building (Main Floor) - has building paper, 38 mm rigid insulation, batt insulation, 0.15 mm vapour barrier.  
 (1989) Original Building (Fan Room Penthouse) - has building paper, 38 mm rigid insulation, batt insulation, 0.15 mm vapour barrier.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	100	MAR-10

**B2010.06 Exterior Louvers, Grilles, and Screens\***

(1989) Original Building (South and West walls of Mechanical Room 34) - has prefinished metal louvres.  
 (1989) Original Building (South wall of Fan Room Penthouse) - has prefinished metal louvres.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	50	MAR-10

**B2010.09 Exterior Soffits\***

(1989) Original Building (North Main Entrance Canopy) - has prefinished perforated metal soffit.  
 (1989) Original Building (East Entrance Canopy) - has prefinished perforated metal soffit.  
 (1989) Original Building (Overhangs) - has prefinished perforated metal soffit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1989	50	MAR-10

**Event: Repair prefinished metal soffit. (approx. 30 linear metres)**

**Concern:**

(1989) Original Building (Overhangs) - has missing prefinished perforated metal soffit.  
 (1989) Original Building (Northeast corner of Ambulance) - has damaged prefinished perforated metal soffit.  
 (1989) Original Building (overhang near Laboratory 162) - has damaged prefinished metal soffit

**Recommendation:**

Repair prefinished metal soffit. (approx. 30 linear metres)



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$3,000	Low

(1989) Original Building (overhang near File Room 03) - has missing prefinished metal soffit.

**Updated:** MAR-10

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\***

(1989) Original Building (Main Floor) - has aluminum window c/w fixed glazed panes and awnings.  
 (1989) Original Building (Clerestoreys of Conference Room 04, Pediatrics 57, Telehealth Room 60, Waiting Area 170, Nursing Station 148) - has aluminum window c/w fixed glazed panes.  
 Replace aluminum windows (Glass & Frame). (approx. 36 windows on Main Floor and 20 windows in Clerestorey)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1989	40	MAR-10

**Event: Repair window accessories. (approx. 8 windows)**

**Concern:**

(1989) Original Building (Long Term Care - Patient Rooms 111, Lounge 82) - has worn out gaskets.  
 (1989) Original Building (Cafeteria - Nourishment 44) - has broken windows.  
 (1989) Original Building (Clerestorey of Nursing Station 148) - window sill is too short.

**Recommendation:**

Repair window sill; replace broken glass and replace gaskets. (approx. 8 windows)



<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$3,000	Low

(1989) Original Building (Clerestorey of Nursing Station 148) - window sill is too short.

**Updated:** MAR-10

**Event: Replace aluminum windows (Glass & Frame). (approx. 56 windows)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$168,000	Unassigned

**Updated:** MAR-10

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\***

(1989) Original Building (East Entrance near Long Term Care 105, South Entrance near Patient Lounge 82) - has aluminum storefront windows and doors.  
 Replace aluminum-framed storefronts: Doors. (approx. 5 doors)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-10

**Event: Replace aluminum-framed storefronts: Doors. (approx. 5 doors)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$25,000	Unassigned

**Updated:** MAR-10

**B2030.01.06 Automatic Entrance Doors\*\***

(1989) Original Building (North Main Entrance, East Entrance near Ambulance) - has automatic entrance doors.  
 Replace Automatic Entrance Doors. (approx. 6 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace Automatic Entrance Doors. (approx. 6 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$24,000	Unassigned

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\***

(1989) Original Building (Entrance near Radiology Change Rooms 153, 154, Shipping & Receiving 17, Exit 18, Storage 24, Exit near Electrical Room 33) - has metal doors and frames.

(1989) Original Building (Gas Storage 22, 23) - has 3/4 hour fire rated metal doors and frames.

Replace Automatic Entrance Doors. (approx. 8 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**Event: Replace exterior utility doors. (approx. 8 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$24,000	Unassigned

**Updated:** MAR-10

**B2030.03 Large Exterior Special Doors (Overhead)\***

(1989) Original Building (Ambulance Garage) - has metal insulated overhead doors. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**B3010.01 Deck Vapor Retarder and Insulation\***

(1989) Original Building (Main Roof, Clerestorey Roof, Fan Room Penthouse Roof) - has rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\***

(1989) Original Building (Main Roof, Clerestorey Roof, Fan Room Penthouse Roof) - has SBS roofing. (installed approx. in 2007).

Replace SBS roofing. (approx. 2580 square metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2007	25	MAR-10

**Event: Replace SBS roofing. (approx. 2580 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$387,000	Unassigned

**Updated:** MAR-10

**B3010.07 Sheet Metal Roofing\*\***

(1989) Original Building (Roof - Waiting Areas 169, 170) - has prefinished sheet metal roofing, roof membrane, plywood, rigid insulation, drywall, metal deck, OWSJ.

Replace sheet metal roofing. (approx. 70 square metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	40	MAR-10

**Event: Replace sheet metal roofing. (approx. 70 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$10,500	Unassigned

**Updated:** MAR-10

**B3010.08.02 Metal Gutters and Downspouts\*\***

(1989) Original Building (Main Roof) - flat roof has roof drains entering the building with downspouts which were installed above grade.

(1989) Original Building (Ambulance Roof) - scuppers connected to metal eavstroughs and exterior downspouts which were installed above Main Roof.

(1989) Original Building (Clerestorey Roof, North Metal roof) - sloped roof has metal eavstroughs and exterior downspouts which were installed above Main Roof.

Replace metal gutters and downspouts. (approx. 260 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	30	MAR-10

**Event: Provide concrete splashpads. (approx. 10 splashpads)**

**Concern:**

Downspouts do not have concrete splashpads

**Recommendation:**

Provide concrete splashpads. (approx. 10 splashpads)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,000	Low

**Updated:** MAR-10

**Event: Replace metal gutters and downspouts. (approx. 260 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$78,000	Unassigned

**Updated:** MAR-10

### **S3 INTERIOR**

#### **C1010.01 Interior Fixed Partitions\***

(1989) Original Building( Maintenance - Work Shop 21; Gas Storage 22; Gas Storage 23; Storage 24; Janitor's Closet 29; Garbage Room 30; Incinerator 31; Corridor 32; Electrical Room 33; Mechanical Room 34;Laundry Room 36) - has concrete blocks.

(1989) Original Building (Wall between Ambulance 131 and Trauma 132) - has concrete blocks.

(1989) Original Building - has metal stud partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

#### **C1010.03 Interior Operable Folding Panel Partitions\*\***

(1989) Original Building (Cafeteria - Dining 45) - has folding partition.

(1989) Original Building (Laboratory - ECG 164) - has accordion folding partition.

Replace folding partition. (1 partition)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

#### **Event: Replace folding partition. (1 partition)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,000	Unassigned

**Updated:** MAR-10

#### **C1010.04 Interior Balustrades and Screens, Interior Railings\***

(1989) Original Building (Main Floor - Corridors) - has metal pipe railing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

#### **C1010.05 Interior Windows\***

(1989) Original Building (Administration - Offices 01, 175) - has metal framed windows.

(1989) Original Building (Cafeteria - Office 43) - has metal framed windows.

(1989) Original Building (Maintenance - Office 20) - has metal framed windows.

(1989) Original Building (Emergency - Quiet Room 134, Office 145, Observation 146) - has metal framed windows.

(1989) Original Building (Long Term Care - Telehealth 60, Isolated Patient's Room 70, Patient's Room 85, wall between Patient's Room 108 and Lounge 105) - has metal framed windows.

(1989) Original Building (Laboratory - Control Room 158, CATH 168) - has wood framed windows.

(1989) Original Building (Laboratory - Waiting 170) - has aluminum framed windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	80	MAR-10

**C1010.06 Interior Glazed Partitions and Storefronts\***

(1989) Original Building (Long Term Care - Play 53) - has interior glazed partitions and storefronts.  
 (1989) Original Building (Administration - Conference 04) - has interior glazed partitions and storefronts.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	80	MAR-10

**C1020.01 Interior Swinging Doors (& Hardware)\***

Building - has metal doors and metal frames.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	40	MAR-10

**C1020.03 Interior Fire Doors\***

(1989) Original Building (Administration - Sterilizer 13) - has metal shutter.  
 (1989) Original Building (Pharmacy - Pharmacy 48) - has metal shutter over counter.  
 (1989) Original Building (Long Term Care - Stair to Fan Room Penthouse, Stair to Crawl Space, Family Room 120, Corridors) - has 3/4 hour fire rated metal doors and frames.  
 (1989) Original Building (Laboratory - Corridor) - has 1.5 hour fire rated metal doors and frames.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	50	MAR-10

**C1020.05.01 Coiling Doors and Grilles**

(1989) Original Building (Cafeteria - Nourishment 44) - has open aluminum grilled roll-up shutter.  
 (1989) Original Building (Administration - Reception 02) - has open aluminum grilled roll-up shutter.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

**C1020.06 Interior Gates\***

(1989) Original Building (Administration - Storage 05) - has metal pile gate c/w chain link.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

**C1030.01 Visual Display Boards\*\***

(1989) Original Building (Administration - Conference 04) - has 1 projection screen.  
 (1989) Original Building (Emergency - Quiet Room 134) - has 1 whiteboard, 1 tackboard.  
 Replace visual display boards. (approx. 3 boards)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	MAR-10

**Event:** replace visual display boards. (approx. 3 boards)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$3,000	Unassigned

**Updated:** MAR-10

**C1030.02 Fabricated Compartments(Toilets/Showers)\*\***

(1989) Original Building (Maintenance - Washroom 27) - has plastic laminated toilet partition.  
 (1989) Original Building (Emergency - Washroom 141) - has plastic laminated toilet partition.  
 Replace fabricated compartments (Toilets/Showers). (2 partitions)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-10

**Event:** Replace fabricated compartments (Toilets/Showers). (2 partitions)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$2,000	Unassigned

**Updated:** MAR-10

**C1030.05 Wall and Corner Guards\***

(1989) Original Building - has acrylic corner guards.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	15	MAR-10

**C1030.08 Interior Identifying Devices\***

All rooms have interior identifying devices.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	MAR-10



**C1030.10 Lockers\*\***

(1989) Original Building (Administration - Locker Room 06, Storage 05) - has prefinished single tier metal lockers. (21 lockers)  
 (1989) Original Building (Maintenance - Locker Room 25) - has prefinished single tier metal lockers. (6 lockers)  
 (1989) Original Building (Emergency - Corridor 140) - has prefinished single tier metal lockers. (5 lockers).  
 Replace lockers. (approx. 32 lockers)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-10

**Event: Replace lockers. (approx. 32 lockers)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$16,000	Unassigned

**Updated:** MAR-10

**C1030.12 Storage Shelving\***

(1989) Original Building (Administration - Storage 05, Sterilization 13) - has metal shelves.  
 (1989) Original Building (Maintenance - Workshop 21) - has wood shelves.  
 (1989) Original Building (Cafeteria - Storage 40) - has metal shelves.  
 (1989) Original Building (Pharmacy - Pharmacy 47) - has metal shelves.  
 (1989) Original Building (Long Term Care - Equipment 67) - has metal shelves.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-10

**C1030.14 Toilet, Bath, and Laundry Accessories\***

(1989) Original Building (Administration - Washroom 11) - has toilet accessories.  
 (1989) Original Building (Administration - Shower 09) - has shower accessories.  
 (1989) Original Building (Maintenance - Washroom 27) - has toilet accessories.  
 (1989) Original Building (Maintenance - Shower 26) - has shower accessories.  
 (1989) Original Building (Maintenance - Laundry 36) - has laundry accessories.  
 (1989) Original Building (Emergency - Washrooms 122, 127, 141) - has toilet accessories.  
 (1989) Original Building (Emergency - Showers 123, 126, 142) - has shower accessories.  
 (1989) Original Building (Long Term Care - All Patient's Bathrooms) - has shower and toilet accessories.  
 (1989) Original Building (Long Term Care - Patient's Room 71 Bathroom) - has bathtub and toilet accessories.  
 (1989) Original Building (Long Term Care - Conference 51 Washroom; Pediatrics 57 Washroom, Washroom 62) - has toilet accessories.  
 (1989) Original Building (Long Term Care - Tub Room 55, 63, 68) - has bathroom accessories.  
 (1989) Original Building (Laboratory - Washrooms 151, 155, 166, 167) - has toilet accessories.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	MAR-10

**C1030.17 Other Fittings\* (Boot Rack)**

(1989) Original Building (Administration - North Entrance Vestibule 171, Vestibule 18) - has prefinished metal boot rack.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

**C2010 Stair Construction\***

(1989) Original Building (Main Floor to Fan Room Penthouse, Main Floor to Crawl Space, Fan Room Penthouse to Roof) - has wood stairs with 38x286 mm wood stringers; 38x250 mm wood treads, 19 mm plywood risers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	100	MAR-10

**C2020.05 Resilient Stair Finishes\*\***

(1989) Original Building (Main Floor to Fan Room Penthouse, Main Floor to Crawl Space) - has wood stairs have sheet vinyl treads and rubber nosings.  
Replace resilient stair finishes. (2 stairs)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

**Event: Replace resilient stair finishes. (2 stairs)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,000	Unassigned

**Updated:** MAR-10

**C2020.08 Stair Railings and Balustrades\***

((1989) Original Building (Main Floor to Fan Room Penthouse, Main Floor to Crawl Space) - wood stairs have metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**C2020.11 Other Stair Finishes\***

(1989) Original Building (Fan Room Penthouse to Roof) - has painted wood stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**C3010.06 Tile Wall Finishes\*\***

- (1989) Original Building (Administration - Washroom 11; Corridor 14; Cart Wash Room 15; Receiving 16) - has ceramic wall tile finish.
- (1989) Original Building (Administration - Shower 09) - has ceramic wall tile finish.
- (1989) Original Building (Maintenance - Washroom 27) - has ceramic wall tile finish.
- (1989) Original Building (Maintenance - Shower 26) - has ceramic wall tile finish.
- (1989) Original Building (Cafeteria - Nourishment 39; 44) has ceramic wall tile finish.
- (1989) Original Building (Emergency - Washrooms 122, 127, 141) - has ceramic wall tile finish.
- (1989) Original Building (Emergency - Showers 123, 126, 142; Ambulance 131) - has ceramic wall tile finish.
- (1989) Original Building (Long Term Care - All Patient's Room Washrooms and Showers) - has ceramic wall tile finish.
- (1989) Original Building (Long Term Care - Conference 51 Washroom; Washroom 62; Janitor 70) - has ceramic wall tile finish.
- (1989) Original Building (Long Term Care - Tub Room 55, 63, 68) - has ceramic wall tile finish.
- (1989) Original Building (Laboratory - Janitor 138; Washrooms 151, 155, 166, 167; CATH 168) - has ceramic wall tile finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**Event: Replace tile wall finishes. (approx. 250 square metres)**

**Recommendation:**

Replace tile wall finishes. (approx. 250 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$37,500	Unassigned

**Updated:** MAR-10

**C3010.11 Interior Wall Painting\***

- (1989) Original Building - has paint on gypsum boards and concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	10	MAR-10

**Event: Repaint wall. (approx. 100 square metres)**

**Concern:**

- (1989) Original Building (Maintenance - Mechanical Room 34) - wall paint has peeled off.
- (1989) Original Building (Long Term Care - Patient Room) - wall paint has peeled off.

**Recommendation:**

Repaint wall. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,000	Low

**Updated:** MAR-10

**C3010.12 Wall Coverings\***

(1989) Original Building (Cafeteria - Lounge 46) - has prefinished wall covering.  
 (1989) Original Building (Long Term Care - All Patient's Rooms; Lounge 82; 101) - has prefinished wall covering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-10

**C3020.01.02 Paint Concrete Floor Finishes\***

(1989) Original Building (Administration - Storage Room 05; Receiving 17) - has painted concrete floor.  
 (1989) Original Building (Maintenance - Gas Storage 22, 23; Storage 24; Garbage Room 30; Incinerator 31; Electrical Room 33; Mechanical Room 34) - has painted concrete floor.  
 (1989) Original Building (Emergency - Storage 130; Ambulance Bay 131) - has painted concrete floor.  
 (1989) Original Building (Fan Room Penthouse) - has painted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	10	MAR-10

**Event:** Repair and repaint concrete floor. (asprox. 60 square metres)

**Concern:**

(1989) Original Building (Emergency - Ambulance 131) - concrete flooring paint has peeled and faded.

**Recommendation:**

Repair and repaint concrete floor. (asprox. 60 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$6,000	Low

**Updated:** MAR-10

**C3020.02 Tile Floor Finishes\*\***

(1989) Original Building (Administration - Shower 09; Corridor 14; Cart Wash Room 15) - has ceramic floor tile finish.  
 (1989) Original Building (Maintenance - Shower 26) - has ceramic floor tile finish.  
 (1989) Original Building (Cafeteria - Nourishment 39; 44) - has ceramic floor tile finish.  
 (1989) Original Building (Cafeteria - Storage 40) - has quarry floor tile finish.  
 (1989) Original Building (Emergency - Showers 123, 126, 142) - has ceramic floor tile finish.  
 (1989) Original Building (Long Term Care - All Patient's Rooms - Showers) - has ceramic floor tile finish.  
 (1989) Original Building (Long Term Care - Washroom 62) - has ceramic floor tile finish.  
 (1989) Original Building (Long Term Care - Tub Room 55) - has ceramic floor tile finish.  
 (1989) Original Building (Long Term Care - Tub Room 63, 68) - has quarry floor tile finish.  
 Replace tile floor finishes. (approx. 160 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

**Event: Replace tile floor finishes. (approx. 160 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$24,000	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\***

(1989) Original Building (Administration - Female Locker Room 06; Female Locker Room 07; Washroom 11; Sterilization 13; Corridor 19; Receiving 16) - has sheet vinyl flooring.  
 (1989) Original Building (Maintenance - Corridor 18, 19; Office 20; Work Shop 21; Male Locker Room 25; Washroom 27; Vestibule 28; Janitor's Closet 29; Corridor 32; Laundry Room 36; Janitor's Closet 37) - has sheet vinyl flooring.  
 (1989) Original Building (Cafeteria - Corridor 35; Office 43; Dining Room 45) - has sheet vinyl flooring.  
 (1989) Original Building (Pharmacy - Pharmacy 47; Pharmacy 48; Medial Room 49; Washroom 50; Conference Room 51) - has sheet vinyl flooring.  
 (1989) Original Building (Long Term Care - Play Room 53; Washroom 54; Equipment Room 56; Pediatrics 57; Telehealth 60; Isolated Patient's Room 70; Patient's Room 71, 73, 76, 79, 85, 88, 91, 94, 97, 108, 111, 114 117 - Washrooms, Tub Room 72; Lounge 82; Vestibule 83; Vestibule 100; Lounge 101, 105; Washroom 107; Family Room 120, 121; Nurses Station 148, Corridor 176) - has sheet vinyl flooring.  
 (1989) Original Building (Long Term Care - Tub Room 55, 63, 68) - has sheet vinyl flooring.  
 (1989) Original Building (Emergency - Washroom 122; LDR 124; Waiting Room 125; Washroom 127; Treatment 128, 129; Trauma Room 132; Vestibule 133; Corridor 135, 136; Equipment Room 137; Lounge 139; Washroom 141; Change Room 143, OBS 146, Corridor 147) - has sheet vinyl flooring.  
 (1989) Original Building (Laboratory - Janitor's Closet 138; Corridor 150, Washroom 151, Corridor 152; Change Room 153; Change Room 154; Washroom 155; Corridor 156; X-Ray 157; Control Room 158; Viewing Room 160; Corridor 161; Lab 162, 163; ECG 164; Corridor 165; Washroom 166, 167; CATH 168; Waiting Room 169, 170; Vestibule 171; Corridor 173; Lobby 172) - has sheet vinyl flooring.  
 Replace resilient flooring. (approx. 1640 square metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	MAR-10

**Event: Replace resilient flooring. (approx. 1640 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$164,000	Unassigned

**Updated:** MAR-10

**C3020.08 Carpet Flooring\*\***

(1989) Original Building (Administration - Office 01; Reception 02; File Room 03; Office 175; Conference Room 04) - has carpet.  
 (1989) Original Building (Maintenance - Washroom 27) - has carpet.  
 (1989) Original Building (Cafeteria - Lounge 46) - has carpet.  
 (1989) Original Building (Emergency - Quiet Room 134, Lounge 139; Corridor 140; Office 145) - has carpet.  
 (1989) Original Building (Long Term Care - Vestibule 83; Vestibule 100) - has carpet.  
 (1989) Original Building (Long Term Care - Tub Room 55, 63, 68) - has carpet.  
 (1989) Original Building (Laboratory - Washrooms 151, 155, 166, 167) - has carpet.  
 Replace carpet flooring. (approx. 130 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	15	MAR-10

**Event: Replace carpet flooring. (approx. 130 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$13,000	Unassigned

**Updated:** MAR-10

**Event: Replace carpet. (approx. 60 square metres)**

**Concern:**

(1989) Original Building (Administration - Conference 04) - carpet has worn out.  
 (1989) Original Building (Cafeteria - Lounge 46) - carpet has worn out.

**Recommendation:**

Replace carpet. (approx. 60 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,000	Low

**Updated:** MAR-10

**C3020.09 Access Flooring\*\***

(1989) Original Building (Maintenance - Electrical Room 33) - has access to crawl space.  
 (1989) Original Building (Emergency - Storage 103) - has access to crawl space.  
 (1989) Original Building (Long Term Care - Supply 69) - has access to crawl space.  
 Replace access flooring cover. (approx. 3 panels)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10

**Event: Replace access flooring cover. (approx. 3 panels)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,500	Unassigned

**Updated:** MAR-10

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\***

(1989) Original Building (Administration - Office 01; Reception 02; File Room 03; Office 175) - has suspended T-bar system and acoustic ceiling tiles.  
 (1989) Original Building (Maintenance - Corridor 18, 19; Office 20; Laundry Room 36) - has suspended T-bar system and acoustic ceiling tiles.  
 (1989) Original Building (Cafeteria - Corridor 35; Office 43; Dining 45; Lounge 46) - has suspended T-bar system and acoustic ceiling tiles.  
 (1989) Original Building (Pharmacy - Pharmacy 47, 48; Medial Room 49; Washroom 50; Conference Room 51) - has suspended T-bar system and acoustic ceiling tiles.  
 (1989) Original Building (Long Term Care - Corridor 58; 61; 84; 102; Patient Lounge 82; Vestibule 83, 100; Lounge 101) - has suspended T-bar system and acoustic ceiling tiles.  
 (1989) Original Building (Emergency - Vestibule 133; Quiet Room 134; Office 145; Corridor 147) - has suspended T-bar system and acoustic ceiling tiles.  
 (1989) Original Building (Laboratory - Corridor 152; CATH 168; Lab 162; View 160) - has suspended T-bar system and acoustic ceiling tiles.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1989	25	MAR-10

**Event: Replace acoustic ceiling tiles. (approx. 100 tiles)**

**Concern:**

(1989) Original Building (Administration - Reception 02) - has damaged acoustic ceiling tiles.  
 (1989) Original Building (Cafeteria - Lounge 46) - has stained acoustic ceiling tiles.  
 (1989) Original Building (Pharmacy - Pharmacy 47) - has stained and missing acoustic ceiling tiles.  
 (1989) Original Building (Laboratory - View 160) - has stained acoustic ceiling tiles.

**Recommendation:**

Replace acoustic ceiling tiles. (approx. 100 tiles)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$1,000	Low

**Updated:** MAR-10

**Event: Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 350 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$35,000	Unassigned

**Updated:** MAR-10



**C3030.07 Interior Ceiling Painting\***

(1989) Original Building (Administration - Female Locker Room 06, 07; Washroom 11; Sterilization 13; Corridor 14; Cart Wash 15; Receiving 16) - has painted drywall ceiling.  
 (1989) Original Building (Maintenance - Male Locker Room 25; Washroom 27; Vestibule 28; Janitor's Closet 37) - has painted drywall ceiling.  
 (1989) Original Building (Maintenance - Work Shop 21; Gas Storage 22, 23; Storage 24; Janitor's Closet 29; Garbage Room 30; Incinerator 31; Corridor 32; Electrical Room 33; Mechanical Room 34) - has painted metal deck.  
 (1989) Original Building (Cafeteria - Nourishment 39; 44; Storage 40) - has painted drywall ceiling.  
 (1989) Original Building (Long Term Care - Play Room 53; Washroom 54; Equipment Room 56; Pediatrics 57; Telehealth 60; Isolated Patient's Room 70; Patient's Room 71, 73, 76, 79, 85, 88, 91, 94, 97, 108, 111, 114 117 - Washrooms and Showers, Tub Room 72; Lounge 82; Vestibule 83; Vestibule 100; Lounge 101, 105; Washroom 107; Family Room 120, 121; Nurses Station 148, Corridor 176) - has painted drywall ceiling.  
 (1989) Original Building (Emergency - Washroom 122; LDR 124; Waiting Room 125; Washroom 127; Treatment 128, 129; Trauma Room 132; Corridor 135, 136; Equipment Room 137; Lounge 139; Corridor 140; Washroom 141; Change Room 143, OBS 146) - has painted drywall ceiling.  
 (1989) Original Building (Emergency - Storage 130; Ambulance Bay 131) - has painted metal deck.  
 (1989) Original Building (Laboratory - Janitor's Closet 138; Washroom 151, 155; Change Room 153, 154; Corridor 156; X-Ray 157; Control Room 158; ECG 164; Washroom 166, 167) - has painted drywall ceiling.  
 (1989) Original Building (Fan Room Penthouse) - has painted metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

**C3030.09 Other Ceiling Finishes\* - (Ceramic Ceiling Tile)**

(1989) Original Building (Administration - Shower 09) - has ceramic ceiling tile finish.  
 (1989) Original Building (Maintenance - Shower 26) - has ceramic ceiling tile finish.  
 (1989) Original Building (Emergency - Showers 123, 126, 142) - has ceramic ceiling tile finish.  
 (1989) Original Building (Long Term Care - All Patient's Room Showers) - has ceramic ceiling tile finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**C3030.09 Other Ceiling Finishes\* - (Textured Drywall Ceiling)**

(1989) Original Building (Administration - Conference 04) - has textured drywall ceiling.  
 (1989) Original Building (Laboratory - Waiting 169; 170; Vestibule 171; Lobby 172; Corridor 173; Play 174) - has textured drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

## **S4 MECHANICAL**

### **D2010.04 Sinks\*\***

Various single and double compartment stainless steel sinks, scullery sinks, laundry tubs, janitor sinks, scrub sinks throughout this area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 35 Sinks.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$70,000	Unassigned

**Updated:** MAR-10

### **D2010.05 Showers\*\***

Tiled shower stalls in patient rooms. Tiled shower stalls in staff locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 18 Showers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$36,000	Unassigned

**Updated:** MAR-10

### **D2010.06 Bathtubs\*\***

2 Assisted bathtubs in Tub room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 2 assisted Bathtubs.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$120,000	Unassigned

**Updated:** MAR-10

**D2010.08 Drinking Fountains / Coolers\*\***

Elkay simulated recessed refrigerated drinking fountain in main entrance to Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-10

**Event: Replace refrigerated Drinking Fountain.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$3,000	Unassigned

**Updated:** MAR-10

**D2010.09 Other Plumbing Fixtures\***

Various Sitz bath, Bedpan washers, etc. Throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\***

Mainly Flush valve, wall mounted water closets.  
 Vanity and Wall mounted, vitreous china and stainless steel lavatories.  
 No Urinals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-10

**Event: Replace 30 WC's, 30 Lavs.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$120,000	Unassigned

**Updated:** MAR-10

**D2020.01.01 Pipes and Tubes: Domestic Water\***

Domestic water piping is mainly copper with solder fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**D2020.01.02 Valves: Domestic Water\*\***

Mainly 1/4 turn ball & butterfly valves throughout building. Isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**Event: Replace 150 Valves: Domestic Water.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$150,000	Unassigned

**Updated:** MAR-10

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Watts backflow preventor on Boiler make up water lines, fire lines and main water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

**Event: Replace 2 Backflow Preventors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Unassigned

**Updated:** MAR-10

**D2020.02.04 Domestic Water Conditioning Equipment\*\***

Commercial water softening equipment in Mechanical room. Manufactured by USF Water Group, Regina, Sask

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

**Event: Replace Domestic Water Conditioning Equipment.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Unassigned

**Updated:** MAR-10

**D2020.02.06 Domestic Water Heaters\*\***

Domestic hot water storage tank in mechanical room c/w heat exchangers. Makes & models are unknown. Hot water from dedicated Heating boilers - Bryan model F450-WT-G. Input capacity: 405,000 Btuh each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

**Event:** Replace Domestic Water Heater Boilers, heat exchanger and storage tank.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$100,000	Unassigned

**Updated:** MAR-10

**D2020.03 Water Supply Insulation: Domestic\***

Mainly preformed fibreglass piping insulation throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**D2030.01 Waste and Vent Piping\***

Copper DWV grade venting; primarily cast iron & plastic waste lines below grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

**D2030.02.04 Floor Drains\***

Conventional, general purpose floor drains throughout building, funnel floor drains in Mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

**D2040.01 Rain Water Drainage Piping Systems\***

Rainwater collection via roof drains to storm water piping located inside building. Discharged to municipal mains. Some eave troughs and downspouts discharging to grade around building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

**D2040.02.04 Roof Drains\***

Conventional roof drains with cast iron dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**D2090.10 Nitrous Oxide Gas Systems\*\***

Nitrous Oxide medical gas system distributed mainly to acute care areas from storage cylinders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace Nitrous Oxide Gas System.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$50,000	Unassigned

**Updated:** MAR-10

**D2090.11 Oxygen Gas Systems\*\***

Oxygen medical gas system distributed mainly to acute care areas from Oxygen storage cylinders located in administration wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace Oxygen Gas System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$75,000	Unassigned

**Updated:** MAR-10

**D2090.13 Vacuum Systems (Medical)\*\***

Medical Vacuum system distributed mainly to acute care areas from Vacuum pump in penthouse Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace Medical Vacuum System.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$150,000	Unassigned

**Updated:** MAR-10

**D2090.16 Medical Air System\***

Medical Air system distributed mainly to acute care areas from Medical Air Compressor in penthouse Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**D3010.01 Oil Supply Systems (Fuel, Diesel)\***

Diesel tank and supply lines for operation of Emergency Generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	60	MAR-10

**D3010.02 Gas Supply Systems\***

Metered natural gas supply from utility servicing heating and domestic water equipment Laundry and Kitchen cooking equipment. Schedule 40 steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	60	MAR-10

**D3020.01.01 Heating Boilers & Accessories: Steam\*\***

Steam boiler in Mechanical room has been disconnected and decommissioned. Maintenance staff indicated that there are currently no plans to put this unit back into service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1989	35	MAR-10

**Event: Repair Steam boiler and put back into service.**

**Concern:**

Boiler is currently not in service. Some service work will be required to put it back into service.

**Recommendation:**

Service boiler prior to putting back into service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2024	\$15,000	Low

**Updated:** MAR-10

**D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers\*\***

Uninsulated metal chimneys & vent connectors individually vented up through roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-10

**Event: Replace 2 steam boiler Chimneys.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$20,000	Unassigned

**Updated:** MAR-10

**D3020.02.01 Heating Boilers and Accessories: H.W.\*\***

6 Heating boilers are Weil McLain model APFG-7-PI. Input capacity: 390,000 btuh each

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	35	MAR-10

**Event: Replace 6 Heating Boilers and Accessories.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$180,000	Unassigned

**Updated:** MAR-10

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler\*\***

Insulated metal vent connectors from Hot water boilers to main Chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace Hot water boiler vent connectors & chimney.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$20,000	Unassigned

**Updated:** MAR-10

**D3020.02.03 Water Treatment: H. W. Boiler\***

Chemical pot feeder on hydronic loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**D3030.05 Cooling Towers\*\***

Evapco cooling tower in Mechanical room. Unknown model and capacity. Tower serves heat pump hydronic loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10

**Event: Replace Cooling Tower.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$75,000	Unassigned

**Updated:** MAR-10



**D3040.01.01 Air Handling Units: Air Distribution\*\***

Various Indoor units located in Penthouse Mechanical room. These units serve the ventilation requirements of the Kitchen / Acute Care / General areas of the hospital. Mainly Glycol Heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 4 Air Handling Units.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$300,000	Unassigned

**Updated:** MAR-10

**D3040.01.04 Ducts: Air Distribution\***

Mainly Supply & return, low velocity ductwork distribution system throughout building connecting air handling units to supply & return air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

Ceiling and wall mounted supply air outlets and return air inlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**D3040.03.01 Hot Water Distribution Systems\*\***

Recirculation pumps servicing AHU coils and building heating, heat pumps c/w expansion tank and glycol fill tank. Schedule 40 steel and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**Event: Replace Hot Water Distribution Systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$300,000	Unassigned

**Updated:** MAR-10

**D3040.04.01 Fans: Exhaust\*\***

Approximately 10 general exhaust fans located on roof and mechanical rooms servicing washrooms and general exhaust. Exhaust system servicing Kitchen exhaust hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 10 Exhaust Fans.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$40,000	Unassigned

**Updated:** MAR-10

**D3040.04.03 Ducts: Exhaust\***

Various mainly low velocity sheet metal ducts connecting grilles and hoods with roof mounted fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	50	MAR-10

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Various exhaust grilles and hoods ducted to exhaust fans. Mainly Washrooms and Kitchen areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**D3050.03 Humidifiers\*\***

Nortec steam Generators, connected to each air handling unit in the penthouse Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10

**Event: Replace 4 steam generator Humidifiers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$60,000	Unassigned

**Updated:** MAR-10

**D3050.05.02 Fan Coil Units\*\***

Mostly force flow units servicing entrances and vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 3 Force flow units.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$6,000	Unassigned

**Updated:** MAR-10

**D3050.05.03 Finned Tube Radiation\*\***

Perimeter finned tube and radiant panels - various locations throughout Hospital. Various enclosure sizes and types.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**Event: Replace 100m of Finned Tube Radiation.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$100,000	Unassigned

**Updated:** MAR-10

**D3050.05.06 Unit Heaters\*\***

Unit heaters providing local heating - mainly in Mechanical Rooms and Ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace 5 Unit Heaters.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$10,000	Unassigned

**Updated:** MAR-10

**D3050.07 Other Terminal and Packaged Units\***

Climate Master packaged hydronic heat pumps throughout building. Connected by a central hydronic loop, the units provide both heating and cooling to the various areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	15	MAR-10

**D3060.02.01 Electric and Electronic Controls\*\***

Local electric controls for force flows, exhaust fans and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**Event: Replace Electric Controls.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$20,000	Unassigned

**Updated:** MAR-10

**D3060.02.05 Building Systems Controls (BMCS, EMCS)\*\***

BMCS: Barber Colman controls system servicing HVAC systems throughout building c/w operator workstation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	25	MAR-10

**Event: Replace existing Building Management Control System.**

**Concern:**

The existing control system is no longer supported with replacement parts

**Recommendation:**

Provide new DDC System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$250,000	Low

**Updated:** MAR-10

**D4010 Sprinklers: Fire Protection\***

Wet pipe sprinkler system installed throughout building, including sprinkler tree in Mechanical room and Fire Department connection near front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	60	MAR-10

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

Both surface mounted and recessed fire extinguisher cabinets. ABC dry chemical units noted. Regularly checked. Coverage appears reasonable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

**D4090.04 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)\*\***

Commercial kitchen, dry chemical fire suppression system associated with exhaust canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	40	MAR-10

**Event: Replace Dry Chemical Fire Extinguishing Systems (Kitchen Hood)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$50,000	Unassigned

**Updated:** MAR-10

## **S5 ELECTRICAL**

### **D5010.03 Main Electrical Switchboards (Main Distribution)\*\***

A Square "D" main distribution centre has been provided in the mechanical room. It is fed underground from an on-site pad mounted transformer located on the west side of the building. The distribution centre is rated at 800 Amps, 120/208V, 3 phase, 4 wire, and is complete with a 800 Amp main breaker and a feeder breaker distribution section. Feeder breakers feed various loads in the building including CDPs, breaker panels and mechanical equipment. A TVSS (surge suppression system) has been provided. Feeder breakers are adequately identified and there is spare capacity for the addition of future breakers.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	40	MAR-10

**Event: Replace Main Electrical Switchboards (Main Distribution).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2029	\$150,000	Unassigned

**Updated:** MAR-10

### **D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)\*\***

Approximately 11 branch circuit panel boards have been provided throughout the facility. Panels generally have spare breaker capacity.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	30	MAR-10

**Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$35,000	Unassigned

**Updated:** MAR-10

### **D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers\*\***

120/208V central distribution panels, (CDPs) have been provided for sub distribution. The CDPs feed the various 120/208V breaker panels that are located throughout the facility. A Square "D", 5 section motor control centre, (MCC) has been provided for motor control. The MCC is located the penthouse. Two of the sections are fed from emergency power. MCC is complete with combination type magnetic motor starters, pilot lights and selector switches. MCC has spare starter capacity.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	30	MAR-10

**Event: Replace Switchboards, Panelboards, and (Motor) Control Centers.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$50,000	Unassigned

**Updated:** MAR-10

**D5020.01 Electrical Branch Wiring\***

All wiring is copper and is installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	50	MAR-10

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

Line voltage switches have been provided for lighting control. Each area is locally controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-10

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Lighting is provided by fluorescent fixtures. Depending on the ceiling type and system, fixtures are either of the recessed type, surface mounted or suspended mounted. Fixtures are complete with energy efficient T8 lamps and electronic ballasts.

Basis of estimate: Quantity of fixtures based on building area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-10

**Event: Replace Interior Florescent Fixtures.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$320,000	Unassigned

**Updated:** MAR-10

**D5020.02.03.01 Emergency Lighting Built-in\***

Emergency lighting is provided by feeding selected light fixtures with emergency power. These include fixtures in the hall ways, corridors, common areas, etc. All paths and points of egress are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	35	MAR-10

**D5020.02.03.03 Exit Signs\***

Exit signs have been provided at each required exit. Exit lights are with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-10

**D5020.02.11 Operating Room Lighting\***

Operating rooms have been provided with operating lights. Lights utilize incandescent lamps and wall mounted controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	0	MAR-10

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Exterior lighting is provided by wall mounted fixtures rated at 150 Watts. Fixtures are controlled by the exterior lighting control system ( photo-cell).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-10

**D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)\***

Exterior lighting is controlled by photo-cell and time clock. The control system is located in the electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	30	MAR-10

**D5030.01 Detection and Fire Alarm\*\***

A hard-wired 2 stage system has been provided, consisting of heat detectors, smoke detectors, manual pull stations, and bells, all inter-connected to form a complete and operating system. Main control panel is located in the penthouse, with a remote annunciator at the nurses station. The system is the product of Cerebrus Pyrotronics. The system is tested annually and externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	25	MAR-10

**Event: Replace Fire Alarm System.**

**Concern:**

Fire alarm system is no longer manufactured or supported. Parts are no longer available and becoming increasingly difficult to obtain.

**Recommendation:**

Replace the fire alarm system with a new addressable system, complete with horn/strobe units, etc.

**Consequences of Deferral:**

System could fail and the facility would be without a fire alarm system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$200,000	High

**Updated:** MAR-10

**D5030.02.01 Door Answering\***

Push button and intercom station located at the front door. Answer station and door release is located at the nurses station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10



**D5030.02.04 Video Surveillance\*\***

A CCTV system has been provided and it consists of approximately 6 cameras, TV monitors located in the nurses stations. A digital recording system has been provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-10

**Event: Replace Video Surveillance.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$25,000	Unassigned

**Updated:** MAR-10

**D5030.04.01 Telephone Systems\***

Telephone service has been provided and it is underground, with the terminal board located in the penthouse. Telephone cabling has been provided throughout the facility. A Meridian Nortel telephone system has been provided for the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	25	MAR-10

**D5030.04.03 Call Systems\*\***

The nurse call system is the product of Rauland Responder 3000, with the head end equipment located in the penthouse. The system has voice communication capabilities and is complete with bedside call stations, bathroom call stations, dome lights located outside the patient rooms, duty stations, staff stations, and desk consoles at the nurses stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	25	MAR-10

**Event: Replace Call Systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$150,000	Unassigned

**Updated:** MAR-10

**D5030.04.04 Data Systems\***

Cat 5 data cabling has been provided, with data outlets in the administration areas, patient rooms, and the nurses stations. The network is located in the administration area and is provided with data racks containing patch panels, data switches and hubs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	MAR-10

**D5030.05 Public Address and Music Systems\*\***

A 100 Watt, paging amplifier has been provided in the penthouse and is interfaced with the telephone system for paging purposes. Speakers have been provided throughout the facility.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	25	MAR-10

**Event: Replace Public Address and Music Systems.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2014	\$60,000	Unassigned

**Updated:** MAR-10

**D5030.06 Television Systems\***

A satellite system has been provided with outlets in the patient rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2009	20	MAR-10

**D5090.02 Packaged Engine Generator Systems (Emergency Power System)\*\***

A Leroy Somer diesel fired engine-generator set has been provided to supply power to the facility in the event of utility power failure. The engine-generator set is rated at 75 kVA, 120/208V, 3 phase, 4 wire, and is complete with an automatic transfer switch, battery charger, and block heater. The system is located in a dedicated room which also contains the fuel tank, with a containment dyke. An emergency power distribution system has been provided with breaker panels in strategic locations. Selected light fixtures and selected mechanical equipment are supplied with emergency power. The emergency power system is tested on monthly basis.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1989	35	MAR-10

**Event: Replace Packaged Engine Generator Systems (Emergency Power System).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2024	\$90,000	Unassigned

**Updated:** MAR-10

## **S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**

### **E1010.06 Commercial Laundry and Dry Cleaning Equipment\***

(1989) Original Building (Maintenance - Laundry 36) - has laundry (washers and dryers) equipment.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **E1010.08 Office Equipment\***

(1989) Original Building (Administration - File 03) - has mobile filing system.

(1989) Original Building (Laboratory - View 160) - has mobile filing system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **E1020.07 Laboratory Equipment\***

(1989) Original Building (Administration - Storage 05) - has eye wash station.

(1989) Original Building (Maintenance - Workshop 21) - has eye wash station.

(1989) Original Building (Emergency - Treatment 129) - has eye wash station.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	25	MAR-10

### **E1020.08 Medical Equipment\***

(1989) Original Building (Emergency - Treatment 128; 129) - has operation equipment.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	25	MAR-10

### **E1020.09 Mortuary Equipment\***

(1989) Original Building (Administration - Morgue 05A) - has cooler.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **E1090.03 Food Service Equipment\***

(1989) Original Building (Cafeteria - Nourishment 39; 44) - has dish washing equipment, deep fryer, steamer, range c/w burner and grille, exhaust hood c/w fire compressor, baker equipment, service line equipment, fridges, service rail, microwave.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	25	MAR-10

**E1090.04 Residential Equipment\***

- (1989) Original Building (Maintenance - Workshop 21) - has fridge.
- (1989) Original Building (Cafeteria - Storage 40) - has freezer.
- (1989) Original Building (Pharmacy - Pharmacy 47) - has fridge.
- (1989) Original Building (Long Term Care - Pantry 59) - has fridge.
- (1989) Original Building (Long Term Care - Pantry 108) - has range, microwave, fridge, washer, and dryer.
- (1989) Original Building (Laboratory - CATH 168) - has fridges.
- (1989) Original Building (Laboratory - Lab 162; 163; ECG 164) - has blood bank fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	10	MAR-10

**E2010.02 Fixed Casework\*\***

- (1989) Original Building (Administration - Reception 02) - has reception counter.
  - (1989) Original Building (Administration - Washroom 11) - has plastic laminated vanities.
  - (1989) Original Building (Maintenance - Washroom 27) - has plastic laminated vanities.
  - (1989) Original Building (Pharmacy - Pharmacy 47, 48) - has work counters.
  - (1989) Original Building (Long Term Care - Conference 51 Washroom; Pediatrics 57 Washroom, Washroom 62) - has plastic laminated vanities.
  - (1989) Original Building (Long Term Care - All Patient Bathrooms) - has plastic laminated vanities.
  - (1989) Original Building (Long Term Care - Nursing Station 148) - has reception counter.
  - (1989) Original Building (Emergency - Washrooms 122, 127, 141) - has plastic laminated vanities.
  - (1989) Original Building (Laboratory - Washrooms 151, 155, 166, 167) - has plastic laminated vanities.
  - (1989) Original Building (Laboratory - View 160, Lab 162, 163) - has work counters.
- Replace fixed casework. (approx. 50 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1989	35	MAR-10

**Event: Repair vanity. (approx. 1 linear metre)**

**Concern:**

(1989) Original Building (Long Term Care - Isolated Patient Room) - has damaged plastic laminated vanities.

**Recommendation:**

Repair vanity. (approx. 1 linear metre)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,000	Low

**Updated:** MAR-10

**Event: Replace fixed casework. (approx. 50 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$50,000	Unassigned

**Updated:** MAR-10

**E2010.03.01 Blinds\*\***

(1989) original Building (Administration, Long Term Care, Laboratory, Clerestorey - exterior windows) - has vertical blinds.  
 (1989) (1989) Original Building (Administration - Offices 01, 175) - has vertical blinds over interior windows.  
 (1989) Original Building (Emergency - Office 145) - has vertical blinds over interior windows.  
 (1989) Original Building (Emergency - Observation 146) - has venetian blinds over interior windows.  
 Replace blinds. (approx. 27 blinds on Main Floor, 22 blinds in Clerestorey; 4 for interior windows)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-10

**Event: Replace blinds. (approx. 53 windows)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$21,200	Unassigned

**Updated:** MAR-10

**E2010.03.06 Curtains and Drapes\*\***

(1989) Original Building (Long Term Care - Telehealth 60) - has curtains over storefront windows.  
 Replace curtains. (approx. 4 curtains)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	30	MAR-10

**Event: Replace curtains. (approx. 4 curtains)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$4,000	Unassigned

**Updated:** MAR-10

**F1020.02.04 Cold Storage Rooms\***

(1989) Original Building (Cafeteria - Cooler 41; Cooler 42) - has walk-in freezers and walk-in coolers.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	50	MAR-10

**F1040.05 Liquid and Gas\*: Storage Tanks\***

(1989) Original Building (Maintenance - Gas Storage 22, 23) - has gas tanks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	20	MAR-10

**F2020.01 Asbestos\***

No apparent asbestos observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

**F2020.02 PCBs\***

No apparent PCB's observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**F2020.04 Mould\***

No mould observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**F2020.07 Chloroflorocarbons (CFC Refrigerants)\***

No apparent chloroflorocarbons observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**F2020.08 Biohazardous Materials\***

(1989) Original Building (Maintenance - Garbage 30) - has biohazardous storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

**F2020.09 Other Hazardous Materials\***

No other hazardous materials observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

## **S8 FUNCTIONAL ASSESSMENT**

### **K4010.01 Barrier Free Route: Parking to Entrance\***

Building has barrier free route from parking lot.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **K4010.02 Barrier Free Entrances\***

(1989) Original Building (North Main Entrance) - has handicapped access.  
 (1989) Original Building (East Entrance near Ambulance) - has handicapped access.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **K4010.03 Barrier Free Interior Circulation\***

Building has Corridors wide enough for wheelchairs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **K4010.04 Barrier Free Washrooms\***

(1989) Original Building (Emergency - Washrooms 122) - is a handicapped washroom.  
 (1989) Original Building (Laboratory - Washrooms 151, 155, 166, 167) - is a handicapped washroom.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10

### **K4020 Building Code**

ABC 2006 Group B2 - Hospital and Infirmary. The Original Building is a single storey with Fan Room Penthouse, combustible and non-combustible construction and sprinklered.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1989	0	MAR-10