

Facility Condition Assessment (FCA) Report

Alberta Infrastructure



Raymond Care Centre - Main Building
B0655A
Raymond

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Raymond Care Centre - Main Building Asset Number: B0655A Address: 4 Street N. and 3a Street E. Location: Raymond Total Maintenance Needs Next 5 Yrs: \$1,608,176.00 Replacement Cost: \$16,312,250 Current 5 yr. Facility Condition Index (FCI): 0.0986 Gross Area (sq. m): 3,493 Floors: 3 Year Constructed: 1988	Prime Audit Horton Ferrari Westwood Firm: Architect Audit Date: September 17, 2002 Auditor Name: Audit FCR: -1

Asset Description

Description:

The Raymond Care Centre is made up of three connected areas including the Life Enrichment Centre (LEC), Main Building, and three Residences. The LEC and Residences are one storey structures, while the Main Building is two storeys plus a basement. Exterior cladding is brick and stucco. Roofing is primarily asphalt shingles with some asphalt and gravel BUR. The approximate area of the complex is 3652 sq. meters. The complex generally has heating provided by the separate Services Building. The construction dates of all buildings on site are: Main Building - 1911; LEC - 1989/90; Residences - 1988/89; Services Building - 1940; Public Works Shop - 1960; Garage - unknown; Machine Shed - unknown; Root Cellar - unknown. There are six occupants in each Residence.

StructuralSummary:

Overall rating is Good.

EnvelopeSummary:

Wood frame windows are deteriorating and require replacement. Main Building is in very good condition considering age. Windows are biggest flaw in building envelope. Other buildings appear tight, and without any significant problems. Overall rating is Good.

InteriorSummary:

Interior of facility is well maintained and in very good condition throughout. Complete interior upgrade was undertaken at time of expansion in 1989. Overall rating is Good.

MechanicalSummary:

Hot water heat and domestic hot water boiler system located in the Services building are distributed to the Main building and Life Enrichment Centre (LEC) through an underground tunnel system. The LEC is heated by perimeter fin tube radiation. Ventilation is provided by two constant volume air handling units. The main building is heated by perimeter fin tube radiation. Ventilation is provided by a single constant volume air handling unit equipped with 3 stage DX air conditioning. The condenser is located in the courtyard area. The three residence units are each served by 2 counter flow forced air furnaces and 2 residential type domestic hot water tanks.

Overall rating is Acceptable.

ElectricalSummary:

Overall rating is Acceptable.

A1010 - Standard Foundations*

Main Building basement level. The foundation has a history of seepage, because of a high water table. Water damage was observed. In an attempt to alleviate the situation, drain tile has been installed below the floor slab, but the problem persists. Damage is visible below the east stairwell, where brick and mortar are deteriorating. Swelling of GWB at base of wall in adjacent office was also observed. No immediate structural failure is anticipated. But area must be monitored. See also 2.03.01.02.99

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

A1030 - Slab on Grade*

Life Enrichment Centre, concrete slab adjacent to swimming pool. Some heaving, resulting in breakage and buckling of ceramic tile pool deck. Colour match for tile will be difficult. Pool has been drained and out of service for approx. 18 months. If facility is to be re-commissioned a considerable amount of expense will have to be budgeted for. Recommend repair work to tile be undertaken at the same time.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

A2020 - Basement Walls (& Crawl Space)*

Tunnel / Crawl Space runs underground from Main Building lower level to Service Building where heating plant is located, to supply hot water heating and other services. Water seepage because of high water table. Water is reported to enter tunnel after watering landscaped area above for only one hour.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B1019 - Other Floor Construction*

Tunnel from boiler plant in Service Bldg to Main Building. Water seepage from ground water and irrigation water.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B1021.01 - Roof Structural Frame*

Main Building Attic access. Existing attic access is from Women's washroom. Hatch is located above washroom stall and is very awkward to access.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B2011.06 - Other Exterior Wall Construction*

Main Building was constructed in 1911 as an Agricultural College. At the time of construction it was a very handsome and prominent building. It remains so today with many of its original architectural features and details. Expansion in recent years has been sympathetic to the original facility.

Some architectural detailing in wood with white paint finish. Minor painting and repair of wood trim is required.

Main Building West Entrance. Misc trim and wood details on all buildings. Original Eyebrow entrance canopy above west entrance doors is deteriorating and in need of repair. Some rot and separation of materials require attention in near future.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B2017.02 - Brick Masonry: Ext. Wall Skin*

Exterior cladding is brick. Brick is in good condition.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B2017.10 - Cement Plaster (Stucco): Ext. Wall*

Exterior cladding is stucco. Masonry shows minor cracking.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B2021.02 - Aluminum Windows (Glass & Frame)

Life Enrichment Centre are original (1989) sealed units in anodized aluminum frames and wood frames,

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1989	40	12 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

B2021.02 - Aluminum Windows (Glass & Frame) Renewal

Description

Auto generated renewal for B2021.02 - Aluminum Windows (Glass & Frame).

System Description: N/A

Concern

Impact:	Category:	Year	Estimated Cost
Priority	Lifecycle	2029	\$0
Lifecycle Planning (at least 4 years remaining at inspection)			
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B2021.03 - Wood Windows (Glass & Frame)

Double glazed windows in wood frames on Main Building. Windows were generally replaced in 1979 (Some on west elevation in 1973.) Vents were added in 1989. Residence Building are original (1989) sealed units in wood frames. Main Building. Wood frame, sealed unit glazing. Installed 1979. Some west elevation windows replaced 1973. Wood frame vents added in 1989. Wood frames deteriorating. Some glazing stops rotted beyond repair. Water damage from infiltration on walls and sills in several locations. Wood windows are not able to provide long service life required for this type of institutional facility. Flat brick sills are built up with sloped conc are damaged.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1979	35	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

B2021.03 - Wood Windows (Glass & Frame) Renewal

Description

Auto generated renewal for B2021.03 - Wood Windows (Glass & Frame).

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2014	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B2021.05 - Other Exterior Windows*

Residence Building. Wood frame, sealed unit glazing. Installed 1989. Window hardware is now obsolete, which creates a replacement problem. All spare parts in stock have been used. Hardware replacement is preferred to window replacement. Windows are still in reasonable condition.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1989	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B2032.01 - Wood Entrance Door

Main building west and east entrances are wood doors in wood frames, as well as Residence exterior doors and connecting link between buildings. Most doors installed in approx 1989. Doors are in acceptable condition.

Exterior wood doors and frames. One door at east entrance has been a concern for maintenance staff because wood construction has created adjustment problems. Closer arm is wearing a groove in frame. As with the windows, exterior wood doors and frames are not the most suitable for an institutional facility, and will not provide the service life required.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1989	30	2 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

B2032.01 - Wood Entrance Door Renewal

Description

Auto generated renewal for B2032.01 - Wood Entrance Door. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2019	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

B3011.01 - Asphalt Shingles

Roofing is mainly asphalt shingles. Roof inspection is reported to have been done in June of 1997, by LM Roof Inspection and Consulting Service. Roofing appears to be in generally fair condition. Some damage to shingles was observed in valley on east facing roof. Patching is evident in this area as well. Reports of minor leaking still occurring in area.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1989	25	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

B3011.01 - Asphalt Shingles Renewal

Description

Auto generated renewal for B3011.01 - Asphalt Shingles. System

Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2014	\$0	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

B3011.06 - Built-up Bituminous Roofing (Asphalt & Gravel)

Roofing with some asphalt and gravel BUR c/w curbs and galvanized metal flashing. Roof inspection is reported to have been done in June of 1997, by LM Roof Inspection and Consulting Service. Roofing appears to be in generally fair condition.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2013	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

B3011.19 - Other Roofing*

Life Enrichment Centre west fascia Weathered and deteriorating.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

C1011 - Interior Fixed Partitions*

Some moveable partitions in Main Building. Walls and interior finishes are well maintained throughout.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

C1021.01 - Interior Swinging Doors (& Hardware)*

Interior doors, windows and sidelights are steel framed. Most installed or replaced during upgrade / expansion in 1989.

Good condition throughout with exception of panic hardware on door to lower level Fitness Room from corridor. Panic hardware sticks. Difficult to operate.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1989	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

C3012.04 - Gypsum Board Wall Finishes (Unpainted)*

East Stairwell, top floor Library, Teleconference Room, Office. Lower level Fitness Room, Office, understair Storage Area. Walls have water damage and mould. Upper levels from infiltration through windows. Lower levels from ground water seepage and wicking in GWB and clay brick foundation walls. Repair in conjunction with mould remediation. See 2.03.01.02.99

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

C3024.01 - Tile Floor Finishes

Cceramic tile in Main Building basement, non-slip ceramic tile in LEC pool area, tile in washrooms. Main Bldg. top floor south Men's Washroom has significant crack in grout of ceramic floor tile, causing sanitary problem and possible trip hazard.

Upper levels from infiltration through windows. Lower levels from ground water seepage and wicking in GWB and clay brick foundation walls. Repair in conjunction with mould remediation. See 2.03.01.02.99

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	50	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Nov 1, 2006	1	\$18,748.34	Each
		Renewal Cost	Last Updated in VFA
		\$18,748	Jan 30, 2007

Requirement: (Renewal)

Flooring Replacemnet Services Building Receiving Area

Description

Replace 9x9 floor tiles to a suitable nonslip flooring for a receiving area.

Concern

Existing flooring is past its life cycle.

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2007	\$18,748
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3024.06 - Resilient Flooring

Floors generally good throughout. Flooring includes sheet vinyl in corridors and living areas. Flooring in Service Building Receiving Bay, 9x9 vinyl tile, is lifting over large area of floor surface. East Stairwell, top floor Library, Teleconference Room, Office. Lower level Fitness Room, Office, understair Storage Area. Walls have water damage and mould. Upper levels from infiltration through windows. Lower levels from ground water seepage and wicking in GWB and clay brick foundation walls. Repair in conjunction with mould remediation. See 2.03.01.02.99

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	2008	20	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$68,635.94	SM
		Renewal Cost	Last Updated in VFA
		\$85,795	Jan 30, 2007

Requirement: (Renewal)

Flooring Replacement In Tub Rooms and Nutrition Services

Description

Replace flooring in tub rooms and Nutrition Services.

Concern

Flooring is unsightly and difficult to keep clean. This presents a very poor corporate image to Patients, Clients and the Public. In some instances, slip and trip hazards exist because of excessive wear or improper flooring surface.

Impact: Significant	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$85,795
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

C3025 - Carpet Flooring

Floors generally good throughout. Flooring includes carpet in lounge areas. Seams at inlays of carpet patterning in Main Building Main Floor Corridor and Main Floor Central Lounge are damaged and create trip hazard.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	2003	15	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

C3025 - Carpet Flooring Renewal

Description

Auto generated renewal for C3025 - Carpet Flooring. System Description:
N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2018	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D1011.02 - Hydraulic Passenger Elevators

Main Building elevator added at time expansion. Manufacturer - Montgomery Kane

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1989	30	4 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 16, 2008	1	\$149,891.92	Each
		Renewal Cost	Last Updated in VFA
		\$149,892	Jan 14, 2008

Requirement: (Renewal)

Major elevator modernization.

Description

Upgrade of controller, motor/pump/valve and door operators.

Concern

Outdated pump/valve assembly allows for off-level stops. Door operator is obsolete and rough when operating.

Impact:	Category:	Year	Estimated Cost
Priority	Lifecycle		
Lifecycle Planning (at least 4 years remaining at inspection)		2013	\$149,892
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Requirement: (Non-Renewal)

Elevator barrier-free access upgrade.

Description

Upgrade existing fixtures, etc. to comply with barrier-free standards.

Concern

Fixtures, etc. are not Barrier-free.

Impact:	Category:	Year	Estimated Cost
Minor	_Accessibility [Non-FCI]		
Priority		2011	\$16,655
2 - Due within 2 years of inspection			
Line Item	Quantity	Unit Cost	Units
Elevator barrier-free access upgrade.	1	\$16,654.66	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Requirement: (Non-Renewal)

Recommended elevator upgrades.

Description

Install car door restrictor and hall door retainers. In addition, replace safety edge with electronic detector

Concern

Danger of trapped passenger attempting to escape car and falling down hoistway as well as a danger that hall doors may be pushed into the hoistway potentially leading to serious injury or death. In addition, existing door protection is outdated and harsh.

Impact: Significant	Category: _Building Code Grandfathered [Non-FCI]
Priority	Year
3 - Due within 3 years of inspection	2012
	Estimated Cost
	\$22,761

Line Item	Quantity	Unit Cost	Units
Recommended elevator upgrades.	1	\$22,761.41	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Replace Hydraulic Rams on 2 Cars

Description

Replace Hydraulic Rams

Concern

These rams have been identified in earlier reports for replacement. Safety concerns related to failing elevator

Impact: Significant	Category: Reliability
Priority	Year
0 - Due at time of Inspection	2013
	Estimated Cost
	\$374,485

Line Item	Quantity	Unit Cost	Units
Replace Hydraulic Rams on 2 Cars	2	\$187,242.62	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2011 - Washroom Fixtures (WC, Lav, Urnl)

Conventional plumbing fixtures installed. Several of the water closets were noted to be cracked.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	35	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D2011 - Washroom Fixtures (WC, Lav, Urnl) Renewal

Description

Auto generated renewal for D2011 - Washroom Fixtures (WC, Lav, Urnl).
System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2011 - Washroom Fixtures (WC, Lav, Urnl)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	35	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D2011 - Washroom Fixtures (WC, Lav, Urnl) Renewal

Description

Auto generated renewal for D2011 - Washroom Fixtures (WC, Lav, Urnl).

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2011 - Washroom Fixtures (WC, Lav, Urnl)

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	35	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D2011 - Washroom Fixtures (WC, Lav, Urnl) Renewal

Description

Auto generated renewal for D2011 - Washroom Fixtures (WC, Lav, Urnl).

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2014 - Sinks

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D2014 - Sinks Renewal

Description

Auto generated renewal for D2014 - Sinks. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2018	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.01 - Domestic Water Heaters

DHW for the Main Building supplied by a gas boiler and stored in a 500 gal tank, located in the Services Building. LEC has 95 gal domestic hot water tank with recirculation. Residences have residential type hot water heaters.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2008	20	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D2023.01 - Domestic Water Heaters Renewal

Description

Auto generated renewal for D2023.01 - Domestic Water Heaters. System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2028	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D2023.02 - Domestic Water Valves

Condition Rating	Installed	Lifetime	Years Remaining
	1988	40	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$32,617.59	Each
		Renewal Cost	Last Updated in VFA
		\$32,618	Mar 28, 2011

Requirement: (Renewal)

Domestic Hot Water System Valve Replacement

Description

Valves do not hold and are in need of replacement.

Concern

Valves are no longer holding and need replaced.

Impact: Moderate	Category: Lifecycle		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2011	\$32,618	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D2023.03 - Piping Specialties (Backflow Preventers)

BFP devices installed on boilers in LEC and Services Building.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	2008	20	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D2023.03 - Piping Specialties (Backflow Preventers) Renewal

Description

Auto generated renewal for D2023.03 - Piping Specialties (Backflow Preventers). System Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	2028	\$0	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D3021.01 - Heating Boilers & Accessories: Steam

Condition Rating	Installed	Lifetime	Years Remaining
	1988	35	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$195,702.31	Each
		Renewal Cost	Last Updated in VFA
		\$195,702	Nov 30, 2012

Requirement: (Renewal)

Steam Boiler Replacement

Description

Remove and replace aging boiler.

Concern

Badly corroded, pitting damage. Passed hydro in 2009.

Impact: Significant	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$195,702
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3021.04 - Feedwater Equipment*

Condition Rating	Installed	Lifetime	Years Remaining
	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Mar 28, 2011

Requirement: (Non-Renewal)

Boiler Condensate Tank & Pump Replacement

Description

Replace boiler condensate tank and pump.

Concern

Boiler condensate tank and pumps are completely worn and corroded. The condensate system is original and should be replaced.

Impact: Significant	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$48,926

Line Item	Quantity	Unit Cost	Units
Boiler Condensate Tank & Pump Replacement	1	\$48,925.85	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

Requirement: (Non-Renewal)

Deaerator/Feedwater System Replacement

Description

Replace aging and worn Deaerator/Feedwater equipment.

Concern

Life cycle replacement. Equipment is inefficient and deteriorating.

Impact: Significant	Category: Reliability	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$24,463

Line Item	Quantity	Unit Cost	Units
Deaerator/Feedwater System Replacement	1	\$24,462.92	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3021.11 - Heating Boilers and Accessories: H.W.

Services Building contains four hot water boilers plus one additional boiler, converted from steam, all supplying the LEC and Main Building.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	1988	35	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$195,702.31	Each
		Renewal Cost	Last Updated in VFA
		\$195,702	Jan 30, 2007

Requirement: (Renewal)

Boiler Controls & Linkage Replacement

Description

Replace aging and worn boiler controls and linkage.

Concern

Boilers are utilizing old technology. Frequent need to tune and recalibrate is necessary to ensure complete combustion. New technology will increase efficiency, safety, stack emissions monitoring for an improved method of environmental compliance. Failure is likely and impact is significant. (40K per boiler)

Impact: Significant	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$195,702
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3025.01 - Furnaces

Two counter flow forced air furnaces serve each of three residence units.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2013	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D3041.01 - Air Handling Units

The LEC is served by 2 air constant volume air handling units. The units are equipped with glycol reheat coils. Heat is provided to the glycol system through a heat exchanger from the central hot water system. The LEC glycol system is not able to maintain system pressure due to leaks in the system. The main building is served by one constant volume air handling unit equipped with hot water heating and DX cooling coils. The air handling unit was not operating during the inspection. The main building air handling unit control dampers are in poor condition and the damper frames are not tightly sealed to the outside walls. The occupants have complained of seasonal fly infestations, this is the likely port of entry into the building. Poor air circulation has been noted in the past. The air distribution could not be verified but does not appear to have been addressed.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D3041.01 - Air Handling Units Renewal

Description

Auto generated renewal for D3041.01 - Air Handling Units. System
 Description: N/A
 Concern

Impact:	Category:	Year	Estimated Cost
Priority	Lifecycle	2018	\$0
Lifecycle Planning (at least 4 years remaining at inspection)			
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D3041.07 - Air Distribution Outlets & Inlets*

Main building and LEC provided with ventilation air from air handling units. Problem with control dampers, poor circulation and safety.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D3042.01 - Exhaust Fans

Washrooms are exhausted to rooftop in LEC and Residences. Exhaust common in Main Building. Main building and residence exhaust volumes appear to be insufficient.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D3042.01 - Fans: Exhaust Renewal

Description

Auto generated renewal for D3042.01 - Fans: Exhaust. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2018	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3044 - Hot Water Distribution Systems

Condition Rating	Installed	Lifetime	Years Remaining
	1988	40	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$32,617.59	Each
		Renewal Cost	Last Updated in VFA
		\$32,618	Mar 28, 2011

Requirement: (Renewal)

Hot Water Heating System Valve Replacement

Description

Valves do not hold and are in need of replacement.

Concern

Valves are no longer holding and need replaced.

Impact: Moderate	Category: Lifecycle		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2011	\$32,618	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D3062.02 - Refrigerant Condensing Units

Three stage condensor unit provides A/C in main building. A/C in Residences provided by condensor units. The large air handling unit condenser is located in the central courtyard and is noisy. Additionally, the courtyard is used by the clients and staff have expressed concerns of client safety with respect to the condenser.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	2013	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D3068.01 - Building Systems Controls (BMCS, EMCS)

BMCS: Honeywell Custodian; Computer: H.E.R.E. Pentium II 300 mhz. @ Sparq Drive Backup; Software: Walker Connect 2000; Y2K Compliant: October/98.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2008	20	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$81,542.36	Each
		Renewal Cost	Last Updated in VFA
		\$81,542	Jan 30, 2007

Requirement: (Renewal)

Building Management Control System Replacement

Description

Replace aging Building Management System hardware. Upgrade Building Management System software and firmware as required.

Concern

Several panels have been identified as candidates for upgrading. Many of the Building Management System panels (hardware) are approximately 20 years old. Some of the panels are obsolete making repair impossible. Reliability of building controls may be in jeopardy.

Impact: Significant	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$81,542
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3069.01 - Electric and Electronic Controls

Honeywell Custodian (1988). Controls are a combination of an electronic BMCS and pneumatics. Additional pneumatic zones are required for the perimeter fin tube radiation system to allow for proper zone control.

Schedules for AHU's. Boiler reset control. Photo cells and time clocks. Concerns expressed regarding poor distribution and controls operation

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D3069.01 - Electric and Electronic Controls Renewal

Description

Auto generated renewal for D3069.01 - Electric and Electronic Controls.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2018	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D3069.02 - Pneumatic Controls

Condition Rating	Installed	Lifetime	Years Remaining
	1988	40	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$32,617.59	Each
		Renewal Cost	Last Updated in VFA
		\$32,618	Mar 28, 2011

Requirement: (Renewal)

Instrument Air Compressor Replacement

Description

Replace instrument air compressor in mechanical penthouse.

Concern

Air compressor cannot keep up to existing building air demands. Run times are over 80% causing compressor to over heat and will lead to an eventual failure.

Impact: Significant	Category: Lifecycle		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2011	\$32,618	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

D3069.05 - Other HVAC Instrumentation and Controls*

Residence building furnaces are controlled by low voltage thermostats. Controls do not provide for night setback schedules.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D3090 - Other Special HVAC Systems and Equipment*

Water treatment / filtration system serves the LEC swimming pool. Pool is heated by separated stand alone boiler. The pool has been out of service for an extended period of time. Problems with equipment seals, filtration media, and internal system corrosion may become evident once system operation resumes. Previous evaluation indicated pool mechanical system should be completely recommissioned when the equipment is returned to operation. \$10,000

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D3092.01 - Humidifiers

Humidication systems are installed in all of the air handling units and furnaces.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2013	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D5012.02 - Main Electrical Switchboards (Main Distribution)

The main service is 208 V, 1200 A, 3 phase, main CDP has 50% spare. Panel A in Services Building is dated and at its maximum capacity. Cannot accomodate new circuits for the future.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	40	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$32,617.59	Each
		Renewal Cost	Last Updated in VFA
		\$32,618	Jan 30, 2007

Requirement: (Renewal)

Capacitor Bank Replacement

Description

Replace failing capacitor banks.

Concern

Reached useful life of the equipment and no longer deliver the rated output to maintain power factor.

Impact: Minor	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$32,618
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5012.05 - Switchboards, Panelboards, and (Motor) Control Centers

Condition Rating	Installed	Lifetime	Years Remaining
	1988	30	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$65,234.11	Each
		Renewal Cost	Last Updated in VFA
		\$65,234	Mar 28, 2011

Requirement: (Renewal)

Electrical Switch Gear Replacement

Description

Replace aging electrical switch gear (breakers/panels/Motor Control Centres).

Concern

Exceeded its effective operational life due to age. Anticipated failure to protect the system due to aged and fatigued operating mechanism, trip circuit during a faulty condition which could allow extensive damage and also unwanted trip causing downtime.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$65,234
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5012.07 - Variable Frequency Drives

Condition Rating	Installed	Lifetime	Years Remaining
	1988	30	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$65,234.11	Each
		Renewal Cost	Last Updated in VFA
		\$65,234	Mar 28, 2011

Requirement: (Renewal)

Prime Mover Replacement with VFDs

Description

Upgrade prime mover motors/Variable Frequency Drives.

Concern

Existing motors and controls are failing. To be replaced with high efficiency motors with Variable Frequency Drives controls for integration with Building Management System for automatic operation and to boost energy conservation. Older Variable Frequency Drives are obsolete and no parts available.

Impact: Moderate	Category: Lifecycle	
Priority	Year	Estimated Cost
0 - Due at time of Inspection	2011	\$65,234
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5022.02 - Interior Fluorescent Fixtures

Mostly fluorescent fixtures in hallways, public area, meeting rooms. PL lamps in Housekeeping, Laundry Room (of residence area), client's residence. Hallway lights are new Lighting level very low in certain areas as noted below: - Housekeeping: 8FC - Dr. Office 1 (no light fixtures mounted on ceiling): 4FC, compare to other office 46FC - Client's room: 10FC - Laundry Room (res. wing): 5 to 6FC - Back Hallway (res. wing): 4 to 7FC - Multipurpose/gym: 8FC Change room, Janitor, and Mech room of LEC have T-12 fluorescent lights.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D5022.02 - Interior Fluorescent Fixtures Renewal

Description

Auto generated renewal for D5022.02 - Interior Fluorescent Fixtures. System

Description: N/A

Concern

Impact:	Category:	Year	Estimated Cost
Priority	Lifecycle	2018	\$0
Lifecycle Planning (at least 4 years remaining at inspection)			
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

Requirement: (Non-Renewal)

T8 Lighting Upgrade

Description

Retrofit old T12 lamps and ballasts with energy efficient T8 lamps with electronic ballasts.

Concern

T8 lamps are energy efficient, environmentally friendly (contain less mercury) and provide superior lighting quality. Ground faults, caused by magnetic ballast failure, can and has caused service interruptions. Deferral will result in higher electrical costs.

Impact: Minor **Category:** _Energy [Non-FCI]
Priority **Year** **Estimated Cost**
 0 - Due at time of 2011 \$97,852
 Inspection

Line Item	Quantity	Unit Cost	Units
T8 Lighting Upgrade	1	\$97,851.70	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5022.03 - Interior Metal Halide Fixtures*

120V lighting controlled by photocells, and a time clock in the BMCS. Special lighting in LEC: 400 W HID sodium in pool, variable position spot lights for stage. Different type of lamps are being used, warm white and cool white. Some areas are under-lit.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D5023.04 - Exterior H.P. Sodium Fixtures*

HID sodium 250 W exterior pole mounted lights. HID sodium flood lights.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

D5031 - Public Address and Music Systems

Speakers throughout the facility.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2008	20	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D5031 - Public Address and Music Systems Renewal

Description

Auto generated renewal for D5031 - Public Address and Music Systems.

System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2028	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

D5033 - Telephone Systems*

Northern Telecom Norstar Meridian M7100 phone system. Telephone service is provided by Telus and includes a switchboard for the client. Facility is also equipped with cable TV.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

D5037 - Detection and Fire Alarm

New system installed Feb. 2003.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2013	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

D5038.03 - Security Access

This facility has keyed and magnetic locks. There is a panic alarm for the pool.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2013	25	21 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

D5039 - Data Systems*

Internal network, internet access via Claresholm server.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

D5092.02 - Emergency Lighting Battery Packs

Standard 15 W incandescent bulb. Emergency lights powered by both the generator and battery packs. Exit lights are using LED's. Batteries in main level are undersized, last only for 10 mins as opposed to 30mins.

Condition Rating	Installed	Lifetime	Years Remaining
F - Critical	2008	20	11 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D5092.02 - Emergency Lighting Battery Packs Renewal

Description

Auto generated renewal for D5092.02 - Emergency Lighting Battery Packs.

System Description: N/A

Concern

Impact:

Priority

Lifecycle Planning (at least 4 years remaining at inspection)

Project Number

Category: Lifecycle

Year

2028

Project Status

Estimated Cost

\$0

Last Updated in VFA

Apr 27, 2016

D5092.05 - Packaged Engine Generator Systems (Emergency Power System)

Natural gas, 30 KW, 37.5 KVA Onan emergency generator. Does not pick up the full load for facility. 120/208V 3 phase, 30kW natural gas generator. Load test is being done monthly. March 2003 report by MPE Engineering conforms existing equipment is undersized. Provides back-up for Residences area only.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	35	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

D5092.05 - Packaged Engine Generator Systems (Emergency Power System)
Renewal

Description

Auto generated renewal for D5092.05 - Packaged Engine Generator Systems (Emergency Power System). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2012 - Fixed Casework

Residence Building - Closets in bedrooms. Resident storage in closets requires upgrading to accommodate more than clothing.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	35	8 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Apr 1, 2015	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

E2012 - Fixed Casework Renewal

Description

Auto generated renewal for E2012 - Fixed Casework. System Description:

N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	2024	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

E2013.01 - Blinds

North glazing in Residence Building Glare on television and computer screens a concern.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	30	1 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

Requirement: (Renewal)

E2013.01 - Blinds Renewal

Description

Auto generated renewal for E2013.01 - Blinds. System Description: N/A

Concern

Impact:	Category:	Year	Estimated Cost
Priority	Lifecycle	2018	\$0
Lifecycle Planning (at least 4 years remaining at inspection)			
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

F1013 - Other Special Structures*

Life Enrichment Centre (LEC) contains swimming pool and spa area, Changing Rooms, Gymnasium, and Kitchen area. Pool and spa areas are currently (02/09/17) not in service. Pool drained and out of service since March 2001 Significant maintenance, testing and upgrading will be required prior to re-commissioning of pools.

Food Service Area in Residents Wing. Resident meals are prepared and cooked in a remote facility, then transported to site. On site food services provided include storage, reheating, serving and clean up of (30) meals. Food Service Area is very congested. Residents Wing was built as three separate pods of (6) single occupancy rooms, with one small Kitchen area per pod. 1999 Addition/Reconfiguration eliminated two of the Kitchens, merged the three pods into one, with eighteen single occupancy rooms, and common Dining Area. In addition to the (18) residents, there are (12) Group Home residents which have meals on site. Current assigned area is insufficient. The one remaining Kitchen was not upgraded sufficiently to accommodate increased demand of a central Dining Room serving (30) people. Coolers are installed in corridors, carts are stored in corridors and open areas outside of Kitchen and a deepfreeze is located in a doctors office. Investigate options for reconfiguration of Kitchen and Common Dining Room to increase area of Kitchen enough to accommodate all required equipment and to reduce congestion in Dining Room. (Problems relating to Med Room and Nurse Station identified in 2.03.02.02.00 could also be addressed at time of Food Service/Dining reconfiguration.) \$4,000

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jan 30, 2007

F1022.10 - Other Special Purpose Rooms*

Resident's Wing Med Room. Space in Med Room is inadequate, making it difficult for nurses to perform their duties in a safe and efficient manner. Existing area permits only one person to be in room at a time.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

K2030.02 - Program Spaces* - 3

Facility is large, with a significant amount of funds invested recently for upgrading, modernization and expansion. Utilization of facility has changed from that which original design was determined. Resident Wing Kitchen, Dining, Med Room and Nurse Sta

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 15, 2003

K2030.02 - Program Spaces* - 2

Interior circulation is good. Residents are geriatric with a range of mental and some physical handicaps. No problems with circulation were observed.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

K2030.02 - Program Spaces* - 1

Resident's Wing Nurse Station. Placement of computer station makes it visible to public and causes excessive glare on monitor screen even with roll shades down.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

K2030.02 - Program Spaces* - 5

Resident's Wing Nurse Station. Placement of computer station makes it visible to public and causes excessive glare on monitor screen even with roll shades down.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 15, 2003

K2030.02 - Program Spaces* - 4

Service Building - Acts as shipping/receiving area for food and laundry coming in from off site. Centre portion of building is on site Laundry and South portion is developed to act as a coffee house for residents. Incoming and outgoing materials must be tr

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 15, 2003

K3020.09 - Other Indoor Environment*

Air quality. (Items addressed in Mechanical Section of Report.) Level 1 remediation required with twice annual follow-up inspections.

Condition Rating	Installed	Lifetime	Years Remaining
	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 14, 2003

K4010.02 - Barrier Free Entrances*

Building is well suited for persons with limited mobility. Barrier Free Access is not a problem. Some exterior doors not equipped with panic hardware. Because of nature of facility and low occupancy, this does not present a real concern.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 15, 2003

K4020.03 - Other Codes*

Roof access is problematic. See 2.02.03.05.01. Mould in basement should be removed.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 14, 2003

K4020.03 - Other Codes*

Main Building Stairwells, Men's Locker Room, Housekeeping Office. Mould, resulting from water seepage, detected in walls of all 3 stairwells and wall cavity of Men's Locker Room. Assesment done Nov. 2002 by AI Hazardous Materials Section. Large bulge in lower portion of wall in Housekeeping Office. Samples taken and tested.

Condition Rating	Installed	Lifetime	Years Remaining
F - Critical	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 14, 2003

K4020.03 - Other Codes*

No code issues of concern noted.

Condition Rating	Installed	Lifetime	Years Remaining
	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 14, 2003

K4030.01 - Asbestos*

June, 1988 Analysis of mechanical insulation, plaster wall coat and floor covering. Asbestos detected in mechanical insulation only. Asbestos containing insulation and related mechanical heating piping removed in July 1988. Ref. File HM-301

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

Facility Condition Assessment (FCA) Report

Alberta Infrastructure

Raymond Care Centre
S0655
Raymond

Asset Information

Facility Details	Most Recent Consultant Evaluation
Asset Name: Raymond Care Centre	Prime Audit
Asset Number: S0655	Firm:
Address:	Audit Date:
Location: Raymond	Auditor Name:
Total Maintenance Needs	Audit FCR: 0
Next 5 Yrs: \$250,315.00	
Replacement Cost: \$0	
Current 5 yr. Facility	
Condition Index (FCI): 0.0000	
Gross Area (sq. m): 11	
Floors:	
Year Constructed: 1988	

Asset Description

G1031 - Site Earthwork (Site Grading)*

Condition Rating	Installed	Lifetime	Years Remaining
	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 1, 2006

Requirement: (Non-Renewal)

Drainage Grade Improvement for the Main Building

Description

Improve site drainage around Main Building to help solve water infiltration problems.

Concern

Water infiltration causes problems in the basement.

Impact:	Category: Reliability	
Priority	Year	Estimated Cost
1 - Due within 1 year of inspection	2008	\$15,624

Line Item	Quantity	Unit Cost	Units
Drainage Grade Improvement for the Main Building	1	\$15,624.16	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2012.01 - Aggregate Roadway (Gravel)*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2012.02 - Flexible Pavement Roadway (Asphalt) - 1

Access and Circulation on site is good. Large main entrance from street with drop off area and adjacent parking. Staff parking and delivery area behind building has good access with all paved roadways.

Condition Rating	Installed	Lifetime	Years Remaining
A - Excellent	2800	25	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G2012.02 - Flexible Pavement Roadway (Asphalt) - 2

Paved parking areas and drive up ramp to Main Building. Paved access around to Service Areas east of Main Building

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2800	25	25 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G2012.02 - Flexible Pavement Roadway (Asphalt) - 3

Condition Rating	Installed	Lifetime	Years Remaining
	1919	25	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$49.25	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

Requirement: (Renewal)

3 Renewal

Description

Auto generated renewal for 3. System Description: N/A

Concern

Impact:	Category: Lifecycle		
Priority	Year	Estimated Cost	
Lifecycle Planning (at least 4 years remaining at inspection)	1944	\$0	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

G2013 - Roadway Curbs and Gutters*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2022.01 - Aggregate Parking Lots (Gravel)*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2022.02 - Flexible Paving Parking Lots (Asphalt)

Condition Rating	Installed	Lifetime	Years Remaining
	1919	25	0 (Observed)
Date Inspected	Quantity	Unit Cost	Units
Mar 28, 2011	1	\$187,752.80	SM
		Renewal Cost	Last Updated in VFA
		\$234,691	Apr 6, 2016

Requirement: (Renewal)

Parking Lot Re-Paving

Description

Repair and resurface parking lot.

Concern

Parking lot is showing significant deterioration

Impact: Moderate	Category: Lifecycle		
Priority	Year	Estimated Cost	
0 - Due at time of Inspection	2011	\$234,691	
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

G2023.01 - Parking Lot Curbs and Gutters*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2023.02 - Traffic Barriers*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2023.03 - Parking Bumpers*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2025.01 - Pavement Markings*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2025.02 - Parking Lot Signs*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2031.02 - Asphalt Pedestrian Pavement - 1

Pedestrian access to east and west of Life Enrichment Centre, west entrance to Main Building, north entrance to Residence Building and to east and south elevations of Service Building. Deterioration and settling of pavement and concrete at some entrances present tripping hazard.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	2800	20	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G2031.02 - Asphalt Pedestrian Pavement - 2

Sidewalk between Service Building and Residence Building. This area is where food and laundry, which is produced off site, is transferred by carts into facility from the Receiving Bay. Sidewalk link and courtyard paving have elevation differences up to 50mm. Irregular transitions between concrete and asphalt. Concrete pad at north entrance to Residence Building settled, staff must lift carts over some areas. Residents have tripped in this area.

Condition Rating	Installed	Lifetime	Years Remaining
E - Poor	2800	20	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G2031.02 - Asphalt Pedestrian Pavement - 3

Condition Rating	Installed	Lifetime	Years Remaining
	2800	20	20 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 1, 2006

Requirement: (Non-Renewal)

Replacement of Asphalt Walkway

Description

Remove existing asphalt walkway and replace with concrete.

Concern

Existing walkway is not at proper elevations for the cart traffic to flow over.

Impact:	Category: _Mission [Non-FCI]
Priority	Year Estimated Cost
0 - Due at time of Inspection	2007 \$18,748

Line Item	Quantity	Unit Cost	Units
Replacement of Asphalt Walkway	1	\$18,748.34	each

Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2031.05 - Rigid Pedestrian Pavement (Concrete)

Condition Rating	Installed	Lifetime	Years Remaining
	1919	25	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	0	\$111.16	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

Requirement: (Renewal)

G2031.05 - Rigid Pedestrian Pavement (Concrete) Renewal

Description

Auto generated renewal for G2031.05 - Rigid Pedestrian Pavement (Concrete). System Description: N/A

Concern

Impact:	Category: Lifecycle	
Priority	Year	Estimated Cost
Lifecycle Planning (at least 4 years remaining at inspection)	1944	\$0
Project Number	Project Status	Last Updated in VFA
		Apr 27, 2016

G2033 - Exterior Steps and Ramps*

West entry to Main Building. Some irregularities between concrete slabs at entrance structure. 19mm lift between some slabs. While not severe, does create a trip hazard.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G2042 - Retaining Walls*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2044 - Exterior Signs*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2045 - Site and Street Furnishings*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2047.01 - Athletic and Recreational Surfaces

Condition Rating	Installed	Lifetime	Years Remaining
	1919	25	0 (Age Based)
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

Requirement: (Renewal)

G2047.01 - Athletic and Recreational Surfaces Renewal

Description

Auto generated renewal for G2047.01 - Athletic and Recreational Surfaces.

System Description: N/A

Concern

Impact:

Priority

Lifecycle Planning (at least 4 years remaining at inspection)

Project Number

Category: Lifecycle

Year

1944

Project Status

Estimated Cost

\$0

Last Updated in VFA

Apr 27, 2016

G2048 - Flagpoles*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2049.01 - Covers and Shelters*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2054 - Lawns and Grasses*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2055 - Trees, Plants and Ground Covers* - 1

Site has mature shrubs and trees and large grassed area. Well developed and well maintained Slope away from building is minimal.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G2055 - Trees, Plants and Ground Covers* - 2

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2056 - Planting Accessories*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G2057 - Irrigation Systems*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Nov 1, 2006

Requirement: (Non-Renewal)

Courtyard Underground Irrigation.

Description

Install underground irrigation in the courtyard.

Concern

Installing underground irrigation will reduce water infiltration into the service tunnel as well as provide better watering of the courtyard grounds.

Impact:	Category: _Mission [Non-FCI]
Priority	Year Estimated Cost
0 - Due at time of Inspection	2007 \$17,186

Line Item	Quantity	Unit Cost	Units
Courtyard Underground Irrigation.	1	\$17,186.25	each
Project Number	Project Status	Last Updated in VFA	
		Apr 27, 2016	

G3011 - Site Potable Water Distribution and Storage*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3014 - Site Fire Protection Water Distribution*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3021 - Sanitary Sewage Collection*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3023 - Septic Disposal Systems*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3028 - Sanitary Sewage Equipment*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3031 - Storm Water Collection*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3034 - Storm Water Equipment*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3035 - Storm Water Ponds and Reservoirs*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3061 - Gas Distribution*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3063 - Fuel Storage Tanks*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G3064 - Fuel Dispensing Equipment*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G4011 - Electrical Substations*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G4012 - Electrical Power Distribution Lines*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G4014 - Electrical Power Distribution Equipment*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G4015 - Car Plugs-ins*

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G4021.01 - Area Lighting* - 1

Area is well lit and well contained.

Condition Rating	Installed	Lifetime	Years Remaining
B - Good	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G4021.01 - Area Lighting* - 2

Condition Rating	Installed	Lifetime	Years Remaining
	1919	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Aug 29, 2011

G9090 - Other Site Systems* - 3

Flag Poles. Flags are target of vandalism. Replace existing ropes with steel cables and locking mechanism. If this is not adequate poles may have to be replaced with internal lanyard type poles.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G9090 - Other Site Systems* - 1

Service Building has loading bay located at north end. Bay is at grade with no dock. Good access, adequate storage space.

Condition Rating	Installed	Lifetime	Years Remaining
C - Acceptable	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003

G9090 - Other Site Systems* - 2

Site drainage on south side of building. Site drainage is minimal to south. may be a contributing factor to water problems in Main Bldg. High water table in area has been an issue for years.

Condition Rating	Installed	Lifetime	Years Remaining
D - Marginal	1988	150	N/A
Date Inspected	Quantity	Unit Cost	Units
	1	\$0.00	Each
		Renewal Cost	Last Updated in VFA
		\$0	Jul 3, 2003