

RECAPP Facility Evaluation Report

Chinook Regional Health Authority



Community Health, Raymond

B4496A
Raymond

Facility Details

Building Name: Community Health, Raymon
Address: 200 N. - 2 Street W.
Location: Raymond

Building Id: B4496A
Gross Area (sq. m): 461.00
Replacement Cost: \$1,703,856
Construction Year: 0

Evaluation Details

Evaluation Company: Stantec Consulting Ltd.
Evaluation Date: March 5 2012
Evaluator Name: Alan Hocking

Total Maintenance Events Next 5 years: **\$187,200**
5 year Facility Condition Index (FCI): **10.99%**

General Summary:

The Raymond Community Health Centre building is a single storey wood framed structure with a concrete slab on grade floor, constructed circa 1987, located at 200 - North, 2 Street West, in the Town of Raymond, Alberta. The building walls are a combination of brick cladding on the lower portions and prefinished metal siding the upper portions which form a canopy on all elevations. The interior space includes a waiting/reception area, offices, washrooms, therapy and examination rooms, storage/mechanical rooms, a conference room, and a connecting corridor. There are no known additions.

The gross building area is reportedly 461 square metres.

Structural Summary:

Standard foundations for the building are assumed to be cast-in-place, reinforced concrete grade beams on strip footings, with wood-framed walls, and a combination of wood/metal joists supporting the wood roof deck.

No major damage or deficiencies were observed or reported during the assessment.

Overall, the building structural components appear to be in acceptable condition.

Envelope Summary:

The building envelope appears to consist of brick veneer with an air space, likely covering wood sheathing on wood-framed walls. The presence of building paper is assumed, however the presence of an air barrier could not be confirmed as no plans are available for this building. Windows consist of mainly fixed insulating glazing units set in metal frames, with one office equipped with an awning window. Exterior doors are insulating glazings set in metal frames. The roof is covered with a gravel topped built up bituminous roofing system.

Recommended Building Envelope repairs include:

- Replace damaged window (the window has a projectile hole through the exterior pane)
- Replace deteriorated control joint sealant and window/door sealant
- Trim the Styrofoam foundation insulation to allow a positive slope on the foundation flashing
- Re-parge the foundation insulation
- Clean plugged masonry weep holes
- Re-point damaged mortar
- Seal the gaps between the sidewalk and building on the east and west elevations

No other major damage or deficiencies were observed or reported during the assessment.

Overall, the envelope components of the building appear to be in acceptable condition.

Interior Summary:

The building interior includes carpet, vinyl tile, and ceramic tile flooring and wood-framed walls with painted gypsum board on either side. Ceilings are painted gypsum board, or T-bar grid ceilings with lay-in acoustical tiles. Interior doors are mainly solid core wood in wood or metal frames, with two glazed vestibule doors set in metal frames.

Recommended repairs include:

- Install fire-rated doors where required in rated metal frames
- Clear a 1 metre space in front of electrical panels
- Replace stained ceiling tiles
- Decommission drinking fountain
- Decommission former dental office services

No major damage or other deficiencies were observed or reported during the assessment.

Overall, the interior components of the building are in acceptable condition.

Mechanical Summary:

Domestic cold water is supplied by the municipality and distributed via copper lines. Domestic hot water is provided by a gas-fired, domestic hot water heater installed in the mechanical room. The building has two multi user washrooms with floor-mounted water closets, a wall-mounted urinal, and surface-mounted lavatories. Conditioned air is provided by three Lennox, gas-fired, packaged roof top units. Portable fire extinguishers are located throughout the building.

Recommended work during the next five years includes:

- Remove drinking fountain
- Comb coils on two of the roof top units to remove hail damage
- Repair one heat coil on one rooftop unit

Electrical Summary:

Power to the building is distributed overhead from a utility-owned, pole-mounted transformer, to the main switchboard which has a capacity of 225 Amps 120/208 Volts 3 phz. 4 w. It is installed in the mechanical room. The main panel feeds three sub panels in the building. Illumination is provided to the building by ceiling-mounted fluorescent tube type fixtures with T12 lamps. Exterior lighting consists of soffit-mounted HPS fixtures.

Motion detectors were installed and operational, however, no control panel was observed or reported during the assessment.

Replacement of the exterior HPS lights is recommended during the next five years. Overall, the electrical components of the building appear to be in acceptable condition.

Rating Guide

Condition Rating	Performance
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*

Building foundations are assumed to be cast-in-place, reinforced concrete grade beams on reinforced concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	100	APR-12

A1030 Slab on Grade*

Cast-in-place concrete slab-on-grade floors are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	100	APR-12

B1010.01 Floor Structural Frame (Building Frame)*

Building plans were not available to confirm structural details, however the building is assumed to have wood-framed walls supporting composite wood/metal roof trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	100	APR-12

B1020.01 Roof Structural Frame*

The building roof structure is composite joists with wood chords and metal webbing and a plywood roof deck. Wood beams were not observed so it is assumed some interior walls are load-bearing .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	100	APR-12

B1020.03 Roof Decks, Slabs, and Sheathing*

The building has a plywood roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

B1020.04 Canopies*

The building has a canopy formed by the roof trusses, which overhang on all four sides. The canopies are clad with prefinished metal with perforated metal soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

The building exterior is clad with brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	75	APR-12

Event: Repoint mortar joints & locally repair minor delamination (lump sum)**Concern:**

Locally damaged mortar and brick including the effects of a bee infestation were observed. Weep holes on the north and south sides were observed to be plugged with grass clippings.

Recommendation:

Re-point damaged mortar, and repair damaged bricks.

Consequences of Deferral:

Accelerated deterioration due to moisture damage

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,000	Low

Updated: APR-12

B2010.01.06.03 Metal Siding**

The upper exterior walls are clad with pre-finished metal siding and soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12

Event: Replace metal siding (190 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$24,000	Unassigned

Updated: APR-12

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

Sealant is provided in control and construction joints, and around exterior windows/doors on the building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	20	APR-12

Event: Replace joint sealers (300 lineal metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,000	Unassigned

Updated: APR-12

Event: Replace window/door and joint caulking (300 lineal metres)

Concern:

Exterior caulking was observed to have gaps, and appeared to be degraded overall due to the environment.

Recommendation:

Replace exterior caulking.

Consequences of Deferral:

Possible accelerated deterioration and moisture infiltration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$9,000	Medium

Updated: APR-12

B2010.01.99 Other Exterior Wall Skin*

The foundation walls are clad with polystyrene insulation which has cement parging applied.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	50	APR-12

Event: Recut styrofoam and reparse (lump sum)

Concern:

The foundation insulation is causing flashing, at the base of the brick cladding to have negative slope, potentially allowing moisture ingress into the wall assembly.

Recommendation:

Trim the foundation insulation to ensure the lower flashing has a positive slope away from the building foundation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$3,000	Medium

Updated: APR-12

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

The exterior walls are assumed to be wood frame construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	100	APR-12

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

The exterior walls of the building are assumed to be equipped with a vapor retarder and insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	100	APR-12

B2010.05 Parapets*

Parapets on the perimeter of the low-slope roof are wood-framed and capped with a pre-finished metal coping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

B2010.09 Exterior Soffits*

Exterior soffits below the canopy structure on exterior perimeter walls are perforated pre-finished metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

B2010.10 Other Exterior Walls*

A brick-covered wind break wall is installed on the west elevation, adjacent to the employee entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	APR-12

Event: Repair windbreak wall cap (lump sum)

Concern:

The cap on the windbreak wall is damaged and the wall is displaying significant efflorescence.

Recommendation:

Repair cap.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$1,000	Low

Updated: APR-12

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

Building windows are fixed, comprised of insulating glazing units (IGU's), set in aluminum frames. One office on the west side of the building has an operable, awning-type window.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	40	APR-12

Event: Replace damaged window (2m2)**Concern:**

A window was observed to have a hole in one of the panes.

Recommendation:

Replace damaged window.

Consequences of Deferral:

Possible moisture infiltration and window fogging.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$2,000	Medium

Updated: APR-12

Event: Replace windows (50m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$55,000	Unassigned

Updated: APR-12

B2030.01.06 Automatic Entrance Doors**

Two aluminum-framed main entrance doors are provided on the east building elevation. The doors are equipped with automated openers that are operated via push-button controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace automated entrance doors (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,000	Unassigned

Updated: APR-12

B2030.02 Exterior Utility Doors**

The employee entrance door is a glazed pivot unit set in a metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12

Event: Replace employee entrance (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$2,500	Unassigned

Updated: APR-12

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)**

The low-slope roof is covered with a bituminous built-up roof membrane assembly with gravel cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	APR-12

Event: Replace roofing material (461m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$81,000	Unassigned

Updated: APR-12

B3020.02 Other Roofing Openings (Hatch, Vent, etc)*

Roof access is provided through a metal hatchway situated in he mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	APR-12

S3 INTERIOR**C1010.01 Interior Fixed Partitions***

Interior walls are understood to be typically constructed of stud framing faced in drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

C1020.01 Interior Swinging Doors (& Hardware)*

Interior swinging doors are a combination of varnished/painted solid core wood or hollow metal pivot units set in painted wood and metal frames, respectively. Standard door hardware includes lever or knob-type door handles, door closers, kick plates and lock sets where required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12

C1020.03 Interior Fire Doors*

Interior fire doors at fire separations generally consist of painted, solid-core wood or metal units set in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	50	APR-12

Event: Replace doors with fire rated units (3)**Concern:**

Non-fire rated doors are installed at fire separations.

Recommendation:

Replace non-rated doors with fire rated doors.

Consequences of Deferral:

Possible increased speed of the spread of smoke and flame during a fire.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$3,000	Medium

Updated: APR-12

C1030.01 Visual Display Boards**

Visual display boards used throughout the building are typically wall-mounted magnetic white boards and tack boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

Event: Replace visual display boards (10)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,500	Unassigned

Updated: APR-12

C1030.02 Fabricated Compartments (Toilets/showers)**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace fabricated compartments (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$3,600	Unassigned

Updated: APR-12

C1030.08 Interior Identifying Devices*

Interior identification in the building is generally provided by door and wall-mounted metal or lamicoid signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

C1030.12 Storage Shelving*

Storage shelving used in custodial closets or administrative storage rooms are a combination of wall and floor-mounted wood and metal units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Washroom accessories generally include wall-mounted mirrors, hand soap, paper towel and tissue dispensers. Grab bars are also provided where barrier-free washrooms are present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Interior wood stud partitions in the building are typically sheathed with gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	60	APR-12

C3010.06 Tile Wall Finishes**

Ceramic tile wall finishes to 1.5 metres in height are typically provided in the multi-user washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12

Event: Replace tile walls (30m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$7,500	Unassigned

Updated: APR-12

C3010.11 Interior Wall Painting*

Interior walls are generally painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	10	APR-12

C3020.02 Tile Floor Finishes**

Ceramic tile floor finishes are provided within patient examination rooms and in various sections of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

Event: Replace tile floors (80m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$14,000	Unassigned

Updated: APR-12

C3020.07 Resilient Flooring**

Resilient flooring used in the building is a combination of vinyl and composite tile and sheet vinyl flooring, installed in the staff room, washrooms, storage rooms, and portions of a number of other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

Event: Replace resilient flooring (150m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: APR-12

C3020.08 Carpet Flooring**

Carpet flooring is provided in the waiting area, corridor, a number of offices, and the meeting room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	15	APR-12

Event: Replace carpet flooring (200m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$13,000	Unassigned

Updated: APR-12

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings are typically provided in entrance foyers, storage rooms, and multi-user washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	60	APR-12

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

The majority of the ceilings throughout the building are comprised of a suspended T-bar grid assembly with in-laid acoustic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	APR-12

Event: Replace T-bar ceiling tiles (350m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,000	Unassigned

Updated: APR-12

Event: Replace damaged ceiling tiles (25m2)

Concern:

Previous leaks have discolored a number of ceiling tiles, and other damaged/warped ceiling tiles were observed.

Recommendation:

Replace discolored and damaged ceiling tiles.

Consequences of Deferral:

Any new or persistent leaks may go undetected. Loss of aesthetics.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$1,200	Low

Updated: APR-12

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings throughout the building interior typically include a paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

S4 MECHANICAL**D2010.04 Sinks****

The Sinks in the kitchen area and examination rooms are stainless steel. The sink in the janitor's room is iron and enamel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace 6 miscellaneous sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,000	Unassigned

Updated: APR-12

D2010.08 Drinking Fountains/Coolers**

There is an unused vitreous china drinking fountain in the building corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	35	APR-12

Event: Remove (decommission) drinking fountain**Concern:**

Unused vitreous china drinking fountain.

Recommendation:

Remove (decommission) drinking fountain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$1,000	Low

Updated: APR-12

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

There are approximately 3 vitreous china lavatories flush-mounted into laminate surfaces in the multi-user washrooms. As well, there are three water closets and a single urinal provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	APR-12

Event: Replace washroom fixtures (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$7,500	Unassigned

Updated: APR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water piping is generally copper throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12

D2020.02.06 Domestic Water Heaters**

A John Wood, natural-gas fired domestic hot water heater installed in the mechanical room serves the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
88	litre

Event: Replace single hot water heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,500	Unassigned

Updated: APR-12

D2030.01 Waste and Vent Piping*

Waste and vent piping in the building is generally cast iron or PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

D2030.02.04 Floor Drains*

There are floor drains in the mechanical room as well as the two washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

D2040.01 Rain Water Drainage Piping Systems*

The rain water drainage piping system is internal to the building and is fed from the roof (drains with gravel strainers) and directed to drain overland to adjacent municipal catch basins and storm sewers. The piping is generally PVC and original to the building construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

D2040.02.04 Roof Drains*

The roof incorporates internal roof drains which are each fitted with gravel/debris strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12

D3010.02 Gas Supply Systems*

Natural gas steel piping is routed to gas-fired equipment throughout the building and on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	60	APR-12

D3040.01.04 Ducts: Air Distribution*

Medium and low-velocity ductwork is provided throughout the building, feeding conditioned air from the three packaged heat/cool rooftop units to supply grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Linear diffusers and typical grilles are installed at various locations in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

D3040.04.01 Fans: Exhaust**

Rooftop-mounted exhaust fans serve the multi-user washrooms and other areas, as required in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace exhaust fans (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,500	Unassigned

Updated: APR-12

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

Three gas-fired Lennox packaged rooftop units are installed to provide conditioned air to the building interior. There were two identical 3.5 ton/120 MBH units and a third which appeared to be the same but was missing its nameplate information.

On site personnel were advised to have hail-damaged cooling coils combed during preventive maintenance, to improve unit efficiency and decrease wear on the compressors. As well, one zone of the tenant space was overly warm and a maintenance call was recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	APR-12

Event: Replace 3 packaged heat/cool rooftop units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$15,000	Unassigned

Updated: APR-12

D3060.02.01 Electric and Electronic Controls**

Control of terminal units is provided by unitary low-voltage electric thermostats. Thermostats have been added and replaced as required over the life of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace 6 electronic thermostats

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,000	Unassigned

Updated: APR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers are provided at various locations throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

The main electrical service panel in the mechanical room is a Federal Pioneer rated at 225 Amps 120/208 Volts, 3 phase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	APR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225	amps	

Event: Replace main switchboard (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$5,000	Unassigned

Updated: APR-12

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

Electrical sub-panels distribute 120/208 volt power to duplex outlets and lighting throughout the building. The majority of the secondary distribution equipment is manufactured by Federal Pioneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace 3 electrical subpanels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,000	Unassigned

Updated: APR-12

D5020.01 Electrical Branch Wiring*

The electrical wiring in the building, where visible, was observed to be standard copper wire in conduit. Flexible conduit and cabling is provided to motors and other mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	APR-12

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

Line voltage lighting controls are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Fluorescent lighting incorporated throughout the building consists of recessed T12 fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace fluorescent fixtures (461m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$43,000	Unassigned

Updated: APR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Emergency lighting in the building is provided by wall-mounted battery-powered emergency light packs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	APR-12

Event: Replace battery pack emergency lighting (6)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,000	Unassigned

Updated: APR-12

D5020.02.03.03 Exit Signs*

The building is equipped with incandescent exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior lighting is provided by wall-mounted high pressure sodium fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	30	APR-12

Event: Replace discoloured exterior light fixtures (8)

Concern:

The lenses on the exterior HP sodium fixtures are discoloured due to age and temperature.

Recommendation:

Replace exterior fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,000	Low

Updated: APR-12

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

Exterior lighting is controlled by a roof-mounted photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

D5030.04.01 Telephone Systems*

The building is equipped with a Circa 2100 twisted pair telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	APR-12

D5030.04.05 Local Area Network Systems*

The building is equipped with an NEC internet protocol system, feeding a server and local area network.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	15	APR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.08 Medical Equipment***

The Raymond Health Centre is equipped with specialized medical equipment, including examination/treatment and patient care equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	APR-12

E1090.04 Residential Equipment*

Residential-grade appliances, including a refrigerator, stove, coffee machine, and microwave oven, are provided in the staff room/kitchen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	10	APR-12

E2010.02 Fixed Casework**

Fixed wooden casework and vanities with plastic laminate counter tops are provided in multi-user washrooms, the staff room/kitchen, reception area, and office/administrative area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	APR-12

Event: Replace fixed casework (80 lineal metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$70,000	Unassigned

Updated: APR-12

E2010.03.01 Blinds**

Most exterior windows include vertical polyvinyl chloride window coverings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	APR-12

Event: Replace blinds (60m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,000	Unassigned

Updated: APR-12

S8 SPECIAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

An asphalt ramp is provided to link the concrete sidewalk at the front entrance of the building to provide an adequate barrier free route.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

K4010.02 Barrier Free Entrances*

The main entrances of the building include automated door openers which are operated via push-button controls to provide barrier-free access to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

K4010.03 Barrier Free Interior Circulation*

Floor surfaces throughout the building interior are at a consistent level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

K4010.04 Barrier Free Washrooms*

Multi-user washrooms in the building include barrier-free entrances, stalls and vanities/sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

K4030.01 Asbestos*

No asbestos was identified or reported during the assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-12

K4030.02 PCBs*

No PCB's were identified or reported during the assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-12

K4030.04 Mould*

No mould was identified or reported during the assessment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-12

K4030.08 Biohazardous Materials*

Any hazardous materials are understood to be collected in special marked containers and disposed of in accordance with current safety standards and procedures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

K4030.09 Other Hazardous Materials*

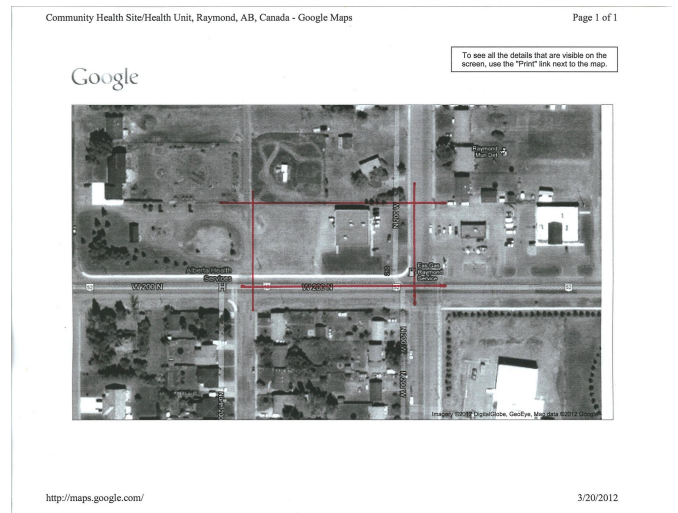
Any hazardous materials are understood to be collected in special marked containers and disposed of in accordance with current safety standards and procedures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	APR-12

K5010.02 Building Documentation*

Floor plan for the Raymond Community Health Unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	APR-12



Site location: Raymond Health Centre