

RECAPP Facility Evaluation Report

Alberta Health Services-Calgary



Claresholm Care Centre - Services B

B1008G
Claresholm

Facility Details	
Building Name:	Claresholm Care Centre - Services B
Address:	139 - 43 Avenue W.
Location:	Claresholm
Building Id:	B1008G
Gross Area (sq. m):	4,025.45
Replacement Cost:	\$6,699,013
Construction Year:	0

Evaluation Details	
Evaluation Company:	Golder Associates Ltd.
Evaluation Date:	January 16 2013
Evaluator Name:	Sebastien Derkzen van Angeren

Total Maintenance Events Next 5 years: \$2,184,400
5 year Facility Condition Index (FCI): 32.61%

General Summary:

The Services B, originally constructed in 1959, is a single storey concrete block structure with a basement incorporating a reported total floor area of approximately 1,700m². A service tunnel is provided to the main care centers and Administration Centre from the Services B building at the sub-basement level.

The Services B building is incorporated with the power plant and includes the main kitchen, laundry section, some offices, and the stores.

The building is in overall acceptable condition.

Structural Summary:

Structural drawings were not available for review during the assessment, however, the building's foundation reportedly consists of cast-in-place (CIP) concrete strip footings. The basement floor of the building consists of a concrete slab-on-grade (SOG). The structural framing for the building mainly consists of load-bearing concrete block walls and concrete columns and beams. The structural framing of the roof is comprised mainly of pre-cast double-T concrete beams and a metal deck supported by open-webbed-steel-joists (OWSJ's).

The building's structural elements are in overall acceptable condition.

Envelope Summary:

Exterior cladding of the building consists mainly of cement stucco. Roofing for the building consists of an original built-up-roof (BUR) membrane (1959). Internal rain water leaders which discharge into the municipal storm water system are the main source of surface water drainage from the roof. The main west entrances of the building consists of metal framed doors with glazed inserts. The remainder of the entrances/exits are mainly utility doors. The windows of the building consist of clear anodized aluminum framed windows.

Major works with respect to joint sealer, windows, doors, and the roof are anticipated within the next five years.

The building's envelope elements are in overall acceptable condition.

Interior Summary:

The majority of the flooring in the building consist of quarry tile with some areas of terrazzo flooring on the stairs and washroom. The majority of interior walls consist of painted masonry block, CIP concrete walls, with a few areas consisting of painted gypsum wall board (GWB). The ceiling for the majority of the building consists of concrete with sections of painted gypsum board and acoustical ceiling tiles in the office and washroom.

Major works with respect to the washroom stalls, lockers, tile walls, tile floors, resilient flooring, fixed casework, blinds, and T-bar acoustic ceiling tiles are anticipated within the next five years.

The building's interior elements are in overall acceptable condition.

Mechanical Summary:

The washrooms are provided with floor mounted flush valve toilets, urinals, and wall-mounted vitreous china lavatories. The power house is a neighboring building and provides hot, and chilled water, and back-up electricity to the building.

Heating and cooling for the building is provided by air handling units (AHU) located in the services B building, and an indoor make-up-air unit. Room temperature controls are pneumatic. The entire building is protected by a wet-pipe

sprinkler system. Fire extinguishers are located throughout the building.

Replacement of the sinks, washroom fixtures, domestic water valves, backflow preventer, domestic water pump, air handling unit, hot water distribution systems, chilled water distribution system, exhaust fans, heat exchanger, pneumatic controls, and BMCS are anticipate within the next five years.

Overall the mechanical systems in the building are in acceptable condition.

Electrical Summary:

The Power is fed to the building from an adjacent power plant. Branch circuit panel boards are located throughout the building. Branch wiring is standard insulated copper. The lighting has been upgraded to energy efficient T8 lamp and ballasts with some incandescent fixtures throughout the building.

Emergency lighting consists of battery packs c/w remote heads with old incandescent style exit lights throughout the building. The fire alarm is an Edwards ESA2000 .

Replacement of the panelboards, motor control centers, emergency battery packs, video surveillance, and public address systems are anticipated within the next five years.

Electrical systems are generally 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*

The building foundation was reported to consist of cast-in-place (CIP) concrete strip footing foundation and cast-in-place concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

A1030 Slab on Grade*

The building consists of concrete slab-on-grade (SOG) in the basements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

The basement walls consist of CIP concrete foundation walls and concrete masonry units (CMUs) above grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

The building floor consists of suspended CIP concrete floors and pre-cast double-T concrete floors supported by CIP concrete and metal beams, columns and foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

The structural interior walls supporting the floor consists of CMU walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

Building's floor consists of suspended CIP concrete floors and pre-cast double-T concrete roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

B1010.07 Exterior Stairs*

CIP concrete stairs with painted metal railings are provided on the west elevation of the kitchen loading dock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1010.10 Floor Construction Firestopping*

Penetrations are fire caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1020.01 Roof Structural Frame*

The roof deck is supported by concrete masonry units and open-webbed-steel-joists (OWSJs).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1020.02 Structural Interior Walls Supporting Roofs*

All interior walls consist of concrete masonry units. (CMU)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

Metal decking is provided for the building's roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1020.04 Canopies*

A metal framed canopy is provided at the kitchen loading dock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B1020.06 Roof Construction Fireproofing*

Mostly concealed. Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

S2 ENVELOPE

B2010.01.08 Cement Plaster (Stucco): Ext. Wall*

Cement stucco is provided for the exterior of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Joint sealer is provided at the windows, doors and material transitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace sealant. (~150m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,100	Unassigned

Updated: MAR-13

B2010.02.03 Masonry Units: Ext. Wall Const.*

The exterior walls consist of CMU construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Concealed. No issues reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Several pre-finished metal louvers, vents, etc. are located in the exterior walls in various locations around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Clear anodized aluminum framed windows are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace windows. (~75m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$82,900	Unassigned

Updated: MAR-13

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

The rooftop mechanical room is provided with two vinyl framed insulated glazed units. (IGU)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	40	MAR-13

Event: Replace windows. (~8m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2049	\$8,500	Unassigned

Updated: MAR-13

B2030.01.01 Aluminum-Framed Storefronts: Doors**

A clear anodized aluminum framed storefront door is provided for access to the offices and laundry building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace door. (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,900	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

The entrance to the kitchen and laundry area consists of painted metal doors with wired glass inserts set in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace doors. (~8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,200	Unassigned

Updated: MAR-13

B2030.03 Large Exterior Special Doors (Overhead)*

A painted metal overhead sectional door is provided for both the kitchen and laundry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

B3010.01 Deck Vapour Retarder and Insulation*

Concealed. No issues reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

A built up roof is provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	MAR-13

Event: Replace roof. (~1,200m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$190,800	Unassigned

Updated: MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior partitions consist of CMU walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C1010.05 Interior Windows*

Interior glazing set in painted metal frames is provided in the laundry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C1010.07 Interior Partition Firestopping*

All interior partition penetrations are provided with fire caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Painted metal doors and plastic laminate set in painted metal frames with commercial grade hardware are provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C1020.03 Interior Fire Doors*

Painted metal fire doors set in painted metal frames are provided for the mechanical rooms of the building and at area separations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Painted metal floor mounted toilet partitions are provided in the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace toilet partitions. (~4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,400	Unassigned

Updated: MAR-13

C1030.08 Interior Identifying Devices*

Plastic laminate wall mounted room labels are provided for the majority of the rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C1030.10 Lockers**

Painted metal lockers are provided in the laundry change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace lockers (~11 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,100	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Painted metal/wood storage shelving is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard commercial quality washroom hardware is located in the washrooms: Toilet tissue dispensers, mirrors, soap dispensers, and waste receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C2010 Stair Construction*

CIP concrete stairs are provided for access to the various areas of the building. A painted steel stair and landing is provided in the laundry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C2020.02 Terrazzo Stair Finishes*

Terrazzo stair finishes are provided for all the stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C2020.08 Stair Railings and Balustrades*

Painted metal wall mounted handrails are provided for the stairs and landings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C3010.01 Concrete Wall Finishes (Unpainted)*

CIP concrete and CMU walls are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

The office areas are provided with gypsum board walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

C3010.06 Tile Wall Finishes**

Washrooms are provided with a small section of ceramic tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace Tile. (~5m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,500	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Some interior walls consist of painted CMUs and GWB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C3020.01.02 Painted Concrete Floor Finishes*

Portions of the floors are painted concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C3020.02 Tile Floor Finishes**

Quarry tile flooring is provided for the majority of the floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	50	MAR-13

Event: Replace tile. (~1,500m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$464,000	Unassigned

Updated: MAR-13

C3020.03 Terrazzo Floor Finishes*

Terrazzo flooring is provided in portions of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

C3020.07 Resilient Flooring**

Vinyl tile is provided in portions of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace resilient tile. (~200m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,800	Unassigned

Updated: MAR-13

C3030.01 Concrete Ceiling Finishes (Unpainted)*

The basement stores room is provided with a concrete ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Portions of the building are provided with acoustic tile ceilings set in metal grids.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	25	MAR-13

Event: Replace acoustic tile. (~500m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,800	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

The majority of the building is provided with painted gypsum board or painted metal roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D1010.01.03 Electric Traction Freight Elevators**

An Otis freight elevator is provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace elevator. (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$50,000	Unassigned

Updated: MAR-13

D1090 Other Conveying Systems*

A dumbwaiter is provided in the kitchen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel sinks are provided in the break room, and kitchen room, a floor mounted vinyl service sink is provided in the janitor room, and wall-mounted enamel steel service sink is provided in the laundry room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace Enamel Steel Sink (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,400	Unassigned

Updated: MAR-13

Event: Replace Stainless Steel Sinks and Valves Set (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: MAR-13

Event: Replace Vinyl Sink (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,800	Unassigned

Updated: MAR-13

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

Wall-hung vitreous china lavatories, floor-mounted vitreous china urinals, and floor-mounted vitreous china flush valve toilets are provided in the washrooms with stainless steel valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-13

Event: Replace Lavatories and Valves Set (5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,000	Unassigned

Updated: MAR-13

Event: Replace Toilets with Flush Valves (5 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,500	Unassigned

Updated: MAR-13

Event: Replace Urinals and Flush Valves (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,900	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper L- type domestic water distribution piping is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D2020.01.02 Valves: Domestic Water**

Original isolation valves are provided on domestic water distribution (hot and cold).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace Isolation Valves (~20 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,800	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

A backflow preventor is provided on the main water feed in the services B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace Backflow Preventor (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,600	Unassigned

Updated: MAR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

A James electric Pump is provided for domestic water circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace Pump (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Fiberglass insulation and elbows are provided for all hot water piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D2030.01 Waste and Vent Piping*

Waste and vent piping is generally cast iron original to the construction of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D2030.02.04 Floor Drains*

Cast iron floor drains are provided in the concrete floor slab of the washroom and laundry area, and the janitors areas in the services B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D2030.03 Waste Piping Equipment*

A grease trap is provided in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D2040.02.04 Roof Drains*

The flat roof sections incorporates roof drains which are each fitted with metal gravel/debris strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D3030.06.02 Refrigerant Condensing Units**

A roof top condenser is provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-13

Event: Replace Rooftop Condenser (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,000	Unassigned

Updated: MAR-13

D3040.01.01 Air Handling Units: Air Distribution**

An Engineered Air, 10,000 CFM air handling unit provide tempered ventilation air to the entire services B building. The unit include a supply fan, return fan, mixing dampers, filter section, heating coils, and spray humidification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace Air Handler Uint (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,300	Unassigned

Updated: MAR-13

D3040.01.02 Fans: Air Distribution (Remote from AHU)*

A forward curve supply fan is integral with the air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D3040.01.04 Ducts: Air Distribution*

The air distribution system includes galvanized metal ducting for fresh air, return air, supply air and exhaust air. The duct systems include duct work, insulation, dampers, diffusers and other related components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

A combination of sidewall and ceiling mounted diffusers and return grilles are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D3040.03.01 Hot Water Distribution Systems**

Services B building receives hot water from the power house.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace Hot Water Distribution System (4025 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$737,700	Unassigned

Updated: MAR-13

D3040.03.02 Chilled Water Distribution Systems**

A chilled water distribution system is provided throughout the building. Services B building receives chilled water from the power house.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace Chilled Water Distribution System (4025 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$235,700	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust**

Roof mounted centrifugal fans are provided to the services B building. Ceiling mounted fans are provided for the washroom. A kitchen exhaust hood is provided in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace Exhaust Fans (1700 m2gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$34,000	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Exhaust air ducting includes general building exhausts as well as local exhausts. The exhaust duct distribution systems includes the galvanized metal duct systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Original eggcrate and grilled exhaust inlet are provided to the services B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D3040.05 Heat Exchangers**

The shell and tube heat exchangers are provided in the services B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace Heat Exchanger (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$17,500	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

Finned tube radiators are provided in office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Finned Radiators (12 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$6,500	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

A simplex control air compressor, and pneumatic thermostats are located in the services B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	40	MAR-13

Event: Replace Pneumatic Control (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$16,600	Unassigned

Updated: MAR-13

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

A building management control system (BMCS) is provided in the services B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace BMCS (4025 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$121,300	Unassigned

Updated: MAR-13

D4010 Sprinklers: Fire Protection*

The building is sprinklered throughout with a standard wet system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted fire extinguishers are provided throughout in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

A chemical system is provided for the kitchen hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Fire Extinguishing System (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$15,600	Unassigned

Updated: MAR-13

S5 ELECTRICAL

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

Power is fed from adjacent building. 120/208 volt electrical sub-panels by various manufacturers are provided throughout the building. The panels are on average approximately at 75% capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace Branch Circuit Panelboard (~7 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,200	Unassigned

Updated: MAR-13

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

A Westinghouse motor control center is provided in the service B building for fans, pumps, ventilation, and air conditioning equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace Motor Control Centers (~8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

The electrical wiring in the building is standard copper wire in conduit. Flexible conduit and cable are provided for final connection to mechanical equipments.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Low voltage switching is provided for the majority of the interior lighting in the building. The lighting controls in the building are line voltage toggle switching and key switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Fluorescent fixtures are used throughout the power house and consist of recessed and surface mounted T8 fixtures with electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	30	MAR-13

Event: Replace Fluorescent Fixture (~60 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$27,000	Unassigned

Updated: MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Some emergency lightings are provided by sealed battery pack emergency lighting fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace Emergency Lighting Battery Packs (~8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs*

The building is equipped with incandescent and photoluminescent fluorescent exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D5020.03.01.03 Exterior Metal Halide Fixtures*

Building-mounted exterior metal halide fixtures are provided at the perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

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

Exterior lighting is controlled by a photocell and a time clock and is tied into the central building management control system (BMCS).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

D5030.01 Detection and Fire Alarm**

The building has manual pull stations, heat detectors, and smoke detectors connected to an Edwards ESA 2000 fire alarm panel which controls fire alarm bells and strobes throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-13

Event: Replace Detection and Fire Alarm System (4025 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$181,300	Unassigned

Updated: MAR-13

D5030.02.04 Video Surveillance**

A video surveillance system including camera, monitors and recorders is installed in the service B building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	MAR-13

Event: Replace Video System (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$7,200	Unassigned

Updated: MAR-13

D5030.04.01 Telephone Systems*

Telephone systems are provided in the building and act as an intercom system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.04.04 Data Systems*

Category-5 data cable is provided to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.05 Public Address and Music Systems**

Public announcements are made through the interm 2000 and 4000 PA system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	20	MAR-13

Event: Replace Public Address System(1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

A full commercial laundry service is provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

E1030.03 Loading Dock Equipment*

A loading dock lift is provided for the building loading areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

E1090.03 Food Service Equipment*

A full commercial kitchen is provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

E2010.02 Fixed Casework**

Plastic laminate counter tops are provided in the washrooms and break room in the laundry section with wood base and upper cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	35	MAR-13

Event: Replace casework. (~20m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$18,300	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Horizontal metal blinds are provided in the offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	30	MAR-13

Event: Replace blinds. (~10m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,300	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

The parking to entrance route does not meet barrier free requirements. Barrier free access is not required as the building is only used by staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

K4010.02 Barrier Free Entrances*

The entrances to the building do not meet barrier free requirements. Barrier free access is not required as the building is only used by staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

K4010.03 Barrier Free Interior Circulation*

The interior circulation within the building does not meet barrier free requirements. Barrier free access is not required as the building is only used by staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

K4010.04 Barrier Free Washrooms*

The washrooms in the building do not meet barrier free requirements. Barrier free access is not required as the building is only used by staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

K4030.01 Asbestos*

Asbestos was observed at the majority of piping insulation elbows. Site representatives stated that an asbestos management plan is in place and that a survey has been conducted. Due to the age of the building (1959), other ACM may be present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

K4030.04 Mould*

No mould was observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1959	0	MAR-13

K5010.01 Site Documentation*

The prime consultant is Golder Associates Ltd.
The evaluation date was January 16, 2013

Site description:

The B1008G Claresholm Care Centre - Administration / Clinical Services building is located at 139 - 43 Avenue West, Claresholm, Alberta. The main entrance faces west and is accessed via a concrete sidewalk and steps. The building is surrounded by grassed areas and mature trees/bushes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13

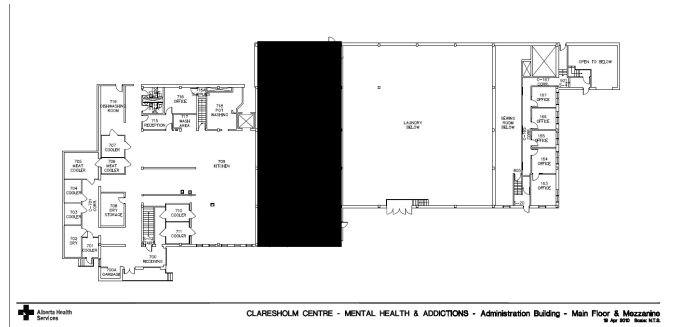


View of the Services B building.

K5010.02 Building Documentation*

The prime consultant is Golder Associates Ltd.
The evaluation date was January 16, 2013
The entire building was evaluated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13



Building drawings were provided by the Site representative.