

RECAPP Facility Evaluation Report

Capital Health



Royal Alexandra Hospital (NARP) Northern Alberta Renal Dialysis

B1029K
Edmonton

Facility Details

Building Name: Royal Alexandra Hospital (N
Address: 10240 Kingsway Avenue
Location: Edmonton

Building Id: B1029K
Gross Area (sq. m): 857.00
Replacement Cost: \$6,898,850
Construction Year: 0

Evaluation Details

Evaluation Company: R. Saunder Architects
Evaluation Date: February 14 2011
Evaluator Name: Raghbir Jagdev

**Total Maintenance Events Next 5 years:
5 year Facility Condition Index (FCI):**

General Summary:

Northern Alberta Renal Dialysis Program (NARP) Building was constructed in 2003, and has concrete piles grade beams, slab on grade, steel columns, beams, and OWSJ, steel decking, aluminum windows, steel stud and EFIS envelope. The building is in good condition

Structural Summary:

There are concrete piles grade beams, slab on grade, steel columns, beams, and OWSJ, steel decking, aluminum windows, steel stud and EFIS envelope. Structural condition of the building is good

Envelope Summary:

The building envelope consist of aluminum windows, steel stud and EFIS construction. The overall condition of the building envelope is good

Interior Summary:

There are steel stud and drywall partitions, T-bar ceiling, steel frames and solid core wood doors finished with plastic laminate and fire doors are steel frames and steel doors with required rated hardware. The interior partitions, finishes, fixtures and millwork is in good condition

Mechanical Summary:

Heating, air conditioning and ventilation system is provided by five packaged rooftop units complete with electric cooling and gas heating sections.
One split AC system provides cooling to Server Room.
Two ceiling mounted steam force flow heaters provide heating to Vestibules.
Steam piping distribution extents from Community Services Building.
Domestic hot, cold and hot water recirculation system from Community Services Building.
Conventional plumbing fixtures serving washrooms.
Humidification is provided by two duct mounted, steam grid humidifiers.
Direct digital control system provided.
Acid separation and water purification systems in place.
Medical oxygen system provided complete with outlets in dialysis service panels.
Storm, sanitary and gas services located at the west side of the building.

Overall mechanical system is in good condition.

Electrical Summary:

The main electrical service for the building is 120/208V 400A and facility has emergency power feeding from Community Service Center for the emergency power.

The main lighting source for the interior building is fluorescent lights and all fixtures are T-8 type energy efficient fixtures.

The Communication and security systems meets current facility operation requirement. The fire alarm system is stand free from the rest of the hospital.

The overall rating for the facility is " Good"

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*

There are concrete piles and grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

A1030 Slab on Grade*

There is slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

B1010.07 Exterior Stairs*

Concrete steps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

B1020.01 Roof Structural Frame*

Steel beams, columns and OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

B1020.03 Roof Decks, Slabs, and Sheathing*

Steel decking

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	FEB-12

B1020.06 Roof Construction Fireproofing*

Non combustible roof construction, no fire proofing required

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	FEB-12

S2 ENVELOPE

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

EIFS system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

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

Parging on grade beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

B2010.01.09 Expansion Control: Ext. Wall*

Expansion control on EIFS system, aesthetically treated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

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

Around exterior doors and windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	FEB-12

Event: Replace Joint Sealers (caulking): Ext. Wall (150m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$4,783	Unassigned

Updated: FEB-12

B2010.01.13 Paints (& Stains): Ext. Wall**

EIFS exterior finish

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	15	FEB-12

Event: Refinish - Paints (& Stains): Exterior Wall (480m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$9,947	Unassigned

Updated: FEB-12

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

Exterior walls are metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	FEB-12

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

Poly vapor barrier

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

B2010.05 Parapets*

Yes, metal stud parapet wall, finished with EIFS system and prefinished metal capping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	FEB-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal mechanical louvers, grills

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

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

There are aluminum windows (glass & frame)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	FEB-12

Event: Replace Aluminum Windows (39 SM)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$56,550	Unassigned

Updated: FEB-12

B2030.01.06 Automatic Entrance Doors**

There are two pair of automatic double doors, hardware not included to the price.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	FEB-12

Event: Replace Automatic Entrance Doors

Concern:

There are two pair of automatic doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$46,610	Unassigned

Updated: FEB-12

B2030.02 Exterior Utility Doors**

There are 4 exterior utility doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	FEB-12

Event: Replace Exterior Utility Doors (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$4,495	Unassigned

Updated: FEB-12

B2030.03 Large Exterior Special Doors (Overhead)*

There is one 9'-9' O.H. door

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

B3010.01 Deck Vapour Retarder and Insulation*

There is deck vapour retarder and insulation

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	FEB-12

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	FEB-12

Event: Replace Modified Bituminous Membrane Roofing (SBS) (885m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$180,894	Unassigned

Updated: FEB-12

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

There is roof hatch

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

All steel studs and drywalls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1010.05 Interior Windows*

All steel frames and wired glass

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1010.06 Interior Glazed Partitions and Storefronts*

There is interior glazed partition and storefronts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1010.07 Interior Partition Firestopping*

All rated partitions built up to steel deck and fire stopping provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Interior swinging doors (& hardware)- solid core wood door with plastic laminate covered and steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1020.03 Interior Fire Doors*

There are interior fire doors in these rooms:

Storage/Transit, Clean Utility, H2O Room, Dialysis Equipment, Oxygen Vac, Soiled Utility, Housekeeping, 2 WC's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1030.01 Visual Display Boards**

There are visual display boards in rooms: Staff Room-2, Education Room-1, Tech Room-1.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	FEB-12

Event: Replace Visual Display Boards (4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$2,881	Unassigned

Updated: FEB-12

C1030.05 Wall and Corner Guards*

There are stainless steel corner guards in open area and dialysis room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1030.08 Interior Identifying Devices*

There is interior signage throughout space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	FEB-12

C1030.10 Lockers**

There are 8 metal lockers in change room and 3 in Dialysis Equipment Area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	FEB-12

Event: Replace Lockers (11 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$7,041	Unassigned

Updated: FEB-12

C1030.12 Storage Shelving*

There are storage shelvings ; metal moveable, wood built-in

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

There are washroom and housekeeping room accessories, also, stainless steel barrier free grab bars.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C2020.08.06 Metal Railings and Balustrades

There is painted metal handrail for the steps in the corridor between Renal Center and CSC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C3010.01 Concrete Wall Finishes (Unpainted)*

Corridor between Renal Centre and CSC has painted concrete walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

All gypsum board walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C3010.06 Tile Wall Finishes**

There are two walls with 4"x4" ceramic tile in housekeeping room at 5' high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	FEB-12

Event: Replace Tile Wall Finishes (3m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$1,008	Unassigned

Updated: FEB-12

C3010.11 Interior Wall Painting*

Painted drywall throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	FEB-12

C3010.14 Other Wall Finishes*

Electric room and Tech room walls finished with fire retardant plywood at 8' high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

C3020.01.02 Painted Concrete Floor Finishes*

There is painted concrete flooring in H2O room and garage area corridors, paint worn out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	APR-11

C3020.02 Tile Floor Finishes**

Ceramic tile flooring in vestibule area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	50	FEB-12

Event: Replace Tile Floor Finishes (6 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2053	\$1,405	Unassigned

Updated: FEB-12

C3020.07 Resilient Flooring**

There are sheet vinyl flooring and vct flooring. In housekeeping room vct tiles damaged badly, needs to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	FEB-12

Event: Replace Resilient Flooring (374 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$30,940	Unassigned

Updated: FEB-12

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

Ceiling throughout the space is acoustic T-bar with panels, except the rooms: H2O room, entrance Corridor, Corridor to garage, Medical gas room, Oxygen room, Housekeeping and Electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	FEB-12

**Event: Replace Acoustic Ceiling Treatment (Susp. T-Bar)
(350 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$18,032	Unassigned

Updated: FEB-12

C3030.07 Interior Ceiling Painting*

Medical gas room is painted drywall ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel single compartment sinks complete with gooseneck faucets with lever blades.
Leonard eye / face wash stations complete with mixing valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace 24 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$36,000	Unassigned

Updated: APR-11

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

WC - Floor mounted, vitreous china, open front seat, flush tank.
LV - Stainless steel countertop lavatories c/w two handle faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	FEB-12

Event: Replace 10 Washroom Fixtures (WC, Lav, Urn)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$25,000	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D2020.01.02 Valves: Domestic Water**

Globe and ball isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-12

Event: Replace 80 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$18,000	Unassigned

Updated: APR-11

D2020.02.04 Domestic Water Conditioning Equipment**

Gambro packaged, fully automated water purification system, complete with pumps, water softeners etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-12

Event: Replace Domestic Water Conditioning Equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,000	Unassigned

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Water piping insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D2030.01 Waste and Vent Piping*

PVC and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D2030.02.04 Floor Drains*

General purpose floor drains and funnel drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D2040.01 Rain Water Drainage Piping Systems*

Rain water leaders connected to 200mm underground main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D2040.02.04 Roof Drains*

Open flow roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D2090.11 Oxygen Gas Systems**

High pressure medical oxygen system complete with dual line pressure regulators, alarms and shut off valves. Oxygen lines extend from master panel to all outlets in dialysis service panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace Oxygen Gas Systems. BOE: 857 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$35,000	Unassigned

Updated: APR-11

D2090.14 Acid Waste Systems**

Floor mounted recessed acid neutralizing tanks serving Lab sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace Acid Neutralizing Tank

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$7,500	Unassigned

Updated: APR-11

D3010.02 Gas Supply Systems*

Black iron gas service at the west side. Medium pressure gas distribution complete with pressure regulators at each appliance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D3030.06.02 Refrigerant Condensing Units**

Carrier 40QNB018 (1.5T) split AC system, 5.2kW cooling capacity. R-22 refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-12

Event: Replace Split AC System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$10,000	Unassigned

Updated: APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

25mm replaceable filters serving rooftop units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D3040.01.04 Ducts: Air Distribution*

Low pressure overhead ductwork distribution up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Ceiling square diffusers and louver face grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D3040.02 Steam Distribution Systems: Piping/Pumps**

Steel piping distribution extends from Community Service Building to force flow heaters and humidifiers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	FEB-12

Event: Replace Steam Distribution Systems: Piping/Pumps. BOE: 857 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$30,000	Unassigned

Updated: FEB-12

D3040.04.01 Fans: Exhaust**

Variety of exhaust fans provided on roof or in ceiling space serving building. Fans serve hood exhaust system, and washrooms. Fans capacities vary from 94 to 1008 lps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace 6 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$12,000	Unassigned

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Low pressure galvanized steel ducts to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Metal exhaust grilles of various types and sizes are located throughout the ceiling areas of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

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

Packaged rooftop units complete with gas fired heating section, electric cooling and economizers.

RTU-1: Trane model YSC036, 400 lps airflow.

RTU-2: Trane model YSC036, 600 lps.

RTU-3: Trane model YCD150, 2530 lps airflow, 35kW cooling capacity, 60kW heating capacity.

RTU-4&5: Trane model YSC036, 485 lps airflow.

R-22 refrigerant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace 5 Rooftop Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$125,000	Unassigned

Updated: APR-11

D3050.03 Humidifiers**

Duct mounted, steam grid humidifiers complete with low pressure steam traps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	FEB-12

Event: Replace 2 Humidifiers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$10,000	Unassigned

Updated: APR-11

D3050.05.02 Fan Coil Units**

Trane horizontal recessed force flow heaters complete with steam coils, 15.38kW heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace 2 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$10,000	Unassigned

Updated: APR-11

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

Siemens digital control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	FEB-12

Event: Replace Building Systems Controls. BOE: 857 sq.m GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$24,000	Unassigned

Updated: FEB-12

D3090 Other Special HVAC Systems and Equipment*

Exhaust air capture hoods serving two sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers provided throughout:- carbon dioxide, multi-purpose dry chemical. All units complete with up-to-date certification tags.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

On site pad mounted transformer is owned and serviced by a utility company.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	FEB-12

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

The 400A, 120/208V, 3 phase, 4 wire main distribution switchboard was installed for entire building main electrical distribution. The panel is fed underground from on site pad mounted transformer. The transformer was provided, installed and serviced by utility company. There will be not cost for any replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	40	APR-11

Event: Replace Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$30,000	Unassigned

Updated: APR-11

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

The FP type panels are used for through entire building. The facility has 3 panels. Panels are almost full. Panels have less than 10% spaces for future use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace 3 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$30,000	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	APR-11

Event: Replace 5 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$9,000	Unassigned

Updated: APR-11

D5020.01 Electrical Branch Wiring*

Most of wiring are installed inside conduit with original building construction. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2002	0	APR-11

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

The all light fixtures are locally controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

The incandescent pot lights were only installed in the entrance area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	APR-11

Event: Replace 350 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$70,000	Unassigned

Updated: APR-11

D5020.02.03.01 Emergency Lighting Built-in*

The Hospital Campus has a power plan completed with generator. This building were fed from power generator for emergency power needs and lighting system. Some of the florescent lights are assigned as emergency lights with good coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	FEB-12

D5020.02.03.03 Exit Signs*

All the EXIT lights are completed with LED type lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5020.03.01.03 Exterior Metal Halide Fixtures*

The pole mounted and off building outdoor lights provide sufficient coverage for entire site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

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

All outdoor lights are control by photo-cell which comes with the fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.01 Detection and Fire Alarm**

The Cerberus Pyrotronics panel was installed for fire alarm system. Entire system is hard wired system. The system is c/w bell/strobe, pull station, and detectors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	APR-11

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$30,000	Unassigned

Updated: APR-11

D5030.02.01 Door Answering*

Door bell is installed in front of the building, chime is installed in the reception area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.02.02 Intrusion Detection**

The Spectra intrusion detection is used for building monitor system and the motion sensors are installed in main entrance and corridors; also some door contractors are connected.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	APR-11

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$15,000	Unassigned

Updated: APR-11

D5030.03 Clock and Program Systems*

The Edward system is used for the master clock system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.04.01 Telephone Systems*

The meridian telephone machine is used for entire phone system and it operates individually and Telephone service is provided and serviced by the utility company.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.04.03 Call Systems - Nurse**

One Rauland Model R4KN1M Responder is installed at nurse station and provide communications to the patient rooms communication with Nurses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	APR-11

Event: Replace 1 Nurse Call Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$50,000	Unassigned

Updated: APR-11

D5030.04.04 Data Systems*

One server and one patch panel are installed in the facility and through fiber optic connected to RAH.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.04.05 Local Area Network Systems*

Data outlets are installed through offices; and Cat 5 cables are installed either conduit or free air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.06 Television Systems*

The TV outlets are available in all patient stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	APR-11

D5030.07 Other Communications and Security Systems*

The Supernet is available for data system connected to Provincial health data system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	35	FEB-12

Event: Emergency Power Capacity Upgrade

Concern:

The existing generator is too small to accommodate needs; not to code.

Recommendation:

Replace existing emergency generator with one of a larger capacity - engineering study required to confirm size.

Consequences of Deferral:

risk of loss of power to vital departments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2011	\$100,000	High

Updated: FEB-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.08 Medical Equipment*

Medical gas cyclinders and Renal dialysis machines

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

E2010.02 Fixed Casework**

There are two types of fixed casework:

1-Upper + lower cabinets (8 m)

2-Lower cabinets (6.8 m)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	FEB-12

Event: Replace Fixed Casework (15 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$12,790	Unassigned

Updated: FEB-12

E2010.03.01 Blinds**

All windows has horizontal blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	FEB-12

Event: Replace Blinds (39 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$4,845	Unassigned

Updated: FEB-12

F1040.05 Liquid and Gas Storage Tanks*

H2O and Medical Gas Room has liquid and gas storage tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

S8 SPECIAL ASSESSMENT

K4010.02 Barrier Free Entrances*

Main entrance is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

K4010.03 Barrier Free Interior Circulation*

There is barrier free circulation throughout the space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	FEB-12

K4010.04 Barrier Free Washrooms*

Washrooms in the open area are barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-11

K4030.01 Asbestos*

No asbestos identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	0	FEB-12

K4030.02 PCBs*

No PCBs identified or reported during site visit.

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

K4030.04 Mould*

No mould identified or reported during site visit.

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



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K5010 Reports, Drawings and Studies

Site plan

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

Event: Plans and Drawings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2011	\$0	Unassigned

Updated: FEB-12