

RECAPP Facility Evaluation Report

Alberta Health Services-Central



Lloydminster General Hospital

B1119A

Lloydminster (AB)

Facility Details	
Building Name:	Lloydminster General Hospital
Address:	3820 - 43 Avenue
Location:	Lloydminster (AB)
Building Id:	B1119A
Gross Area (sq. m):	10,241.00
Replacement Cost:	\$61,323,108
Construction Year:	0

Evaluation Details	
Evaluation Company:	A&E Architectural & Engineering Group Inc.
Evaluation Date:	October 10 2013
Evaluator Name:	Vic Maybroda

Total Maintenance Events Next 5 years:	\$7,253,250
5 year Facility Condition Index (FCI):	11.83%

General Summary:

The facility is a 3 story building originally constructed in 1987 with renovations to emergency, admitting and provision of mammography suite completed in 2012 with an area of 10241 sq. M. The hospital contains 58 acute care beds composed of 30 medical, 19 maternity/surgery, 6 transition and 3 special care units.

Structural Summary:

Roof consists of metal deck on OWSJ on steel beams and columns.
 Floors and structural concrete slab supported by concrete structural elements with slab on grade.
 Foundations are concrete foundation walls on spread footings and internal concrete columns on concrete pads.
 Elements appear to be in good condition.

Envelope Summary:

SBS membrane and sheet metal roofing.
 Walls of face brick and sheet metal housing aluminum framed storefronts and windows, metal utility and overhead doors.
 Elements appear to be in acceptable condition.

Interior Summary:

Floors of sealed and painted concrete, porcelain, brick paver and ceramic tile, epoxy, sheet vinyl and carpeting.
 Walls of painted concrete block and gypsum wallboard and ceramic tile.
 Plastic laminated and wood faced casework with plastic laminated counter tops and vanities.
 Prefinished metal lockers and toilet partitions.
 Ceilings of suspended acoustical tile and painted gypsum wallboard.
 Wood and metal doors in metal frames and louvred window blind window coverings.
 Elements appear to be in acceptable condition.

Mechanical Summary:

Three story building with air handling units in a mechanical floor supplying air to VAV boxes on each floor and each with a reheat coil. Heat is supplied by boilers with hot water to the perimeter and heated glycol to the air handling units. Standard water closets, Lav and sinks through out the building. There is a liebert and in rack fan units for the server room.
 Elements appear to be in acceptable condition.

Electrical Summary:

The main service to the building is 347/600V, 3 phase, 4 wire and rate 1600A fed from site pad mounted transformer.. The 347/600V systems are used mainly for lighting and 600V mechanical loads; three are three distribution center in the building and they are used to transfer the power from 600V to 120/208V system. The 400KV generator is installed for emergency backup power system.

T-8 lamp fluorescent lights are used for most interior lighting and only few metal halide pot lights are used in the hallways. The metal halide pole mounted lights are used in the parking lot and wall packs are installed around building perimeter.

The fire alarm, nurse call, telephone and data systems meets current facility operation requirements.

Overall rating for electrical systems are "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***

Concrete foundation walls on strip footings and concrete piers with concrete footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

A1030 Slab on Grade*

Located in basement mechanical room and adjacent circulation areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

A2020 Basement Walls (& Crawl Space)*

Concrete foundation walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)*

Structural concrete floors supported by concrete beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

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

Concrete walls around elevators and stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete toppings to concrete floor slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B1010.07 Exterior Stairs*

Concrete stairs from staff parking area and to loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B1020.01 Roof Structural Frame*

OWSJ supported by steel beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

B1020.03 Roof Decks, Slabs, and Sheathing*

Metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

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

Face brick to all elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.01.06.03 Metal Siding**

Prefinished metal fascia cladding around all elevations as part of sloped metal roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 1750 sq. M Metal Cladding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$534,000	Unassigned

Updated: MAR-14**B2010.01.09 Expansion Control: Ext. Wall***

Caulked joint strategically located in face brick walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

Caulking around wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace 1800 Lin M Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$54,000	Unassigned

Updated: MAR-14**B2010.02.01 Cast-in-place Concrete: Ext. Wall Const***

Stairwells

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

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

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

Event: Thermographic Wall Envelope Study

Concern:

Determine air leakage to wall assemblies.

Recommendation:

Prepare report on findings with estimated repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2014	\$5,000	Low

Updated: MAR-14

Event: Undertake Repairs to Wall Assemblies (200 sq. M)

Concern:

Study to determine wall assembly air leakage.

Recommendation:

Undertake repairs to wall assemblies as identified in study for estimated 200 sq. M.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2014	\$100,000	Low

Updated: MAR-14

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal louvres and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.09 Exterior Soffits*

Prefinished metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1987**

Sealed fixed units in aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 1200 sq. M Aluminum Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$1,000,000	Unassigned

Updated: MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2012**

Sealed fixed clerestorey units over lobby area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	40	MAR-14

Event: Replace 8 sq. M Aluminum Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2052	\$8,000	Unassigned

Updated: MAR-14

B2020.02 Storefronts: Windows**

Sealed units in aluminum frames on main floor level adjacent storefront entries and cafeteria area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 56 sq. M Storefront Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$84,000	Unassigned

Updated: MAR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Fully sealed glazed storefront doors located at various entries.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 10 Storefront Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$32,500	Unassigned

Updated: MAR-14

B2030.01.06 Automatic Entrance Doors - 1987**

Single sliding door with sensors located in Ambulance Bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 1 Atuo Entry Door

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$13,500	Unassigned

Updated: MAR-14

B2030.01.06 Automatic Entrance Doors - 2012**

Double fully glazed sliding main entry doors with sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	30	MAR-14

Event: Replace 2 Sliding Entry Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$27,000	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors**

Painted metal clad insulated doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace

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

Updated: MAR-14

B2030.03 Large Exterior Special Doors (Overhead)*

Ambulance and loading dock metal overhead doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B3010.01 Deck Vapour Retarder and Insulation*

Not viewable no concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2008**

SBS membrane roofing over flat areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	25	MAR-14

Event: Replace 3140 sq. M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$533,800	Unassigned

Updated: MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2012**

SBS clerestorey roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	MAR-14

Event: Replace 80 sq. M SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$13,600	Unassigned

Updated: MAR-14

B3010.04.08 Membrane Roofing (Inverted/Protected)**

Inverted roof located over 2nd floor courtyard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 106 sq. M Inverted Roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$20,000	Unassigned

Updated: MAR-14

B3010.07 Sheet Metal Roofing**

Prefinished metal sloped perimeter roofing and sloped penthouse roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 1680 sq. M Metal Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$404,000	Unassigned

Updated: MAR-14

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal gutters from metal siding over loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 22 Lin M Gutters and Downsouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$700	Unassigned

Updated: MAR-14

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

Plumbing and exhaust vents and roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

Concrete block and metal stud.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1010.03 Interior Operable Folding Panel Partitions**

Folding partition sub-dividing conference room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 32 sq. M Foling Partition

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$36,000	Unassigned

Updated: MAR-14**C1010.05 Interior Windows***

Glazed units in metal frames to offices and related facilities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1010.06 Interior Glazed Partitions and Storefronts*

Glazed sidelights and screens adjacent office doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1010.07 Interior Partition Firestopping*

Acceptable where viewable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood and metal doors in metal frames majority equipped with lever handled hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Refinish 84 Wood Doors

Concern:

Painted doors scarred and chipped paint finish.

Recommendation:

Refinish interior wood faced doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$10,500	Low

Updated: MAR-14

C1020.03 Interior Fire Doors*

Fire rated doors located in corridors, stairways and to service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.01 Visual Display Boards**

White and tack boards located in isolated areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace 12 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,800	Unassigned

Updated: MAR-14

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

Prefinished metal toilet partitions located in staff change rooms and adjacent public waiting area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 9 Fabricated Toilet Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$10,800	Unassigned

Updated: MAR-14

C1030.05 Wall and Corner Guards*

1.2M high stainless steel corner guards to exterior corners of elevators and adjacent corner wall surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.06 Handrails*

Wall mounted PVC finished handrails located in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.08 Interior Identifying Devices*

Room names and numbers applied to doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.10 Lockers**

Prefinished lockers located in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 244 Metal Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$116,000	Unassigned

Updated: MAR-14

C1030.12 Storage Shelving*

Painted wood, prefinished metal and plastic laminate finished shelving units in store rooms, work rooms and patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.14 Toilet, Bath, and Laundry Accessories*

Toilet paper, soap and towel dispensers, waste containers, wall mounted grab bars and mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C2010 Stair Construction*

Metal stairs to mechanical room and concrete between floor level staircases.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C2020.01 Tile Stair Finishes*

Paver tile to inter floor stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C2020.08 Stair Railings and Balustrades*

Metal railings and balustrades to metal stairs.
Wood railings and metal balustrades to inter floor stairways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C3010.06 Tile Wall Finishes**

Ceramic tile to Food Preparation area, Cart Wash area, Change and Shower areas, Staff and Public Wash Rooms, Assisted Bath Rooms, and Patient Wash Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 1560 sq. M Ceramic Wall Tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$390,000	Unassigned

Updated: MAR-14

C3010.11 Interior Wall Painting*

Painted concrete block and gypsum wallboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy floors located in patient wash rooms, assisted bath rooms and staff shower rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C3020.01.02 Painted Concrete Floor Finishes*

Located in mechanical, maintenance equipment, shipping receiving, cart wash, laundry and various service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Refinish 700 sq. M Concrete Floors

Concern:

Paint is worn and deteriorated in majority of areas.

Recommendation:

Repaint concrete floors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$21,000	Low

Updated: MAR-14

C3020.02 Tile Floor Finishes - 1987**

Paver tile installed in food preparation and cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	MAR-14

Event: Replace 380 sq. M. Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$95,000	Unassigned

Updated: MAR-14

C3020.02 Tile Floor Finishes - 2012**

320 sq. M Ceramic tile installed in public wash rooms and entry areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	50	MAR-14

Event: Replace 320 sq. M Ceramic Floor Tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2062	\$54,400	Unassigned

Updated: MAR-14

C3020.07 Resilient Flooring - 1987**

Sheet vinyl installed in corridors, office areas, staff and patient rooms and public areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace 4200 sq. M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$400,000	Unassigned

Updated: MAR-14

C3020.07 Resilient Flooring - 2012**

Sheet vinyl located in staff, public and treatment rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	20	MAR-14

Event: Replace 640 sq. M Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$6,000	Unassigned

Updated: MAR-14

C3020.08 Carpet Flooring**

Installed in conference rooms and chapel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	15	MAR-14

Event: Replace 100 sq. M Carpeting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,500	Unassigned

Updated: MAR-14

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1987**

Suspended acoustical tile located in corridors, offices, work and meeting rooms and shipping/receiving area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-14

Event: Replace 2850 sq. M Acoustical Tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$156,750	Unassigned

Updated: MAR-14

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2012**

Suspended acoustical tile ceilings located in corridors, offices, meeting rooms and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	MAR-14

Event: Replace 800 sq. M Acoustical Tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$44,000	Unassigned

Updated: MAR-14

C3030.07 Interior Ceiling Painting*

Located in patient rooms, change and washrooms, food preparation work and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D1010.01.02 Hydraulic Passenger Elevators**

The facility contains 3 passenger elevators serving 3 floor levels,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 3 Elevators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$225,000	Unassigned

Updated: MAR-14

D1010.01.04 Hydraulic Freight Elevators**

Freight elevator between main and basement floor levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 1 Freight Elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$75,000	Unassigned

Updated: MAR-14

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

99 - Single and double SS sinks with a two handle tap set, 10 - 900x900 mop sink with a wall mount tap set,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 89 ss sinks and tap sets, 9 mop sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$190,000	Unassigned

Updated: MAR-14

D2010.05 Showers**

4 - 900x900 single metal and fiberglass shower with a single handle tap set

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 4 showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$16,000	Unassigned

Updated: MAR-14

D2010.06 Bathtubs**

12 - standard tubs with a single handle tap set and a shower, 4 handicap bathtubs with motorized lifts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 12 tubs and tap sets, 4 handicap tubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$170,000	Unassigned

Updated: MAR-14

D2010.09 Other Plumbing Fixtures*

40 lb grease interceptor in the kitchen connected to the pot sinks and dishwasher.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

111 - Wall and floor mounted flush valve WC, 111 - drop in and wall mounted lavatory's, 3 - wall mount flush valve, 1 prison style SS combination WC and Sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-14

Event: Replace 111 wc, 111, lav, 3 urinal, 1 prison combo unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$455,000	Unassigned

Updated: MAR-14

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper pipe through out the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2020.01.02 Valves: Domestic Water**

Isolation valves at each fixture and isolation valves at each area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 500 valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$25,000	Unassigned

Updated: MAR-14

D2020.02.02 Plumbing Pumps: Domestic Water**

6 - 1/2 HP domestic hot water recirculation pumps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace 6 hot water pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,000	Unassigned

Updated: MAR-14

D2020.02.04 Domestic Water Conditioning Equipment**

3 - 200 gal water softners with a salt tank for each unit supply water to the boiler makeup.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace 3 water softners

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

Updated: MAR-14

D2020.02.06 Domestic Water Heaters**

3 - 2500 L hot water storage tanks with heating coils from the boilers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: replace 3 hot water tanks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$60,000	Unassigned

Updated: MAR-14

D2020.03 Water Supply Insulation: Domestic*

Canvas cover fiberglass insulation on all piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2030.01 Waste and Vent Piping*

PVC and cast iron waste and vent piping through out the bulding

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2030.02.04 Floor Drains*

Floor drains in the mechanical spaces, the kitchen area, the laundry area, janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2030.03 Waste Piping Equipment*

Two weeping tiles sump pumps in the mechanical space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2040.01 Rain Water Drainage Piping Systems*

Cast iron RWL from the roof drains to the storm line.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2040.02.04 Roof Drains*

Standard roof drains with a metal dome on the flat sections of the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2040.02.06 Area Drains*

Area drains in the cart washing area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D2090.01 Compressed Air Systems (Non Controls)**

1 compressor, with two compressors on one 60 gal tank, with a compressed air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 1 compressors and accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$30,000	Unassigned

Updated: MAR-14

D2090.03 Distilled Water Systems**

Reverse osmosis water purifier supplying the dialysis machines only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	30	MAR-14

Event: Replace the reverse osmosos machine

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$50,000	Unassigned

Updated: MAR-14

D2090.11 Oxygen Gas Systems**

5000 liter oxygen tank in a fenced in compound with valves and piping with a radiator, that run into the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace oxygen tank and piping, BOE 10241 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,000,000	Unassigned

Updated: MAR-14

D2090.13 Vacuum Systems (Medical and Lab)**

3 seperate SIHI vacuum pumps with 60 gal vacuum tanks on each,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 3 Vacuum Pumps & Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$90,000	Unassigned

Updated: MAR-14

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

250 Gal oval steel fuel tank for the strand by engine, with 2 fuel transfer pumps. To the standby engines day tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3020.01.01 Heating Boilers & Accessories: Steam**

3 - Saskatoon Boiler Mfg. low pressure steam boilers rated at 2092 MBH each input, c/w high and low level controls, condensate return tank with two condensate supply pumps to the boilers,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-14

Event: Replace 3 Steam boilers and accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,500,000	Unassigned

Updated: MAR-14

D3020.01.02 Feedwater Equipment*

Three feed water pumps, 6 GPM capacity each connected to a single condensate tank

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

Insulated stainless steel breaching for each boiler, combining together to a 18" dia flue, running up to the roof of the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-14

Event: Replace three flues for the steam boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$60,000	Unassigned

Updated: MAR-14

D3020.01.04 Water Treatment: Steam Boilers*

Chemical treatment tank with chemical pumps running into the condensate tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3030.02 Centrifugal Water Chillers**

Trane Centravac unit CVH-020H-AH with 200 T capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-14

Event: Replace Centrifugal Chiller

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$750,000	Unassigned

Updated: MAR-14

D3030.06.02 Refrigerant Condensing Units**

4 - 4 ton DX condensing units on the roof for the computer room rack blower coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2013	25	MAR-14

Event: Replace the 4 condensing units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$40,000	Unassigned

Updated: MAR-14

D3040.01.01 Air Handling Units: Air Distribution**

9 air handling units in various locations and sizes in the building, each with glycol heat recovery coils on the exhaust air, glycol preheat coils, heating coils, and chilled water cooling coils. Each air handling unit has a centrifugal return fans and two have axial return fans and centrifugal supply fan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 9 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,200,000	Unassigned

Updated: MAR-14

D3040.01.04 Ducts: Air Distribution*

Galvanized steel ducts through out the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3040.01.06 Air Terminal Units: Air Distribution (VAV/CV Box)**

Terminal VAV box to each patient room and offices, each with a hot water reheat coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 250 VAV control boxes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,000,000	Unassigned

Updated: MAR-14

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square 600x600mm SCD supply grilles in the offices, patient rooms and hallways, round RCD diffusers in the kitchen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3040.03.01 Hot Water Distribution Systems**

Sch 40 black steel piping distributing hot water to the reheat VAV boxes and the perimeter heating fins.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace hot water piping. BOE 10241 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$1,100,000	Unassigned

Updated: MAR-14

D3040.03.02 Chilled Water Distribution Systems**

Schedule 40 black steel chilled water lines to the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace the chilled water lines, BOE 4200SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$400,000	Unassigned

Updated: MAR-14

D3040.04.01 Fans: Exhaust**

10 Various exhaust fans with a hood or the fan on the roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 10 exhaust fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$75,000	Unassigned

Updated: MAR-14

D3040.04.03 Ducts: Exhaust*

Insulated galvanized steel exhaust ducts up to the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate style exhaust grilles in the rooms requiring exhaust

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3040.05 Heat Exchangers**

2 tube shell hot water to glycol for the pre heat on the air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 2 Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$300,000	Unassigned

Updated: MAR-14

D3050.01.01 Computer Room Air Conditioning Units**

4 - DX fan coil racks in the computer framework, with 4 4 ton condensing units on the roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	MAR-14

Event: Replace 4 computer rack blower coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$160,000	Unassigned

Updated: MAR-14

D3050.01.03 Packaged Terminal Air Conditioning Units*

2 wall mounted Blower coil units in the Lab area with the condensing units in the mechanical space

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D3050.05.02 Fan Coil Units**

14 force flow heaters at each entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 14 Force flow units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$85,000	Unassigned

Updated: MAR-14

D3050.05.03 Finned Tube Radiation**

Finned tube radiation around the perimeter of the building with various styles of cabinet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace the finned tube radiation, BOE 10241 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$525,000	Unassigned

Updated: MAR-14

D3050.05.06 Unit Heaters**

7 Unit heaters in the Ambulance garage, mechanical floor and mechanical shop,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 7 hot water unit heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$35,000	Unassigned

Updated: MAR-14

D3060.02.02 Pneumatic Controls**

Pneumatic thermostats controlling the VAV boxes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace Pneumatic controls, BOE 10241 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$430,000	Unassigned

Updated: MAR-14

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

DDC control system for the major mechanical equipment, controlled on and off site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace DDC system, BOE 10241 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$600,000	Unassigned

Updated: MAR-14

D4010 Sprinklers: Fire Protection*

6" sprinkle tree with a 30 Hp supply pump and a 1/2 HP jokey pump

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D4020 Standpipes*

Stand pipe to the Siamese connection, and to the fire hose cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D4030.01 Fire Extinguisher, Cabinets and Accessories*

5 lb dry chemical fire extinguisher at the entrances in a fire hose cabinet and the mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D4090.02 Carbon Dioxide Fire Extinguishing Systems**

Carbon dioxide fire system in the kitchen hood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace CO2 fire extinguishing system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$6,000	Unassigned

Updated: MAR-14

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

The 25KV-347/600V pad mounted transformer is used to provide power to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5010.02 Secondary Electrical Transformers (Interior)**1987

There are three normal power stations and each of them have dry type transformer for transferring power from 600V to 120/208V power system; they are two 225KVA and one 300KVA. Three are two transformers installed for emergency power system and both of them are 300KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-14

Event: Replace 5 Transformers

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

Updated: MAR-14

D5010.02 Secondary Electrical Transformers (Interior)**2010

The 150KVA 600V to 480V transformer is used for MRI Machine.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	40	MAR-14

Event: Replace One Transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2050	\$10,000	Unassigned

Updated: MAR-14

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

The main switchboard is 347/600V, 3 phase, 4 wire and rated 1600A. The switchboard consists main 1600A incoming circuit breaker, normal power 600V distribution section; and through 1000A bus tied with emergency power distribution system which consists transfer switch and 600V distribution system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-14

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$160,000	Unassigned

Updated: MAR-14

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

The 347/600V and 120/208V panels are installed through entire facility for both normal and emergency power branch distribution

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace 40 Branch Circuit Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$200,000	Unassigned

Updated: MAR-14

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

There are three MCC's installed in the main electrical room. Two are 600V MCC, one for normal power and the other is for emergency power. One MCC is 208V and used for emergency power only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace 16 Sections of MCC's

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$112,000	Unassigned

Updated: MAR-14

D5020.01 Electrical Branch Wiring*

All the wires are copper and installed in the conduits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

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

The hallway lights are controlled by low voltage switching and the line voltage switching is used for rest of building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5020.02.02.02 Interior Fluorescent Fixtures**

All the fixtures are retrofit or replace with T-8 lamp fluorescent and electronic ballasts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	30	MAR-14

Event: Replace 1500 Fluorescent fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$600,000	Unassigned

Updated: MAR-14

D5020.02.02.03 Interior Metal Halide Fixtures*

The pot lights are installed in the hallways and common open areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5020.02.03.01 Emergency Lighting Built-in*

The fluorescent fixtures with battery backup are used in the OR rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5020.02.03.02 Emergency Lighting Battery Packs**

The emergency battery packs are installed in the stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	20	MAR-14

Event: Replace 6 emergency Battery Packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,200	Unassigned

Updated: MAR-14

D5020.02.03.03 Exit Signs*

All the Exit Signs were retrofit with LED lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	0	MAR-14

D5020.03.01.03 Exterior Metal Halide Fixtures*

The pole mounted lights are used in the parking lot and wall packs are installed around building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

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

The exterior lighting is controlled by photo cell

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5030.01 Detection and Fire Alarm**

The fully addressable Notifier control panel is used for entire facility fire alarm system. The system is tied to building paging system for public announcement and fire alarm evacuation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	25	MAR-14

Event: Replace Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$200,000	Unassigned

Updated: MAR-14

D5030.02.03 Security Access**

The S2 Net control system is used for door access system and have Fob installed for the security area and few building back doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	25	MAR-14

Event: Replace Security Access System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$18,000	Unassigned

Updated: MAR-14

D5030.02.04 Video Surveillance**

One camera is installed in the observation room and tied to computer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	25	MAR-14

Event: Replace One Camara

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$3,000	Unassigned

Updated: MAR-14

D5030.03 Clock and Program Systems*

Rauland Clock system is installed for synchronizing all the clocks throughout the facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5030.04.01 Telephone Systems*

the Mitel ICP 3200 VOIP phone system is installed for entire building telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	MAR-14

D5030.04.03 Call Systems**

GE intergense IP brand system is used for facility nurse call system. Each nurse call device has its own IP address and tied back to control panel with Cat 6 cables.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	25	MAR-14

Event: Replace Nurse Call System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$100,000	Unassigned

Updated: MAR-14

D5030.04.04 Data Systems*

One patch and hub is installed for the facility and tied to region health center through fiber cabling system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	0	MAR-14

D5030.06 Television Systems*

Sterivisionn low voltage TV system is used and has TV outlet in each patient room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	MAR-14

D5090.01 Uninterruptible Power Supply Systems**

Standalone UPS units are used for data, telephone and nurse call systems

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	30	MAR-14

Event: Replace 6 UPS Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$7,200	Unassigned

Updated: MAR-14

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

The Simpover 400KW generator is used for emergency backup system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	35	MAR-14

Event: Replace Packaged Engine Generator Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$150,000	Unassigned

Updated: MAR-14

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.07 Laboratory Equipment***

Equipment includes 4 fume hoods, 4 centrifuges, coolers and refrigerators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

E1020.08 Medical Equipment*

2 operating theatres, emergency treatment, radiology and pediatric areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

E1030.03 Loading Dock Equipment*

Hydraulic dock leveler in shipping/receiving area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

E1090.03 Food Service Equipment*

Commercial kitchen preparing food for staff and patients.

Kitchen equipment includes

- Dish washing machine
 - Pot washing station with stainless steel sink and counter
 - Stripping line with stainless steel conveyor
 - Convection ovens
 - Deep Fryers
 - Gas ranges with exhaust hoods
 - Walk-in cooler and freezer
- and other food dispensing cafeteria equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Therapeutic equipment includes

- tread mills
- wood framed steps
- walkers
- weighted pulleys

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

E2010.02 Fixed Casework**

Fixed casework throughout the facility is constructed of wood or plastic laminated material in patient rooms, work rooms, nursing stations, laboratories, vanities, engineering shops and other areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-14

Event: Replace Casework (GFA estimate)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,025,000	Unassigned

Updated: MAR-14

E2010.03.01 Blinds**

Mixture of fabric louvred and venetian blinds over exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 1200 sq. M Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$120,000	Unassigned

Updated: MAR-14

F1040.05 Liquid and Gas Storage Tanks*

Oxygen storage tanks enclosed by chain link fencing exterior of loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

F1040.06 Other Special Facilities* - Roof Garden

Outdoor roof garden located on 2nd floor with concrete pavers, concrete planters, benches and patio furniture.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

Hard level surface

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4010.02 Barrier Free Entrances*

Power operated sliding doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4010.03 Barrier Free Interior Circulation*

Hard level surfaces with elevators between floor levels.
Lever handled door hardware.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4010.04 Barrier Free Washrooms*

Public, staff and patient wash rooms BFA compliant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4030.01 Asbestos*

No asbestos observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4030.04 Mould*

No mould observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4030.08 Biohazardous Materials*

Materials stored in marked lockable cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4030.09 Other Hazardous Materials*

A Hazardous Materials Management Investigation should be undertaken to determine extent of lead, X-Ray contamination and radioactive elements within the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

Event: Hazardous Materials Study

Concern:

Extent of lead, X-Ray contamination and radioactive elements within the facility.

Recommendation:

A Hazardous Materials Management Investigation should be undertaken to determine extent of lead, X-Ray contamination and radioactive elements within the facility

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2014	\$7,500	Medium

Updated: MAR-14

K5010.01 Site Documentation*

Site Plan

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



Hillview 003.jpg

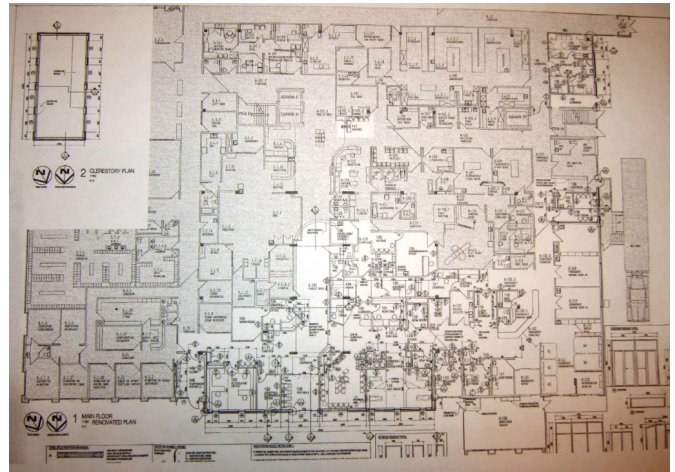
K5010.02 Building Documentation*

On 10 October 2013, Vic Maybroda of A&E Architectural & Engineering Group Inc supported by Kevin Smith of Bacz Engineering and Yi Yang of Acuity Engineering accompanied by Bob Brow, Maintenance Manager Lloydminster General Hospital, undertook an onsite review of existing building conditions of the Lloydminster General Hospital.

The facility is a 3 story building originally constructed in 1987 with renovations to emergency, admitting and provision of mammography suite completed in 2012 with an area of 10241 sq. M.

The hospital contains 58 acute care beds composed of 30 medical, 19 maternity/surgery, 6 transition and 3 special care units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



2012 Main Floor Renovations