

RECAPP Facility Evaluation Report

David Thompson Regional Health Authority



Ponoka Community Health Centre

B4467A

Ponoka

Facility Details	
Building Name:	Ponoka Community Health C
Address:	5900 Highway 2A
Location:	Ponoka
Building Id:	B4467A
Gross Area (sq. m):	594.00
Replacement Cost:	\$2,133,054
Construction Year:	1992

Evaluation Details	
Evaluation Company:	AHS Central Zone FM&E Technical Support
Evaluation Date:	February 8 2012
Evaluator Name:	Mike Hinton

Total Maintenance Events Next 5 years: **\$81,402**
5 year Facility Condition Index (FCI): **3.82%**

General Summary:

This building is a wood framed stick built office building. Wood trusses and asphalt shingles. Wood framed windows aluminum store front doors and sidelights at front entrance. Overall this building is in acceptable condition

Structural Summary:

This building is a wood framed stick built office building. Wood trusses and asphalt shingles. Overall this building structure is in acceptable condition

Envelope Summary:

This building is a wood framed stick built brick clad office building. Wood trusses and asphalt shingles. Wood framed windows aluminum store front doors and sidelights at front entrance. Overall this building envelope is in acceptable condition.

Interior Summary:

This building interior is painted drywall with wood doors in steel frames. Sheet flooring and carpet. Overall the interior is in acceptable condition.

Mechanical Summary:

This building is heated by 4 domestic furnaces, two for each wing(2). Cooling is provided by evaporator coils in the furnaces with remote condensing units located outdoors. Hot water is provided by two domestic gas fired water heaters one for each wing(2). Overall the mechanical appear to be in acceptable condition.

Electrical Summary:

Electrical distribution panels in each utility room(2), copper conductors. Line voltage switching Overall the Electrical systems appear to be in acceptable condition

Rating Guide	
Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL

A1010 Standard Foundations*

Slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	APR-12

A1030 Slab on Grade*

Slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	APR-12

B1010.01 Floor Structural Frame (Building Frame)*

Strip footings, slab on grade

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	APR-12

B1010.09 Floor Construction Fireproofing*

Not viewable, no concerns reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

B1010.10 Floor Construction Firestopping*

Not viewable, no concerns reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

B1020.01 Roof Structural Frame*

Wood trusses

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	APR-12

B1020.02 Structural Interior Walls Supporting Roofs*

Wood framed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12

B1020.03 Roof Decks, Slabs, and Sheathing*

Wood sheathing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12

B1020.04 Canopies*

Canopy over front entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

B1020.06 Roof Construction Fireproofing*

Not viewable, no concerns reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Entire exterior walls, small shifts and cracking observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	APR-12

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

Not viewable, no concerns reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	APR-12

B2010.01.09 Expansion Control: Ext. Wall*

Caulked seams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	75	APR-12

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

Caulked seams and around openings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	20	APR-12

Event: Replace [B2010.01.11 Joint Sealers (caulking): Ext. Wall** -]

Concern:

Caulking has dried and hardened, cracking

Recommendation:

Remove and replace all caulking on exterior walls

Consequences of Deferral:

Water infiltration into walls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$9,102	Medium

Updated: APR-12

B2010.01.99 Other Exterior Wall Skin*

Metal siding on gable ends of roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

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

Wood framed walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	APR-12

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

Not viewable, no concerns reported

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	100	APR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Painted metal louvers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

B2010.09 Exterior Soffits*

Painted aluminum soffits

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

B2020.01.01.05 Wood Windows (Glass & Frame)**

Wood framed double glazed windows, operable panels with screens
1.25m x .75m
Comments from staff of cold radiation during very cold weather, not drafty.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-12

Event: Replace Wood Windows (Glass & Frame) (35)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$27,500	Unassigned

Updated: APR-12

B2030.01.06 Automatic Entrance Doors**

2 sets double doors at entrance, single is automatic operated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

Event: Replace Automatic Entrance Doors (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$39,000	Unassigned

Updated: APR-12

Event: Upgrade Automatic Entrance Doors (3)

Concern:

Only one exterior door has operator, interior of set does not.
Main entrance

Recommendation:

Add auto operators on remaining 3 doors

Consequences of Deferral:

Difficult access for clients, possible injuries due to doors not having openers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$8,000	Medium

Updated: APR-12

B2030.02 Exterior Utility Doors**

Steel utility double doors at delivery entrance, 5 have small windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-12

Event: Replace Exterior Utility Doors (7)

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

Updated: APR-12

B3010.02.01.01 Asphalt Shingles**

Asphalt shingles on peaked roof

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	APR-12

Event: Replace asphalt shingles (594m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$131,902	Unassigned

Updated: APR-12

B3010.08.02 Metal Gutters and Downspouts**

Damaged and leaking near foundation, ice on sidewalks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	APR-12

Event: Replace metal gutters and downspouts. (70m)

Concern:

Leaking at foundation, ice on sidewalks

Recommendation:

Replace gutters and downspouts

Consequences of Deferral:

Possible damage to foundation and slip hazards due to ice on sidewalks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,300	High

Updated: APR-12

S3 INTERIOR

C1020.01 Interior Swinging Doors (& Hardware)*

Wood doors in steel frames, not fire rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-12

C1020.03 Interior Fire Doors*

Fire door on mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

C1030.12 Storage Shelving*

Steel storage shelving, rolling

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Vendor supplied soap dispensers and towel dispensers. Chrome tissue dispensers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	APR-12

C3010.06 Tile Wall Finishes**

Tile wall finishes in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-12

Event: Replace Tile Wall Finishes (30m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$7,650	Unassigned

Updated: APR-12

C3010.11 Interior Wall Painting*

Painted gypsum walls throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	10	APR-12

C3020.07 Resilient Flooring**

Sheet goods and tile, Portions have been replaced over time.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	APR-12

Event: Replace Resilient Flooring (550M2 GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,000	Unassigned

Updated: APR-12

C3020.08 Carpet Flooring**

A few offices have carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	APR-12

Event: Replace Carpet Flooring (30M2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,800	Unassigned

Updated: APR-12

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

All areas except mechanical room and storage room have suspended ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	APR-12

Event: Replace Acoustic Ceiling Treatment (Susp. T-Bar)(594m2 GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$26,000	Unassigned

Updated: APR-12

S4 MECHANICAL

D2010.04 Sinks**

SS kitchen sinks in work rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

Event: Replace Sinks (5)

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

Updated: APR-12

D2010.08 Drinking Fountains/Coolers**

Refrigerated two tier water fountain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	APR-12

Event: Replace Drinking Fountains/Coolers (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$3,448	Unassigned

Updated: APR-12

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

China W/C, enameled steel Lav. No urinals

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	APR-12

Event: Replace Washroom Fixtures (WC, Lav3sets)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$3,000	Unassigned

Updated: APR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper pipe throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-12

D2020.02.06 Domestic Water Heaters**

Gas fired

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	APR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	150	litre	

Event: Replace Domestic Water Heaters (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,200	Unassigned

Updated: APR-12

D2020.03 Water Supply Insulation: Domestic*

Fiberglass insulated

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	APR-12

D2030.01 Waste and Vent Piping*

Copper piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

D2030.02.04 Floor Drains*

Floor drains in washrooms and utility rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

D3010.02 Gas Supply Systems*

1 1/4" black iron pipe

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	60	APR-12

D3020.03.01 Furnaces**

2 domestic furnaces in each of two wings, 4 total

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

Event: Replace Furnaces (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$15,000	Unassigned

Updated: APR-12

D3030.06.02 Refrigerant Condensing Units**

Condensing units located at rear of building in courtyard

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	APR-12

Event: Replace refrigerant condensing units (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,000	Unassigned

Updated: APR-12

D3040.01.04 Ducts: Air Distribution*

Galvanized ducting throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Flush mount ceiling diffusers & Grills

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

SS semi-flush mount

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

S5 ELECTRICAL

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

Two 100 amp panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
100	amps

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution) (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$10,000	Unassigned

Updated: APR-12

D5020.01 Electrical Branch Wiring*

Copper wire throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	50	APR-12

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

Line voltage switching

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

48" T-8 fixtures

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

Event: Replace Interior Fluorescent Fixtures (594gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$54,402	Unassigned

Updated: APR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

Battery lamps in halls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	APR-12

Event: Replace Emergency Lighting Battery Packs (4)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,000	Unassigned

Updated: APR-12

D5020.02.03.03 Exit Signs*

LED lighted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

D5020.03.01.01 Exterior Incandescent Fixtures*

Pot lights under canopy

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Light standards and wall packs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

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

Photo controlled

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	APR-12

D5030.01 Detection and Fire Alarm**

Fireshield plus 3 zone

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	APR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	3	N/A	

Event: Replace Detection and Fire Alarm (3 zone)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$39,602	Unassigned

Updated: APR-12

D5030.04.01 Telephone Systems*

Northern telecom companion system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	25	APR-12

Event: Replace telephone system

Concern:

System is experiencing failures frequently.

Recommendation:

Replace with new

Consequences of Deferral:

Unable to use telephones and clients not able to reach nurses

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$18,000	Medium

Updated: APR-12

D5030.04.05 Local Area Network Systems*

Network equipment connected to supernet

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	15	APR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E2010.02 Fixed Casework**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	APR-12

Event: Replace Fixed Casework (594M2 GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$52,000	Unassigned

Updated: APR-12

E2010.03.01 Blinds**

Blinds on exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1992	30	APR-12

Event: Replace Blinds (35m2)

Concern:

Blinds are damaged and stained, at end of useful life

Recommendation:

Replace all blinds on exterior windows. Staff would prefer blinds that allow for partial opening. Please check with staff for best options.

Consequences of Deferral:

Continued failures and unsightly appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2022	\$3,500	Low

Updated: APR-12

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

No concerns found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12

K4010.02 Barrier Free Entrances*

No concerns noted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12

K4010.03 Barrier Free Interior Circulation*

No concerns noted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12

K4010.04 Barrier Free Washrooms*

Wheelchair equiped

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12

K4030.04 Mould*

No concerns reported or viewed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	APR-12