

# RECAPP Facility Evaluation Report

## Aspen Regional Health Authority



### Swan Hills Healthcare Centre

B1167A  
Swan Hills

<b>Facility Details</b>	
<b>Building Name:</b>	Swan Hills Healthcare Centre
<b>Address:</b>	29 Freeman Drive
<b>Location:</b>	Swan Hills
<b>Building Id:</b>	B1167A
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$25,496,188
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Francis Ng Architect Ltd.
<b>Evaluation Date:</b>	June 5 2009
<b>Evaluator Name:</b>	Francis Ng

**Total Maintenance Events Next 5 years:           \$1,550,200**  
**5 year Facility Condition Index (FCI):                   6.08%**

**General Summary:**

The Health Centre is under the jurisdiction of Alberta Health Services Board Aspen Regional Health Authority.

- (1985) Original Building (Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery) - has 1528.0 square metres.
- (1985) Original Building Main Floor (Long Term Care) - has 729.73 square metres.
- (1985) Original Building Basement (Cafeteria, Services, Maintenance, Delivery) - has 1478.75 square metres.
- (1985) Penthouse (Mechanical Area) - has 208.8 square metres.

The original 3,945.28 square metres Health Centre was built in 1985. Total building area is 3,945.28 square metres.

ABC 2006 Group B2 - Hospital and Infirmary. The 1985 Original Building is a single storey with non-combustible construction and sprinklered.

**Structural Summary:**

(1985) Original Building - Main Floor has concrete slab and concrete blocks on concrete gradebeams on concrete piles; Basement has concrete foundation walls and concrete floor slab; Main Roof has metal deck on OWSJ on steel beams on steel columns and concrete blocks; concrete staircases from Basement to Main Floor.

(1985) Penthouse - has steel deck on steel beams on steel columns; steel staircase from Main Floor to Penthouse.

Recommendations for future action include: replace wood ramp; replace concrete slab.

Overall structural system rating is acceptable.

**Envelope Summary:**

(1985) Original Building - has SBS roofing, built-up roofing, facing bricks, aluminum windows; greenhouses; cement board parging; metal soffit; Entrances have aluminum framed storefront and doors; and glazed curtain walls; Exits have metal doors and frames.

(1985) Penthouse - has built-up roofing, prefinished insulated metal siding; Exit has metal door and frame. Ambulance Garage and Delivery Area have overhead doors.

Recommendations for future action include: repair facing bricks; repair and replace cement board parging; repair storefront windows; replace built-up roofing; repair greenhouse; repaint exterior utility door.

Overall envelope system rating is acceptable.

**Interior Summary:**

(1985) Original Building has concrete block walls and metal stud partitions, suspended T-bar ceiling system and sheet vinyl flooring in bedrooms, medical areas, washrooms and Corridors; wood doors and metal frames; painted concrete flooring in Maintenance area; epoxy flooring in Kitchen and laundry areas.

Recommendations for future action include: repair concrete blocks; repaint concrete flooring.

Overall interior system rating is acceptable.

**Mechanical Summary:**

Heating is provided by perimeter radiation and radiant ceiling panels. Heating plant is well maintained, consists of 2 heating boilers. Heating pumps and piping are not leaking. Isolation valves are gate and globe valves. Ventilation is provided by four built-up roof mounted and indoor air systems with Chilled water cooling and ductless split systems.

The chilled water system has been taken out of service and maintenance personnel indicate that they are able to operate the building satisfactorily without it. Controls are combination of electric & electronic. Sanitary Plumbing piping and fixtures are in acceptable condition.

Overall Condition: Acceptable (4)

**Electrical Summary:**

The facility is an active treatment centre, built in 1985 and has been provided with a 1600 Amp, 347/600V, 3 phase 4 wire service, obtained from an on-site pad mounted transformer. Step down transformers have been provided to step down the voltage to 120/208 Volts, 3 phase, 4 wire. 120/208V central distribution panels and branch circuit panel boards have been provided at strategic locations. An emergency power distribution system, fed from a 450 kW diesel engine-generator set has been provided to provide power via an automatic transfer switch, in the event of utility power failure. Lighting is primarily fluorescent with fixtures utilizing T12 lamps and magnetic ballasts. An energy efficiency upgrade is recommended to replace the existing fluorescent fixtures with energy efficient fixtures utilizing T8 lamps and electronic ballasts. A Rauland Responder 3 nurse call system has been provided. The fire alarm system was replaced with an addressable system in 2007. The electrical systems are well maintained and overall, the electrical systems are in good 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\***

(1985) Original Building (Main Floor - Long Term Care) - has concrete gradebeams on concrete piles.  
 (1985) Original Building (Main Floor - Ambulance) - has concrete gradebeams on concrete piles.  
 (1985) Original Building Basement (Cafeteria, Services, Maintenance, Delivery) - has concrete foundation walls on concrete pile caps on concrete piles..

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**A1030 Slab on Grade\***

(1985) Original Building (Basement - Storage 0153; Telephone Room 0148; Gas Storage 0157; Garbage 0158; Storage 0159, Mechanical Room 0149; 0150; 0151; 0160) - has 300 mm concrete slab on grade.  
 (1985) Original Building (Basement) - has 225 mm concrete slab on grade.  
 (1985) Original Building (Main Floor - Long Term Care) - has 225 mm concrete slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**A2020 Basement Walls (& Crawl Space)\***

(1985) Original Building Basement (Cafeteria, Services, Maintenance, Delivery) - has concrete foundation walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**B1010.01 Floor Structural Frame (Building Frame)\***

(1985) Original Building (Basement) - has concrete slab on concrete walls and concrete columns.  
 (1985) Original Building (Main Floor - Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery) - has metal deck on OWSJ on steel beams on steel columns and concrete blocks.  
 (1985) Original Building (Main Floor - Long Term Care) - has metal deck on OWSJ on steel beams on steel columns and concrete blocks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

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

(1985) Original Building (Basement) - has concrete slab on concrete columns.  
 (1985) Original Building (Main Floor - Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery) - has metal deck on steel beams on steel columns.  
 (1985) Original Building (Main Floor - Long Term Care) - has metal deck on steel beams on steel columns.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**B1010.03 Floor Decks, Slabs, and Toppings\***

(1985) Original Building (Main Floor - Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery - over Basement) - has 225 mm concrete slab on concrete columns.

(1985) Original Building (Main Floor - Long Term Care) - has 225 mm concrete slab.

(1985) Original Building (Penthouse) - has 64 mm concrete topping on 140 mm concrete slab on metal deck on steel beams on OWSJ on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	100	MAR-10

**B1010.05 Mezzanine Construction\***

(1985) Original Building (Penthouse) - has steel deck on steel beams on steel columns.

(1985) Original Building (Mezzanine in Penthouse) - has steel grate deck on steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	100	MAR-10

**B1010.06 Ramps: Exterior\***

(1985) Basement (Maintenance - Mechanical Room 0160) - has wood ramp.

(1985) Original Building (Exit of North Stair) - has concrete slab.

(1985) Original Building (Exit of Outdoor Storage near Office 149) - has concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-10

**Event: Replace with concrete ramp. (3 ramps)**

**Concern:**

(1985) Basement (Maintenance - Mechanical Room 0160) - wood ramp is worn out.

(1985) Original Building (Exit of North Stair) - concrete slab has settled.

(1985) Original Building (Exit of Outdoor Storage near Office 149) - concrete slab has settled.

**Recommendation:**

Replace with concrete ramp. (3 ramps)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$9,000	Low

**Updated:** MAR-10



(1985) Basement (Maintenance - Mechanical Room 0160) - wood ramp is worn out.



**B1010.07 Exterior Stairs\***

(1985) Original Building (Main Roof) - has wood stairs c/w wood railing to (1985) Original Building (Ambulance roof).  
 (1985) Original Building (Main Roof) - has wood stairs c/w wood railing to (1985) Original Building (Long Term Care roof).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	40	MAR-10

**B1010.09 Floor Construction Fireproofing\***

(1985) Original Building (Main Floor - Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery - over Basement) - has concrete slab.  
 (1985) Original Building (Penthouse over main Floor) - has concrete slab.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

**B1020.01 Roof Structural Frame\***

(1985) Original Building (Main Floor - Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery) - has metal deck on OWSJ on steel beams on steel columns and concrete blocks.  
 (1985) Original Building (Main Floor - Long Term Care) - has metal deck on OWSJ on steel beams on steel columns and concrete blocks.  
 (1985) Original Building (Penthouse) - has metal deck on steel beams on OWSJ on steel columns.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**B1020.03 Roof Decks, Slabs, and Sheathing\***

(1985) Original Building (Main Floor - Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery) - has 12.7 mm drywall sheathing on metal deck.  
 (1985) Original Building (Main Floor - Long Term Care) - has 12.7 mm drywall sheathing on metal deck.  
 (1985) Original Building (Penthouse) - has 12.7 mm drywall sheathing on metal deck.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

**B1020.04 Canopies\***

(1985) Original Building (Basement - South Entrance) - has facing brick fascia, built-up roofing, drywall sheathing, metal deck, steel HSS frame, fabricated soffit of anodized aluminum bonded to 18.5 mm plywood and metal stud frame.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

**B1020.06 Roof Construction Fireproofing\***

- (1985) Original Building (Admission - Electrical Room 1226) - has fire rated sprayed ceiling.
- (1985) Original Building (Lab - Electrical Room 1151) - has fire rated sprayed ceiling.
- (1985) Original Building (Physiotherapy - Electrical Room 1190) - has fire rated sprayed ceiling.
- (1985) Original Building (Long Term Care - Electrical Room 158) - has fire rated sprayed ceiling.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

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

(1985) Original Building (South side of Basement) - has facing bricks.  
 (1985) Original Building (Main Floor) - has facing bricks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	75	MAR-10

**Event: Repair facing bricks. (approx. 5 square metres)****Concern:**

(1985) Original Building (East Main Entrance) - has damaged facing bricks.

**Recommendation:**

Repair facing bricks. (approx. 5 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,000	Low

**Updated:** MAR-10

**B2010.01.06.03 Metal Siding\*\***

(1985) Original Building (Penthouse - Mechanical Room 2000) - has horizontal prefinished metal siding.  
 Replace metal siding. (approx. 250 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace metal siding. (approx. 250 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$25,000	Unassigned

**Updated:** MAR-10

**B2010.01.09 Expansion Control: Exterior Wall Skin\***

(1985) Original Building - facing bricks have expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	75	MAR-10



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

(1985) Original Building - expansion joints have sealers.  
 Replace joint sealers (caulking): Ext. Wall. (approx. 50 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event:** Replace joint sealers (caulking): Ext. Wall. (approx. 50 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,500	Unassigned

**Updated:** MAR-10

**B2010.01.99 Other Exterior Wall Skin\* (Parging)**

(1985) Original Building - has rigid insulation and cement board parging.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	50	MAR-10

**Event:** Repair parging. (approx. 10 linear metres)

**Concern:**

Has rigid insulation and cement board parging.

**Recommendation:**

Repair parging. (approx. 10 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-10

**Event:** Replace cement board below exterior brick with non-asbestos exterior finish. (approx. 210 linear metres)

**Concern:**

Parging cement board may have asbestos.

**Recommendation:**

Replace cement board below exterior brick with non-asbestos exterior finish. (approx. 210 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2011	\$42,000	Low

**Updated:** MAR-10

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

(1985) Original Building - has 90 mm facing brick, air space, 50 mm rigid insulation, vapour barrier, 240 mm concrete block, vapour barrier.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

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

(1985) Original Building - has air space, 50 mm rigid insulation, vapour barrier.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**B2010.05 Parapets\***

(1985) Original Building - has 90 mm facing brick, air space, 50 mm rigid insulation, vapour barrier, 240 mm concrete block, 18.5 mm plywood, built-up roofing, metal flashing.

(1985) Original Building - Penthouse has prefinished metal flashing, insulated metal liner, Butyl membrane, 12.7 mm drywall sheathing, 152 mm metal studs c/w metal steel angle supports, batt insulation, vapour barrier, 12.7 mm drywall sheathing, built-up roofing, metal flashing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

**B2010.06 Exterior Louvers, Grilles, and Screens\***

(1985) Original Building (Basement - Mechanical Room 0160) - has metal louvres on North wall.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

**B2010.09 Exterior Soffits\***

(1985) Original Building (Basement - North Entrance Canopy) - has fabricated soffit of anodized aluminum.

(1985) Original Building (Long Term Care - Lounge 136) - has fabricated soffit of anodized aluminum.

(1985) Original Building (Emergency - Ambulance 1138) - has prefinished metal deck soffit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

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

(1985) Original Building - has aluminum window c/w fixed glazed panes, casements and awnings.  
 Replace aluminum windows (Glass & Frame). (approx. 46 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event:** Replace aluminum windows (Glass & Frame).  
(approx. 46 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$138,000	Unassigned

**Updated:** MAR-10

**B2020.02 Storefronts: Windows\*\***

(1985) Original Building (Long Term Care - Lounge 124, Lounge 136) - has aluminum storefront windows.  
 Replace storefront windows. (approx. 10 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-10

**Event:** Repair storefront window base panels. (1 storefront)

**Concern:**

(1985) Original Building (Long Term Care - Lounge 136) - has damaged aluminum storefront windows

**Recommendation:**

Repair storefront window base panels. (1 storefront)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$3,000	Low

**Updated:** MAR-10

**Event:** Replace storefront windows. (approx. 10 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$30,000	Unassigned

**Updated:** MAR-10

**B2020.03 Glazed Curtain Wall\*\***

(1985) Original Building (East Main Entrance) - has aluminum sloped glazing assemblies.  
 Replace glazed curtain wall. (1 wall)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace glazed curtain wall. (1 wall)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$5,000	Unassigned

**Updated:** MAR-10

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\***

(1985) Original Building (Exit near Nursery 1213) - has aluminum framed storefront and door.  
 (1985) Original Building (Exit Near ECG 1150) - has aluminum framed storefront and door.  
 (1985) Original Building (Exit near Lounge 124) - has aluminum framed storefront and door.  
 (1985) Original Building (Basement - South Vestibule) - has aluminum framed storefront and door.  
 Replace aluminum-framed storefronts: doors. (4 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace aluminum-framed storefronts: doors. (6 doors)**

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

**Updated:** MAR-10

**B2030.01.06 Automatic Entrance Doors\*\***

(1985) Original Building (East Main Entrance) - has aluminum framed storefront c/w automatic doors. (2 doors).  
 Replace automatic entrance doors. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace automatic entrance doors. (2 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,000	Unassigned

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\***

(1985) Original Building (Basement - Mechanical Room 0160) - has metal doors. (2 doors)  
 (1985) Original Building (North Stair Exit) - has metal door.  
 (1985) Original Building (North Exterior Storage near Office 149) - has metal door.  
 Replace exterior utility doors. (4 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-10

**Event: Repair and repaint metal doors. (3 doors)**

**Concern:**

(1985) Original Building (Basement - Mechanical Room 0160)  
 - paint of metal doors has faded and weather strips are worn out. (2 doors)  
 (1985) Original Building (North Stair Exit) - paint of metal door has faded.

**Recommendation:**

Repair and repaint metal doors. (3 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,200	Low

**Updated:** MAR-10

**Event: Replace exterior utility doors. (4 doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$8,000	Unassigned

**Updated:** MAR-10

**B2030.03 Large Exterior Special Doors (Overhead)\***

(1985) Original Building (Emergency - Ambulance 1114) - has metal insulated overhead doors. (2 doors)  
 (1985) Basement (Delivery - Receiving 0156) - has metal insulated overhead doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**B3010.01 Deck Vapor Retarder and Insulation\***

(1985) Original Building - has rigid insulation and vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

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

(1985) Original Building (Penthouse) - has built-up roofing, 12.7 mm protection board, rigid insulation, vapour barrier, 12.7 mm drywall sheathing, metal deck.

(1985) Original Building (Long Term Care) - has built-up roofing, 12.7 mm protection board, rigid insulation, vapour barrier, 12.7 mm drywall sheathing, metal deck.

(1985) Original Building (Basement - South Entrance Canopy) - has built-up roofing, 12.7 mm protection board, rigid insulation, vapour barrier, 12.7 mm drywall sheathing, metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-10

**Event:** Replace built-up roofing. (approx. 980 square metres)

**Concern:**

(1985) Original Building (Long Term Care) - has soft spots, blisters, bubbles and ponding.

**Recommendation:**

Replace built-up roofing. (approx. 980 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$147,000	Unassigned

**Updated:** MAR-10

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

(1985) Original Building (Main Roof) - has SBS roofing, 12.7 mm protection board, rigid insulation, vapour barrier, 12.7 mm drywall sheathing, metal deck.

Replace SBS roofing. (approx. 1320 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	MAR-10

**Event:** Replace SBS roofing. (approx. 1320 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$198,000	Unassigned

**Updated:** MAR-10



**B3010.08.02 Metal Gutters and Downspouts\*\***

(1985) Original Building - flat roof has roof drains entering the building with downspouts connected to storm sewers. Replace metal downspouts. (approx. 40 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event:** Replace metal downspouts. (approx. 40 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

**Updated:** MAR-10

**B3010.09 Roof Specialties and Accessories\***

(1985) Original Building - has prefinished metal flashing over parapets.  
 (1985) Original Building (Penthouse) - has prefinished metal flashing over parapets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**B3010.11 Roof Covering Other\***

(1985) Original Building (Main Roof) - has concrete pavers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

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

(1985) Original Building (wall between Ambulance 1148 and Office 1147) - has concrete blocks.  
 (1985) Original Building Basement - has concrete blocks.  
 (1985) Original Building (Main Floor) - has 92 mm metal stud partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-10

**Event: Repair concrete blocks. (approx. 10 square metres)****Concern:**

(1985) Basement (Services - Corridor near Storage 0115) - has cracked concrete blocks.  
 (1985) Basement (Maintenance - wall between Workshop 0143 and Emergency Generator Room 0145; wall between Emergency Generator Room 0145 and Electrical Room 0146; Corridor near Office 0140) - has cracked concrete blocks and open mortar joints.

**Recommendation:**

Repair concrete blocks. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-10

**C1010.04 Interior Balustrades and Screens, Interior Railings\***

(1985) Original Building (Corridors) - has wood railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**C1010.05 Interior Windows\***

(1985) Original Building (Admission - File 1123) - has metal framed windows c/w wired glass.  
 (1985) Original Building (Radiology - X-Ray 1137) - has metal framed windows.  
 (1985) Original Building (Radiology - Office 1138) - has metal framed windows c/w wired glass.  
 (1985) Original Building (Lab - Dental Clinic 1162; 1166) - has metal framed windows.  
 (1985) Original Building (Physiotherapy - Physiotherapy 1193; Office 1193.1) - has metal framed windows.  
 (1985) Original Building (Physiotherapy - Pantry 1193.2) - has metal framed windows c/w wired glass.  
 (1985) Original Building (Mental Health - Reception 1207) - has metal framed windows c/w wired glass.  
 (1985) Original Building (Nursery - Office 1216) - has metal framed windows c/w wired glass.  
 (1985) Original Building (Long Term Care - Operating Room 144; Waiting Room 147) - has metal framed windows c/w wired glass.  
 (1985) Basement (Services - Storage 0115; Printing 0119; Laundry 0125) - has metal framed windows.  
 (1985) Basement (Maintenance - Workshop 0143) - has metal framed window  
 (1985) Basement (Delivery - File 0155) - has metal framed window

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	80	MAR-10

**C1010.06 Interior Glazed Partitions and Storefronts\***

(1985) Original Building (Mental Health - Boardroom 1208; Mental Health Therapist 1209; Office 1210) - has interior glazed partitions and storefronts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	80	MAR-10

**C1010.08 Other Partitions\***

(1985) Original Building (Main Foyer near Public Health Clinic 1123) - has wood pony wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**C1020.01 Interior Swinging Doors (& Hardware)\***

Building - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**C1020.02 Interior Entrance Doors\***

(1985) Original Building (Emergency - Corridor to Ambulance 1114) - has metal doors and metal frame.

(1985) Original Building (Lab - South East Corridor) - has wood doors and metal frames.

(1985) Original Building (Long Term Care - Corridors) - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**C1020.03 Interior Fire Doors\***

(1985) Original Building (Admission - File 1123) - has metal shutter.

(1985) Original Building (Radiology - Office 1138) - has 3/4 hour fire rated metal shutter.

(1985) Basement (Maintenance - Corridor near Office 0140; Workshop 0142; Electrical Room 0146) - has 1.5 hour fire rated metal doors and frames.

(1985) Basement (Delivery - Office 0152; Storage 0153; Gas Storage 0157) - has 3/4 hour fire rated metal doors and frames.

(1985) Penthouse (Mechanical - Mechanical Room 2000) - has 1.5 hour fire rated metal door and frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10

**C1020.04 Interior Sliding and Folding Doors\***

(1985) Original Building (Admission - Reception 1225) - has wood accordion partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

**C1020.05 Interior Large Doors\***

(1985) Basement (Cafeteria - Cafeteria 0104) - has coiling overhead shutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-10

**C1020.07 Other Interior Doors\***

(1985) Original Building (Emergency - Ambulance 1114) has automatic doors to Corridor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**C1030.01 Visual Display Boards\*\***

(1985) Original Building (Mental Health - Boardroom 1208) - has white board and projection screen.  
Replace visual display boards. (2 boards)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event: Replace visual display boards. (2 boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,000	Unassigned

**Updated:** MAR-10

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

(1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136) - has prefinished metal toilet and shower partitions. (6 partitions)  
(1985) Original Building (Lab - Male Change Room 1178; Female Change Room 1182) - has prefinished metal toilet and shower partitions. (4 partitions).  
Replace fabricated compartments(Toilets/Showers). (approx. 10 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace fabricated compartments(Toilets/Showers). (approx. 10 partitions)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

**Updated:** MAR-10

**C1030.08 Interior Identifying Devices\***

All rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**C1030.10 Lockers\*\***

(1985) Original Building (Lab - Male Change Room 1178; Female Change Room 1182) - has prefinished single tier metal lockers. (10 lockers)  
 (1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136) - has prefinished single tier metal lockers. (64 lockers).  
 Replace lockers. (approx. 74 lockers)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	30	MAR-10

**Event: Replace lockers. (approx. 74 lockers)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$37,000	Unassigned

**Updated:** MAR-10

**C1030.12 Storage Shelving\***

(1985) Basement (Cafeteria - Food Storage 0113) - has metal racks.  
 (1985) Basement (Services - Storage 0115) - has wood shelves.  
 (1985) Basement (Maintenance - File 0132; Work Room 0144) - has metal shelves.  
 (1985) Original Building (Long Term Care - Soiled Linen 162) - has metal racks.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	30	MAR-10

**C1030.14 Toilet, Bath, and Laundry Accessories\***

(1985) Original Building (Radiology - Male Washroom 1146) - has toilet accessories.  
 (1985) Original Building (Lab - Public Washroom 1159; Washroom 1160; Washroom 1166.1) - has toilet accessories.  
 (1985) Original Building (Lab - Male Change Room 1178; Female Change Room 1182; Patient Room 1187) - has shower and toilet accessories.  
 (1985) Original Building (Nursery - Public Washroom 1219; 1220; 1221) - has toilet accessories.  
 (1985) Original Building (Long Term Care - Patient's Room 108; 111; 113; 115; 117; 119; 122; 127; 129; Equipment 134; 139; Resident's Room 137; Casting Room 142 - Bathroom) - has shower and toilet accessories.  
 (1985) Original Building (Long Term Care - Operating Room 144 Washroom; Washroom 156) - has toilet accessories.  
 (1985) Original Building (Long Term Care - Tub Room 159; 163) - has bathroom accessories.  
 (1985) Basement (Services - Laundry 0121; 0125) - has laundry accessories.  
 (1985) Basement (Cafeteria - Washroom 0106) - has toilet accessories.  
 (1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136 - showers) - has shower and toilet accessories.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	20	MAR-10

**C2010 Stair Construction\***

(1985) Original Building (North Stair - from Basement to Main Floor) - has concrete stair.  
 (1985) Original Building (Main Floor to Penthouse) - has metal stairs c/w metal pan treads filled with concrete, metal risers, metal stringers.  
 (1985) Penthouse (Mechanical - Mechanical Room 2000 to Mezzanine) - has metal ship ladder c/w metal pipe railing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	100	MAR-10

**C2020.05 Resilient Stair Finishes\*\***

(1985) Original Building (North Stair) - concrete stair has rubber treads.  
 Replace resilient stair finishes. (1 stair)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event: Replace resilient stair finishes. (1 stair)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$3,000	Unassigned

**Updated:** MAR-10

**C2020.08 Stair Railings and Balustrades\***

(1985) Original Building (North Stair - from Basement to Main Floor) - concrete stairs have metal pipe railings.  
 (1985) Original Building (Main Floor to Penthouse) - metal stairs have metal pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**C2030.01 Ramp Construction\***

(1985) Basement (Services - between Storage 0115 and Printing 0119) - has wood ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	100	MAR-10

**C3010.06 Tile Wall Finishes\*\***

(1985) Original Building (Long Term Care - Tub Room 163) - has ceramic tile wall finish.  
 (1985) Original Building (Long Term Care - Patient's Room 108; 111; 113; 115; 117; 119; 122; 127; 129 - showers; Equipment 134; 139 - showers; Resident's Room 137 - shower; Casting Room 142 - shower; Office 149 - shower) - has ceramic tile wall finish.  
 (1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136 - showers) - has ceramic tile wall finish.  
 Replace tile wall finishes. (approx. 125 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace tile wall finishes. (approx. 125 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$18,750	Unassigned

**Updated:** MAR-10



**C3010.11 Interior Wall Painting\***

(1985) Original Building - has paint on gypsum boards and concrete blocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	10	MAR-10

**C3010.12 Wall Coverings\***

(1985) Original Building (Long Term Care - Waiting 147) - has prefinished wall coverings.

(1985) Original Building (Mental Health - Reception 1207; Boardroom 1208; Mental Health Therapist 1209; Office 1210; Public Health Clinic 1211) - has wall paper wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	MAR-10

**C3020.01.01 Epoxy Concrete Floor Finishes\***

(1985) Original Building (Emergency - Janitor 1127) - has epoxy flooring.

(1985) Original Building (Lab - Janitor 1161) - has epoxy flooring.

(1985) Original Building (Lab - Compressor Room 1166.2) - has epoxy flooring.

(1985) Original Building (Physiotherapy - Janitor 1191) - has epoxy flooring.

(1985) Basement (Cafeteria - Dish Washing 0105; Nourishment 0110; Corridor; Janitor) - has epoxy flooring.

(1985) Basement (Services - Laundry 0121; Soiled Linen 0123; Laundry 0125; Janitor 0126; Morgue 0129) - has epoxy flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**C3020.01.02 Paint Concrete Floor Finishes\***

(1985) Basement (Services - Elevator Machine Room 0124) - has painted concrete floor.  
 (1985) Basement (Maintenance - Cart Wash 0130; File 0132; Work Room 0144; Emergency Generator Room 0145; Electrical Room 0146; Telephone Room 0148; Mechanical Room 0149; 0150; 0151; 0160) - has painted concrete floor.  
 (1985) Basement (Delivery - Storage 0153; File 0155; Receiving 0156; Gas Storage 0157; Garbage 0158; Storage 0159) - has painted concrete floor.  
 (1985) Penthouse (Mechanical - Mechanical Room 2000) - has painted concrete floor finish.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1985	10	MAR-10

**Event: Repair and repaint concrete floor finishes. (approx. 600 square metres)**

**Concern:**

(1985) Basement (Maintenance - Cart Wash 0130; File 0132; Work Room 0144; Emergency Generator Room 0145; Electrical Room 0146; Telephone Room 0148; Mechanical Room 0149; 0150; 0151; 0160) - paint of concrete floor has faded.

(1985) Basement (Delivery - Storage 0153; File 0155; Receiving 0156; Gas Storage 0157; Garbage 0158; Storage 0159) - paint of concrete floor has faded.

**Recommendation:**

Repair and repaint concrete floor finishes. (approx. 600 square metres)

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Repair	2011	\$30,000	Low

**Updated:** MAR-10

**C3020.02 Tile Floor Finishes\*\***

(1985) Original Building (Long Term Care - Tub Room 159) - has quarry tile finish.  
 (1985) Original Building (Long Term Care - Tub Room 163) - has ceramic tile finish.  
 (1985) Original Building (Long Term Care - Patient's Room 108; 111; 113; 115; 117; 119; 122; 127; 129 - showers; Equipment 134; 139 - showers; Resident's Room 137 - shower; Casting Room 142 - shower; Office 149 - shower) - has ceramic tile finish.  
 (1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136 - showers) - has ceramic tile finish.  
 Replace tile floor finishes. (approx. 70 square metres)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	50	MAR-10

**Event: Replace tile floor finishes. (approx. 70 square metres)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2035	\$10,500	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\***

(1985) Original Building (Admission - Reception 1225; Corridor) - has sheet vinyl flooring.  
 (1985) Original Building (Emergency - Public Health Clinic 1123; Medication Room 1125; Public Washroom 1120; Exam Room 1129; 1130; 1131; 1132; Washroom 1133; Soiled Linen 1134) - has sheet vinyl flooring.  
 (1985) Original Building (Radiology Lab - X-Ray 1137; Office 1138; Noise Control Room 1139; X-Ray Fluoroscopy 1144; Male Washroom 1146; Female Change Room 1147; ECG 1150; Corridor) - has sheet vinyl flooring.  
 (1985) Original Building (Lab - Wet Lab 1152; Storage 1153; Dry Lab 1158; Public Washroom 1159; Washroom 1160; Lounge 1162.1; Dental Clinic 1162; 1166; Dental X-Ray 1163; Washroom 1166.1; Male Change Room 1178; Female Change Room 1182; Patient Room 1187; South East Corridor) - has sheet vinyl flooring.  
 (1985) Original Building (Lab - Electrical Room 1151) - has vinyl tile flooring.  
 (1985) Original Building (Physiotherapy - Soiled Linen 1192; Physiotherapy 1193; Office 1193.1; Pantry 1193.2; North West Corridor; Reception Area) - has sheet vinyl flooring.  
 (1985) Original Building (Physiotherapy - Electrical Room 1190) - has vinyl tile flooring.  
 (1985) Original Building (Mental Health - Pharmacy 1200) - has sheet vinyl flooring.  
 (1985) Original Building (Nursery - Nursery 1213; Storage 1213.1; Public Health Clinic 1213.2; Office 1216; Public Washroom 1219; 1220; 1221) - has sheet vinyl flooring.  
 (1985) Original Building (Long Term Care - Office 107; 149; Patient's Room 108; 111; 113; 115; 117; 119; 122; 127; 129; Lounge 124; 136; Labour Delivery 125; Telehealth 132; Equipment 134; 139; Resident's Room 137; Casting Room 142; Operating Room 144; Waiting Room 147; Nursing Station 153; Medication Room 154; Washroom 156; Kitchen 157; 161; Soiled Linen 162; Janitor 164; Corridors) - has sheet vinyl flooring.  
 (1985) Original Building (Long Term Care - Electrical Room 158; Equipment 165) - has vinyl tile flooring.  
 (1985) Basement (Cafeteria - Cafeteria 0104; Washroom 0106) - has sheet vinyl flooring.  
 (1985) Basement (cafeteria - Food Storage 0113; Office 0114)- has vinyl tile flooring.  
 (1985) Basement (Services - Storage 0115; Printing 0119) - has sheet vinyl flooring.  
 (1985) Basement (Services - Janitor 0127; Office 0128) - has vinyl tile flooring.  
 (1985) Basement (Maintenance - File 0131; 0141; Office 0140; Workshop 0142; 0143) - has vinyl tile flooring.  
 (1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136) - has sheet vinyl flooring.  
 Replace resilient flooring. (approx. 1060 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event: Replace resilient flooring. (approx. 1060 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$106,000	Unassigned

**Updated:** MAR-10

**C3020.08 Carpet Flooring\*\***

(1985) Original Building (Admission - Fax Room 1197; Office 1198; File 1123; East Main Entrance Vestibule; Main Foyer) - has carpet.  
 (1985) Original Building (Medical Clinic - Computer 1119; Office 1126A) - has carpet.  
 (1985) Original Building (Lab - File 1173) - has carpet.  
 (1985) Original Building (Mental Health - Reception 1207; Boardroom 1208; Mental Health Therapist 1209; Office 1210; Public Health Clinic 1211) - has carpet.  
 (1985) Original Building (Long Term Care - Office 155) - has carpet.  
 (1985) Basement (Cafeteria - South Vestibule) - has carpet.  
 (1985) Basement (Delivery - Office 0152) - has carpet.  
 Replace carpet flooring. (approx. 240 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	MAR-10

**Event: Replace carpet flooring. (approx. 240 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$24,000	Unassigned

**Updated:** MAR-10

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

(1985) Original Building (Admission - Fax Room 1197; File 1223; Office 1198) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Emergency - Public Health Clinic 1123; Exam Room 1129; 1130; 1131; 1132; Washroom 1133; Soiled Linen 1134; Corridor) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Radiology - X-Ray 1137; Office 1138; Noise Control Room 1139; X-Ray Fluoroscopy 1144; ECG 1150) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Lab - Wet Lab 1152; Dry Lab 1158; Dental Clinic 1162; 1166; Lounge 1162.1; Washroom 1166.1; File 1173; Patient Room 1187; South East Corridor) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Physiotherapy - Soiled Linen 1192; Physiotherapy 1193; Office 1193.1; Pantry 1193.2; North West Corridor) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Mental Health - Pharmacy 1200; Reception 1207; Boardroom 1208; Mental Health Therapist 1209; Office 1210; Public Health Clinic 1211) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Nursery - Nursery 1213; Storage 1213.1; Public Health Clinic 1213.2; Office 1216) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Original Building (Long Term Care - Office 107; 149; Patient's Room 108; 111; 113; 115; 117; 119; 122; 127; 129; Lounge 124; 136; Labour Delivery 125; Telehealth 132; Equipment 134; 139; Resident's Room 137; Casting Room 142; Operating Room 144; Waiting Room 147; Nursing Station 153; Office 155; Kitchen 157; 161; Tub Room 159; 163; Soiled Linen 162; Corridors) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Basement (Cafeteria - Dish Washing 0105; Nourishment 0110; Office 0114; South Vestibule; Corridor) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Basement (Services - Storage 0115; Printing 0119; Laundry 0121; Soiled Linen 0123) - has suspended T-bar system and acoustic ceiling tiles.  
 (1985) Basement (Maintenance - File 0131; Office 0140; Workshop 0142; 0143) - has suspended T-bar system and acoustic ceiling tiles.  
 Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 1460 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

**Event: Replace acoustic ceiling treatment (Susp.T-Bar). (approx. 1460 square metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$73,000	Unassigned

**Updated:** MAR-10

**C3030.07 Interior Ceiling Painting\***

(1985) Original Building (Emergency - Ambulance 1114; Computer 1119; Medication Room 1125; Office 1126A; Office 1126B; Public Washroom 1120; Janitor 1127; Exam Room 1129; Washroom 1133) - has painted drywall ceiling.  
 (1985) Original Building (Radiology - X-Ray 1137 Control Rooms; Male Washroom 1146; Female Change Room 1147) - has painted drywall ceiling.  
 (1985) Original Building (Lab - Storage 1153; Public Washroom 1159; Washroom 1160; Janitor 1161; Dental X-Ray 1163; Compressor Room 1166.2; Male Change Room 1178; Female Change Room 1182) - has painted drywall ceiling.  
 (1985) Original Building (Physiotherapy - Electrical Room 1190; Janitor 1191) - has painted drywall ceiling.  
 (1985) Original Building (Nursery - Public Washroom 1219; 1220; 1221) - has painted drywall ceiling.  
 (1985) Original Building (Long Term Care - Medication Room 154; Washroom 156; Janitor 164; Equipment 165) - has painted drywall ceiling.  
 (1985) Basement (Cafeteria - Washroom 0106; Janitor) - has painted drywall ceiling.  
 (1985) Basement (Cafeteria - Food Storage 0113) - has painted concrete ceiling.  
 (1985) Basement (Services - Janitor 0126; Morgue 0129) - has painted drywall ceiling.  
 (1985) Basement (Services - Elevator Machine Room 0124; Laundry 0125; Janitor 0127; Office 0128) - has painted concrete ceiling.  
 (1985) Basement (Maintenance - Female Locker Room 0133; Male Locker Room 0136) - has painted drywall ceiling.  
 (1985) Basement (Maintenance - Cart Wash 0130; File 0132; File 0141; Work Room 0144; Emergency Generator Room 0145; Electrical Room 0146; Telephone Room 0148; Mechanical Room 0149; 0150; 0151; 0160) - has painted concrete ceiling.  
 (1985) Basement (Delivery - Office 0152; Storage 0153; File 0155; Receiving 0156; Gas Storage 0157; Garbage 0158; Storage 0159) - has painted concrete ceiling.  
 (1985) Penthouse (Mechanical - Mechanical Room 2000) - has painted metal deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**C3030.09 Other Ceiling Finishes\* (Fire Rated Sprayed Ceiling)**

(1985) Original Building (Admission - Electrical Room 1226) - has fire rated sprayed ceiling.  
 (1985) Original Building (Lab - Electrical Room 1151) - has fire rated sprayed ceiling.  
 (1985) Original Building (Physiotherapy - Electrical Room 1190) - has fire rated sprayed ceiling.  
 (1985) Original Building (Long Term Care - Electrical Room 158) - has fire rated sprayed ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**C3030.09 Other Ceiling Finishes\* - Linear Metal Ceiling**

(1985) Original Building (Admission - Main Foyer; Reception 1225; Corridor) - has linear metal ceiling.  
 (1985) Original Building (Physiotherapy - Reception Area) - has linear metal ceiling.  
 (1985) Basement (Cafeteria - Cafeteria 0104) - has linear metal ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10



**D1010.01.02 Hydraulic Passenger Elevators\*\***

(1985) Original Building (Admission - Main Floor Elevator to Basement Soiled Linen 0123) - Otis c/w frost ceiling, prefinished wall panels and carpet flooring; maximum loading of 4000 lbs.  
 Replace hydraulic passenger elevator. (1 elevator)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	30	MAR-10

**Event: Replace hydraulic passenger elevator. (1 elevator)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$10,000	Unassigned

**Updated:** MAR-10

**D1090 Other Conveying Systems\***

(1985) Original Building (Lab - between Main Floor Changeroom 1182 and Basement Print Room 0119) - has dumbwaiter.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

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

Various single and double compartment stainless steel sinks, scullery sinks, laundry tubs, janitor sinks, scrub sinks throughout this area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 30 Sinks.**

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

**Updated:** MAR-10

**D2010.05 Showers\*\***

Tiled shower stalls in patient rooms. Tiled shower stalls in staff locker rooms in basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 20 Showers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

**Updated:** MAR-10

**D2010.06 Bathtubs\*\***

Assisted bathtub and conventional bathtub & shower in acute care area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 2 Bathtubs.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$75,000	Unassigned

**Updated:** MAR-10

**D2010.08 Drinking Fountains / Coolers\*\***

Refrigerated drinking fountains in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-10

**Event: Replace 2 Drinking Fountains / Coolers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,000	Unassigned

**Updated:** MAR-10

**D2010.09 Other Plumbing Fixtures\***

Various Sitz bath, Bedpan washers, etc. throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

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

Flush valve, wall mounted water closets.  
 Vanity and Wall mounted, vitreous china and stainless steel lavatories.  
 Urinals in staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-10

**Event: Replace 30 WC's, 30 Lavs, 4 Urinals.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$150,000	Unassigned

**Updated:** MAR-10

**D2020.01.01 Pipes and Tubes: Domestic Water\***

Domestic water piping is mainly copper with solder fittings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**D2020.01.02 Valves: Domestic Water\*\***

Mainly 1/4 turn ball valves throughout building. Isolation service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace 100 Valves: Domestic Water.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$100,000	Unassigned

**Updated:** MAR-10

**D2020.01.03 Piping Specialties (Backflow Preventors)\*\***

Watts backflow preventor on Boiler make up water lines, fire lines and main water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event: Replace 4 Backflow Preventors.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

**Updated:** MAR-10

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

Darling domestic water booster pumps for general service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event: Replace 4 Pressure booster Pumps: Domestic Water.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Unassigned

**Updated:** MAR-10

**D2020.02.06 Domestic Water Heaters\*\***

Domestic hot water is produced by heating boilers and Armstrong shell & tube heat exchangers / Vertical storage tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**Event:** Replace Heat exchanger and 2 vertical storage tanks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$30,000	Unassigned

**Updated:** MAR-10

**D2020.03 Water Supply Insulation: Domestic\***

Mainly preformed fibreglass piping insulation throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**D2030.01 Waste and Vent Piping\***

Copper DWV grade venting; primarily cast iron & plastic waste lines below grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10

**D2030.02.04 Floor Drains\***

Conventional, general purpose floor drains throughout building, funnel floor drains in Mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10

**D2030.03 Waste Piping Equipment\***

Grease interceptor in floor in Kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**D2040.01 Rain Water Drainage Piping Systems\***

Rainwater collection via roof drains to storm water piping located inside building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10

**D2040.02.04 Roof Drains\***

Conventional roof drains with cast iron dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

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

Air compressor serving Dental services area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace Dental Air Compressor.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,500	Unassigned

**Updated:** MAR-10

**D2090.11 Oxygen Gas Systems\*\***

Oxygen medical gas system distributed mainly to acute areas from cylinders located in basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace Oxygen Gas Systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$100,000	Unassigned

**Updated:** MAR-10

**D2090.13 Vacuum Systems (Medical)\*\***

Medical Vacuum system distributed mainly to acute care areas from Vacuum pump in penthouse Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace Medical Vacuum System.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$150,000	Unassigned

**Updated:** MAR-10

**D2090.16 Medical Air System\***

Medical Air system distributed mainly to acute care areas from Medical Air Compressor in penthouse Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

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

Diesel tank for operation of Emergency Generator. Oil lines down to Generator below.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	60	MAR-10

**D3010.02 Gas Supply Systems\***

Metered natural gas supply from utility servicing heating and domestic water equipment Laundry and Kitchen cooking equipment. Schedule 40 steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	60	MAR-10

**D3020.02.01 Heating Boilers and Accessories: H.W.\*\***

Boilers are Cleaver Brooks. 2 heating boilers are model M5W-6000. Max output is 4,800,000 Btuh each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-10

**Event: Replace 2 Hot Water Heating Boilers and Accessories.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$200,000	Unassigned

**Updated:** MAR-10

**D3020.02.02 Chimneys (&Comb. Air): H.W. Boiler\*\***

Insulated metal vent connectors from Hot water boilers to main Chimney.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace Hot water boiler vent connectors & Chimney.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,000	Unassigned

**Updated:** MAR-10



**D3020.02.03 Water Treatment: H. W. Boiler\***

Chemical pot feeder in hydronic loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**D3030.02 Centrifugal Water Chillers\*\***

Trane Centravac centrifugal chiller.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-10

**Event: Replace Centrifugal Water Chiller.**

**Concern:**

Maintenance staff have indicated that the chiller has been taken out of service and decommissioned. They have no intention of returning this equipment to service, as the hospital seems to operate quite satisfactorily without it.

**Recommendation:**

Remove chiller or service Chiller before returning it to service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$250,000	Low

**Updated:** MAR-10

**D3030.05 Cooling Towers\*\***

BAC cooling tower on roof beside penthouse mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-10

**Event: Service Cooling Tower.**

**Concern:**

Maintenance staff have indicated that the cooling tower has been taken out of service and decommissioned. They have no intention of returning this equipment to service, as the hospital seems to operate quite satisfactorily without it.

**Recommendation:**

Remove tower or service Cooling Tower before returning it to service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$150,000	Low

**Updated:** MAR-10

**D3030.06.02 Refrigerant Condensing Units\*\***

Condensing units for Lab and Xray ductless split system air conditioners. Located on roof and in Ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

**Event: Replace 3 ductless split condensing units.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,000	Unassigned

**Updated:** MAR-10

**D3040.01.01 Air Handling Units: Air Distribution\*\***

Four Roof mounted and Indoor units located in Penthouse Mechanical room and Roof. These units serve the ventilation requirements of the Acute Care / General areas of the hospital. Mainly Glycol Heating coils and cooling coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 4 Air Handling Units: Air Distribution.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$300,000	Unassigned

**Updated:** MAR-10

**D3040.01.04 Ducts: Air Distribution\***

Mainly Supply & return, medium & low velocity ductwork distribution system throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10

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

VAV boxes located throughout building - various zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 50 VAV Boxes.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$125,000	Unassigned

**Updated:** MAR-10

**D3040.01.07 Air Outlets & Inlets:Air Distribution\***

Ceiling and wall mounted supply air outlets and return air inlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**D3040.03.01 Hot Water Distribution Systems\*\***

Recirculation pumps servicing AHU coils and building heating c/w expansion tank and glycol fill tank. Schedule 40 steel and copper piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace Hot Water Distribution Systems.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$300,000	Unassigned

**Updated:** MAR-10

**D3040.03.02 Chilled Water Distribution Systems\*\***

Steel piping connecting Chiller to circulating pumps and cooling coils in Air Handling Units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-10

**Event: Service Chilled Water Distribution System.**

**Concern:**

Maintenance staff have indicated that the chilled water system has been taken out of service and decommissioned. They have no intention of returning this equipment to service, as the hospital seems to operate quite satisfactorily without it.

**Recommendation:**

Service Chilled water system before returning it to service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$100,000	Low

**Updated:** MAR-10

**D3040.03.03 Condenser Water Distribution Systems Pumps\***

Piping & pumps connecting Chiller to cooling tower on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-10

**Event: Service Condenser Water Distribution Systems & pumps**

**Concern:**

Maintenance staff have indicated that the chilled water system has been taken out of service and decommissioned. They have no intention of returning this equipment to service, as the hospital seems to operate quite satisfactorily without it.

**Recommendation:**

Service Condenser water system before returning it to service.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$25,000	Low

**Updated:** MAR-10

**D3040.04.01 Fans: Exhaust\*\***

Approximately 10 general exhaust fans located on roof and mechanical rooms servicing washrooms and general exhaust. Exhaust systems servicing laboratory fume hoods. Exhaust system servicing Kitchen exhaust hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 10 exhaust Fans.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

**Updated:** MAR-10

**D3040.04.02 Air Cleaning Devices: Exhaust\***

Dust collection system in carpentry shop. Make & model unknown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**D3040.04.03 Ducts: Exhaust\***

Various mainly low velocity sheet metal ducts connecting grilles and hoods with roof mounted fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-10

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Various exhaust grilles and hoods ducted to exhaust fans. Mainly Washrooms and Kitchen areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**D3040.05 Heat Exchangers\*\***

Armstrong Shell & Tube Glycol / Water heat exchangers, serving air handling unit heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 2 Heat Exchangers.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

**Updated:** MAR-10

**D3050.01.03 Packaged Terminal Air Conditioning Units\***

Ductless Split systems serving the Lab and Xray areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**D3050.05.02 Fan Coil Units\*\***

Mostly ceiling mounted force flow units servicing entrances and vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 6 Fan Coil Units.**

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

**Updated:** MAR-10

**D3050.05.03 Finned Tube Radiation\*\***

Perimeter finned tube and radiant panels - various locations throughout Hospital. Various enclosure sizes and types.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace 75m of Finned Tube Radiation.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$75,000	Unassigned

**Updated:** MAR-10

**D3050.05.06 Unit Heaters\*\***

Unit heaters providing local heating - mainly in Mechanical Rooms and Ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace 4 Unit Heaters.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

**Updated:** MAR-10

**D3050.05.08 Radiant Heating (Ceiling & Floor)\*\***

Radiant ceiling panels in Acute Care wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-10

**Event: Replace 25 Radiant Heating panels.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$60,000	Unassigned

**Updated:** MAR-10

**D3060.02.01 Electric and Electronic Controls\*\***

Local electric controls for force flow and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace Electric Controls.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,000	Unassigned

**Updated:** MAR-10

**D3060.02.02 Pneumatic Controls\*\***

Pneumatic controls system servicing HVAC systems throughout building. Honeywell duplex control air compressor with air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event:** Replace Pneumatic Control system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$75,000	Unassigned

**Updated:** MAR-10

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

BMCS: Delta Controls system servicing HVAC systems throughout building c/w operator workstation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-10

**Event:** Upgrade Building Management Controls System.

**Concern:**

Delta product no longer supported. All wiring now has converted to Ethernet and is not support by the existing wiring

**Recommendation:**

Upgrade BMCS.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$200,000	Medium

**Updated:** MAR-10

**D4010 Sprinklers: Fire Protection\***

Wet pipe sprinkler system installed throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	60	MAR-10

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

Both surface mounted and recessed fire extinguisher cabinets. ABC dry chemical units noted. Regularly checked. Coverage appears reasonable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

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

Commercial kitchen, dry chemical fire suppression system associated with exhaust canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10

**Event: Replace Dry Chemical Fire Extinguishing Systems (Kitchen Hood).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$50,000	Unassigned

**Updated:** MAR-10

**D4090.07 Fire Pumps & Water Storage Tanks\***

Darling booster pump serving sprinkler system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-10



**S5 ELECTRICAL****D5010.02 Secondary Electrical Transformers (Interior)\*\***

Dry type step down transformers have been provided in strategic locations to step the voltage down to 120/208V, 3 phase, 4 wire. The primary voltage is 600 Volts, 3 phase. The transformers are located in the main electrical room, the mechanical room and sub-electrical rooms. There are approximately 6 transformers, rated at 30 kVA, 112 kVA, 150kVA, and 75 kVA. Transformers are the product of FPE.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	40	MAR-10

**Event:** **Replace Secondary Electrical Transformers (Interior).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$125,000	Unassigned

**Updated:** MAR-10

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

An FPE main distribution centre has been provided in the electrical room. It is fed underground from an on-site pad mounted transformer. The distribution centre is rated at 1600 Amps, 600V, 3 phase, 4 wire, and is complete with a 2500 Amp main breaker and a feeder breaker distribution section. Feeder breakers feed various loads in the building including CDPs, breaker panels and mechanical equipment. The main breaker is complete ground fault protection. Feeders breakers are adequately identified and there is spare capacity for the addition of future breakers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	40	MAR-10

**Event:** **Replace Main Electrical Switchboards (Main Distribution).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$400,000	Unassigned

**Updated:** MAR-10

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

Approximately 35 branch circuit panel boards (347/600V and 120/208V), have been provided throughout the facility for power to 347V lights and 120/208V for outlets and equipment. Panels generally have spare breaker capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	MAR-10

**Event:** **Replace Electrical Branch Circuit Panelboards (Secondary Distribution).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$165,000	Unassigned

**Updated:** MAR-10

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

347/600V and 120/208V central distribution panels, (CDPs) have been provided for sub distribution. The CDPs feed the various 120/208V breaker panels that are located throughout the facility. Klockner Moeller Series 200 motor control centres, (MCCs) have been provided for motor control. The MCCs are located the boiler room and in the penthouse. MCCs fed from emergency power have been provided in the pent house. A total of 3 MCCs have been provided. All MCCs are complete with combination type magnetic motor starters, pilot lights and selector switches. Control terminal sections have been provided in each of the MCCs. MCCs are installed on concrete housekeeping pads and have spare starter capacity.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	30	MAR-10

**Event: Replace Switchboards, Panelboards, and (Motor) Control Centers.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$95,000	Unassigned

**Updated:** MAR-10

**D5020.01 Electrical Branch Wiring\***

All wiring is copper and is installed in conduit.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	50	MAR-10

**D5020.02.01 Lighting Accessories (Lighting Controls)\***

A low voltage switching system has been provided for lighting control. Lighting in all common areas, corridors is controlled by the low voltage switching system with each area being locally controlled. Certain areas, such as patient rooms and service rooms have been provided with line voltage switches.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	30	MAR-10

**D5020.02.02.02 Interior Florescent Fixtures\*\***

Lighting is provided by fluorescent fixtures. Depending on the ceiling type and system, fixtures are either of the recessed type, surface mounted or suspended mounted. Fixtures are complete with T12 lamps and magnetic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Energy Efficiency Upgrade: Interior Florescent Fixtures.**

**Concern:**

Fluorescent fixtures in the majority are not of the energy efficient type.

**Recommendation:**

Replace existing fixtures with energy efficient.

Basis of Estimate: Quantity of fixtures based on building area.

Estimated payback: 4 to 5 years

**Consequences of Deferral:**

High energy bills.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2011	\$400,000	Low

**Updated:** MAR-10

**Event: Replace Interior Florescent Fixtures.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$400,000	Unassigned

**Updated:** MAR-10

**D5020.02.03.01 Emergency Lighting Built-in\***

Emergency lighting is provided by feeding selected light fixtures with emergency power. These include fixtures in the hall ways, corridors, common areas, etc. All paths and points of egress are well illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	35	MAR-10

**D5020.02.03.03 Exit Signs\***

Exit signs have been provided at each required exit. Exit lights are with LED lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	MAR-10

**D5020.02.11 Operating Room Lighting\***

Operating rooms have been provided with operating lights. Lights utilize incandescent lamps and wall mounted controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	MAR-10

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

Exterior lighting is provided by wall mounted fixtures rated at 70 Watts. Fixtures are controlled by the exterior lighting control system ( photo-cell).

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	0	30	MAR-10

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

Exterior lighting is controlled by photo-cell. The control system is located in the electrical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	30	MAR-10

**D5030.01 Detection and Fire Alarm\*\***

An addressable 2 stage system has been provided, consisting of heat detectors, smoke detectors, manual pull stations, and bells/strobes, all inter-connected to form a complete and operating system. Main control panel is located in the telephone room, with 4 remote annunciators located within the facility. The system is the product of Edwards EST. The system is tested annually and externally monitored.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2007	25	MAR-10

**Event: Replace Detection and Fire Alarm.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$250,000	Unassigned

**Updated:** MAR-10

**D5030.02.04 Video Surveillance\*\***

A CCTV system has been provided and it consists of cameras located throughout the building. TV monitors located in the nurses stations and the administration office.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	25	MAR-10

**Event: Replace Video Surveillance.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$25,000	Unassigned

**Updated:** MAR-10

**D5030.04.01 Telephone Systems\***

Telephone service has been provided and it is underground, with the terminal board located in the electrical room. Telephone cabling has been provided throughout the facility. A Meridian Nortel telephone system has been provided for the facility.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1997	25	MAR-10

**D5030.04.03 Call Systems\*\***

The nurse call system is the product of Rauland Responde 3, with the head end equipment located in the electrical room. The system has voice communication capabilities and is complete with bedside call stations, bathroom call stations, dome lights located outside the patient rooms, duty stations, staff stations, and desk consoles at the nurses stations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	25	MAR-10

**Event: Replace Call Systems.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$85,000	Unassigned

**Updated:** MAR-10

**D5030.04.04 Data Systems\***

Cat 5 data cabling has been provided, with data outlets in the administration areas, patient rooms, and the nurses stations. The network is provided and is located in the computer room with data racks containing patch panels, data switches and hubs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2004	25	MAR-10

**D5030.05 Public Address and Music Systems\*\***

120 Watt, paging amplifier has been provided in the administration area and is interfaced with the telephone system for paging purposes. Ceiling mounted speakers have been provided throughout the facility.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	25	MAR-10

**Event: Replace Public Address and Music Systems.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2013	\$150,000	Unassigned

**Updated:** MAR-10

**D5030.06 Television Systems\***

TV service has been provided, with the terminal board located in the electrical room . Sub TV terminal boards have been provided in the sub electrical rooms. From the sub room, TV service is distributed to each patient room and other common areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	20	MAR-10

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

A Detroit Allison diesel fired engine-generator set has been provided to supply power to the facility in the event of utility power failure. The engine-generator set is rated at 450kW, 347/600V, 3 phase, 4 wire, and is complete with an automatic transfer switch, battery charger, and block heater. The system is located in a dedicated room which also contains the fuel tank, with a containment dyke. An emergency power distribution system has been provided with breaker panels in strategic locations. Selected light fixtures and selected mechanical equipment are supplied with emergency power. The emergency power system is tested on monthly basis.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1985	35	MAR-10

**Event: Replace Packaged Engine Generator Systems (Emergency Power System).**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2020	\$400,000	Unassigned

**Updated:** MAR-10

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1010.05.01 Barber and Beauty Shop Equipment\***

No barber and beauty shop equipment observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

**E1010.06 Commercial Laundry and Dry Cleaning Equipment\***

(1985) Basement (Services - Laundry 0121; 0125) - has laundry equipment.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

**E1010.08 Office Equipment\***

(1985) Original Building (Admission - File 1123) - has mobile filing system.

(1985) Original Building (Physiotherapy - Office 1193.1) - has vending machine.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

**E1020.02 Library Equipment\***

No library equipment observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	25	MAR-10

**E1020.07 Laboratory Equipment\***

(1985) Original Building (Lab - Wet Lab 1152) - has flammable material cabinet, emergency shower.

(1985) Basement (Services - Printing 0119) - has eyewash.

(1985) Basement (Maintenance - Work Room 0144) - has flammable material cabinet.

(1985) Basement (Maintenance - Work Shop 0142) - has eyewash.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	25	MAR-10

**E1020.08 Medical Equipment\***

(1985) Original Building (Radiology - Noise Control Room 1139) - has hearing test equipment.

(1985) Original Building (Radiology - X-Ray Fluoroscopy 1144) - has x-ray equipment.

(1985) Original Building (Mental Health - Reception 1207) - has medicine cabinet.

(1985) Original Building (Long Term Care - Operating Room 144) - has operation equipment.

(1985) Basement (Delivery - Receiving 0156) - has biohazard fridge.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	25	MAR-10

**E1030.03 Loading Dock Equipment\***

(1985) Basement (Delivery - Receiving 0156) - has loading dock platform.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

**E1090.03 Food Service Equipment\***

(1985) Basement (Cafeteria - Cafeteria 0104; Dish Washing 0105) - has dish washing equipment, deep fryer, steamer, range c/w burner and grille, exhaust hood c/w fire compressor, baker equipment, service line equipment, fridges.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-10

**E1090.04 Residential Equipment\***

- (1985) Original Building (Radiology - Office 1138) - has fridge.
- (1985) Original Building (Lab - Lounge 1162.1) - has fridge and microwave.
- (1985) Original Building (Lab - Dental Clinic 1166) - has fridge.
- (1985) Original Building (Mental Health - Pharmacy 1200) - has fridge.
- (1985) Original Building (Long Term Care - Medication Room 154; Kitchen 157) - has fridge.
- (1985) Original Building (Long Term Care - Kitchen 161) - has fridge and microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	10	MAR-10

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

(1985) Original Building (Physiotherapy - Physiotherapy 1193) - has physiotherapy equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	MAR-10

**E2010.02 Fixed Casework\*\***

- (1985) Original Building (Admission - Reception 1225) - has reception counter.
  - (1985) Original Building (Emergency - Public Health Clinic 1123) - has reception counter.
  - (1985) Original Building (Lab - Dental Clinic 1162) - has reception counter.
  - (1985) Original Building (Physiotherapy - Reception Area) - has reception counter.
  - (1985) Original Building (Long Term Care - Nursing Station 153) - has reception counter.
- Replace fixed casework. (approx. 14 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-10

**Event: Replace fixed casework. (approx. 14 linear metres)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$14,000	Unassigned

**Updated:** MAR-10



**E2010.03.01 Blinds\*\***

(1985) Original Building (Administration, Emergency, Radiology, Laboratory, Physiotherapy, Mental Health, Nursery, Long Term Care) - has vertical blinds.

Replace blinds. (approx. 63 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace blinds. (approx. 63 blinds)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,200	Unassigned

**Updated:** MAR-10

**E2010.03.06 Curtains and Drapes\*\***

(1985) Original Building (Physiotherapy - Physiotherapy 1193) - has curtains and tracks.

(1985) Original Building (Long Term Care - Equipment 134; 139; Casting Room 142; Operating Room 144) - has curtains and tracks.

(1985) Original Building (Long Term Care - Telehealth 132) - has drapes over windows.

Replace curtains. (approx. 11 curtains)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-10

**Event: Replace curtains. (approx. 11 curtains)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,400	Unassigned

**Updated:** MAR-10

**E2010.04 Fixed Floor Grilles and Mats\***

(1985) Basement (South Vestibule) - has recessed floor well for carpet.

(1985) Original Building (East Main Entrance) - has recessed floor well for carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**F1010.02.03 Glazed Structures\* (Greenhouses)**

(1985) Basement (Cafeteria - Nourishment 0104) - has aluminum framed greenhouse and sloped glazing.  
 (1985) Original Building (Administration - Office 1208; 1209; 1210; 1211) - has aluminum framed greenhouse and sloped glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-10

**Event: Repair greenhouse. (1 greenhouse)**

**Concern:**

(1985) Original Building (Administration - Office 1208) - aluminum framed greenhouse has damaged soffit

**Recommendation:**

Repair greenhouse. (1 greenhouse)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Low

**Updated:** MAR-10

**Event: Replace gaskets. (approx. 7 gaskets)**

**Concern:**

(1985) Original Building (Administration - Office 1208; 1209; 1210; 1211) - gaskets of aluminum framed greenhouse are worn out.

**Recommendation:**

Replace gaskets. (approx. 7 gaskets)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,500	Low

**Updated:** MAR-10

**F1020.02.04 Cold Storage Rooms\***

(1985) Basement (Cafeteria - Cooler 0111; Freezer 0112) - has walk-in freezers and walk-in coolers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-10

**F1040.05 Liquid and Gas\*: Storage Tanks\***

(1985) Basement (Delivery - Gas Storage 0157) - has oxygen, nitrogen cylinders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-10

**F2020.01 Asbestos\***

Parging cement board may have asbestos.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-10

**Event:** **Repair cement board below exterior brick. (approx. 280 linear metres )**

**Concern:**

Cement board is breaking away from facility and exposing asbestos finish. (See B2010.01.99 Other Exterior Wall Skin\* (Parging))

**Recommendation:**

Replace cement board below exterior brick with non-asbestos exterior finish. (approx. 280 linear metres )

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2011	\$28,000	Low

**Updated:** MAR-10

**F2020.02 PCBs\***

No apparent PCB's observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**F2020.04 Mould\***

No apparent mould observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**F2020.06 Radioactive Compounds\***

(1985) Original Building (Radiology Area) - has radioactive compounds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**F2020.07 Chloroflorocarbons (CFC Refrigerants)\***

No apparent chloroflorocarbons observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**F2020.08 Biohazardous Materials\***

(1985) Original Building (Lab -wet Lab 1152) - has biohazardous materials.  
(1985) Basement (Delivery - Receiving 0156) - has biohazard fridge.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

**F2020.09 Other Hazardous Materials\***

No other hazardous materials observed.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-10

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

Building has barrier free route from parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**K4010.02 Barrier Free Entrances\***

(1985) Original Building (East Main Entrance) - has aluminum storefront c/w automatic doors. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**K4010.03 Barrier Free Interior Circulation\***

Building has Corridors wide enough for wheelchairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**K4010.04 Barrier Free Washrooms\***

(1985) Original Building (Medical Clinic - Public Washroom 1120) - is a handicapped washroom.

(1985) Original Building (Radiology - Male Washroom 1146) - is a handicapped washroom.

(1985) Original Building (Lab - Public Washroom 1159; Washroom 1166.1) - are handicapped washrooms.

(1985) Original Building (Nursery - Public Washroom 1219; 1220; 1221) - are handicapped washrooms.

(1985) Original Building (Long Term Care - Patient's Room 108; 111; 113; 115; 117; 119; 122; 127; 129 - bathrooms; Equipment 134; 139 - bathrooms; Resident's Room 137 - bathroom; Casting Room 142 - bathroom; Office 149 - bathroom) - are handicapped washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10

**K4020 Building Code**

ABC 2006 Group B2 - Hospital and Infirmary. The 1985 Original Building is a single storey with non-combustible construction and sprinklered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-10