

# RECAPP Facility Evaluation Report

## East Central Health



## Viking Community Health Services

B1178A

Viking

Facility Details	
<b>Building Name:</b>	Viking Community Health Se
<b>Address:</b>	5110 - 57 Avenue
<b>Location:</b>	Viking
<b>Building Id:</b>	B1178A
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

Evaluation Details	
<b>Evaluation Company:</b>	A&E Architectural & Engineering Group Inc.
<b>Evaluation Date:</b>	August 28 2009
<b>Evaluator Name:</b>	Vic Maybroda

**Total Maintenance Events Next 5 years:** \$2,973,590  
**5 year Facility Condition Index (FCI):** 0%

**General Summary:**

The Health Centre is a single storey facility with basement originally constructed in 1981 with an addition constructed in 2008.

The facility contains two patient care wings with and assisted bath/shower area, a day dining room and lounge areas, a radiology area, a laboratory area, an ambulance bay with associated triage/treatment areas, an operating room, administration and support spaces.

The approximate overall area is 3252 sq. M.

**Structural Summary:**

Foundations consist of cast in place concrete walls on strip footings and concrete piles supporting a concrete floor slab on metal deck supported by metal joists. Concrete slab on grade is located in the basement areas Superstructure is composed of metal roof deck on metal joists supported by metal beams and columns.

Structural elements appear to be in good condition.

**Envelope Summary:**

Roofing is of built-up asphalt and SBS membrane with prefinished metal cladding over the main entry. Walls consist of face brick and EIFS elements housing sealed fixed windows in aluminum frames, aluminum framed storefronts, metal clad overhead doors and painted metal clad doors.

Overall these elements appear to be in good condition.

**Interior Summary:**

Flooring consists of painted concrete, epoxy, ceramic and porcelain tile, VC tiles, sheet vinyl and carpeting. Walls are of painted concrete block, stained wood paneling, ceramic tile and gypsum wallboard housing stained wood and painted metal clad doors in metal frames and single glazed window units in metal frames. Ceilings consist of suspended acoustical tile and painted gypsum wallboard.

Millwork consists of plastic laminated counter tops and vanities with plastic laminated and stained wood cabinetry.

Overall these elements appear to be in acceptable condition.

**Mechanical Summary:**

Ventilation is provided by variety of air handling units located in Mechanical Rooms or in Penthouse. Total of six (6) air handling units.

Air distribution system is via medium and low velocity single ductwork to VAV and constant volume boxes, grilles and diffusers.

Air conditioning is provided by an outdoor air cooled chiller.

Heating system includes two boiler plants from 1981 and 2008.

Two natural gas fired boilers provide steam to heat exchangers serving 1981 section as well as steam for humidification. Additional two gas fired boilers are located in 2008 Mechanical Room serving addition.

Domestic hot water is generated by two hot water tanks fed from designated boiler in 1981 Mechanical Room and on-demand domestic water heater in 2008 Mechanical Room. Copper piping distribution to plumbing fixtures complete with domestic hot water recirculation systems.

Controls include a combination of pneumatic and digital programmable building management control system.

Medical gas systems include the piping, fittings, valves, air compressor and vacuum pumps. Medical oxygen, nitrous oxide, medical air and vacuum system are provided throughout. Alarms monitor system installed in Nurses Stations. Valved shut-off stations provided.

Fire protection system for the facility consists of automatic sprinkler system, standpipe system and hand held fire extinguishers.

Sanitary and storm services to Town's mains.

Domestic water supplied from the municipal systems.  
Municipal natural gas service to gas fired appliances.

Overall mechanical system is in good condition.

**Electrical Summary:**

The facility was originally built in 1981 and the major renovation and addition was completed 2008. The main service is 347/600V, 3 phase, 4 wire and rated 1600A and set at 1200A. The service is underground fed from pad mounted transformer. Central and localized dry type transformers further covert to 120/208V for use with lighting, receptacles and other single and three phase equipment. Emergency power was provided by one 500KVA outdoor diesel generator.

The Motor control equipment was centralized in 600V 3 phase MCC, located in mechanical room and some small mechanical loads were controlled by individual load switches or magnetic starters

The interior fluorescent light fixtures were retrofit with T-8 lamps in 1981 section of building and new T-8 fixtures were installed at 2008 section of building. The exterior lighting system is combined wall packs around building perimeter and pole mounted lights in the parking lot.

All fire alarm system, nurse call and PA systems meet current facility requirements. The fire alarm system and PA system have been recently upgraded. The telephone and cable TV system; the new master clock system was installed and has digital slave clocks installed through entire facility. A local area network provides the hospital with computer services for the operation of the facility and ties to Alberta Health Services through Supernet.

The overall rating for the facility shall be "Good"

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

## S1 STRUCTURAL

### A1010 Standard Foundations\* - 1981 & 2008 Sections

Perimeter cast in place concrete foundation walls on strip footings and concrete piles located in crawl spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-10

### A1030 Slab on Grade\* - 1981 & 2008 Sections

Cast in place concrete located in basement area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-10

### A2020 Basement Walls (& Crawl Space)\* - 1981 & 2008 Sections

Cast in place concrete foundation walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-10

### B1010.01 Floor Structural Frame (Building Frame)\* - 1981 & 2008 Sections

Concrete floor slab on metal deck supported by metal joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-10

### B1010.03 Floor Decks, Slabs, and Toppings\* - 1981 & 2008 Sections

Cast in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	100	MAR-10

### B1010.06 Ramps: Exterior\* - 2008 Section

Asphalt driveway ramps to/from ambulance bay of 2008 section and concrete ramp to loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	40	MAR-10

### B1010.07 Exterior Stairs\*

Concrete stair adjacent ambulance bay accessing trauma entry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

**B1010.09 Floor Construction Fireproofing\* - 1981 & 2008 Sections**

Concrete floor slab.

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

**B1010.10 Floor Construction Firestopping\* - 1981 & 2008 Sections**

Concrete floor slab.

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

**B1020.01 Roof Structural Frame\* - 1981 & 2008 Sections**

Metal joists supported by metal beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-10

**B1020.03 Roof Decks, Slabs, and Sheathing\* - 1981 & 2008 Sections**

Metal roof deck.

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

**B1020.04 Canopies\* - 1981 Section**

Exposed metal deck on exposed metal framing supported by metal columns over main entry area.  
 Textured stucco clad metal framed canopy located adjacent Day Dining Room.  
 Pre-cast concrete clad metal framed canopy over exterior staff lounge area supported of concrete clad metal column.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	50	MAR-10

## S2 ENVELOPE

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1981 & 2008 Sections

Located on all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-10

### B2010.01.05 Exterior Insulation and Finish Systems (EIFS)\* - 2008 Section

Located in various areas of the wall area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	75	MAR-10

### B2010.01.06.03 Metal Siding\*\* - 1981 Section

Prefinished vertical metal cladding applied the penthouse structures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

#### Event: Replace 64 sq. M Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$21,760	Unassigned

**Updated:** MAR-10

### B2010.01.06.03 Metal Siding\*\* - 2008 Section

Prefinished vertical siding applied to penthouse structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

#### Event: Replace 82 sq M Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$27,880	Unassigned

**Updated:** MAR-10

### B2010.01.08 Cement Plaster (Stucco): Ext. Wall\* - 1981 Section

Located in various upper areas of the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	75	MAR-10

**B2010.01.09 Expansion Control: Exterior Wall Skin\* - 1981 & 2008 Sections**

Strategically located caulked joints in face brick and EIFS cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-10

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1981 Section**

Caulking installed around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-10

**Event: Replace 420 M Joint Sealers (caulking): Ext. Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$14,700	Unassigned

**Updated:** MAR-10

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 2008 Section**

Caulking installed around all exterior openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	MAR-10

**Event: Replace 178 M Joint Sealers (caulking): Ext. Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,230	Unassigned

**Updated:** MAR-10

**B2010.01.13 Paints (& Stains): Exterior Wall\*\* - 1981 Section**

3 - Painted metal clad doors and frames, bollards and chimney vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	MAR-10

**Event: Replace 20 sq. M Paints (& Stains): Exterior Wall**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,000	Unassigned

**Updated:** MAR-10

**B2010.02.03 Masonry Units: Ext. Wall Const.\* - 1981 & 2008 Sections**

Concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-10

**B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation\* - 1981 & 2008 Sections**

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-10

**B2010.05 Parapets\* - 1981 & 2008 Sections.**

Concrete block to 1981 section and metal stud to 2008 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	50	MAR-10

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 1981 & 2008 Sections**

Prefinished metal louvres to mechanical room and roof top penthouses.

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

**B2010.09 Exterior Soffits\* - 1981 Section**

Prefinished metal to canopy soffits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	50	MAR-10

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1981 Section**

Sealed units in aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace 118 Aluminum Windows (Glass & Frame)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$147,500	Unassigned

**Updated:** MAR-10



**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 2008 Section**

Sealed fixed units in aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

**Event: Replace 22 Aluminum Windows (Glass & Frame)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$27,500	Unassigned

**Updated:** MAR-10

**B2020.02 Storefronts: Windows\*\* - 1981 Section**

Sealed units in aluminum frames each side of access door to Day Dining area

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace 2 Storefronts: Windows**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$2,800	Unassigned

**Updated:** MAR-10

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\* - 1981 Section**

Sealed glazed units in aluminum frames located at access to Day Dining area and from lounge area in patient care wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 2 Aluminum-Framed Storefronts: Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,500	Unassigned

**Updated:** MAR-10

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\* - 2008 Section**

Double sealed glazed aluminum framed doors accessing Emergency entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Repace 2 Aluminum-Framed Storefronts: Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$7,500	Unassigned

**Updated:** MAR-10

**B2030.01.06 Automatic Entrance Doors\*\* - 1981 Section**

2 - double power actuated swinging doors in aluminum frames with sensors at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 4 Automatic Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$60,000	Unassigned

**Updated:** MAR-10

**B2030.01.06 Automatic Entrance Doors\*\* - 2008 Section**

2 - 1/2 glazed painted metal swinging doors with sensor in metal frame accessing Ambulance Bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 2 Automatic Entrance Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$7,500	Unassigned

**Updated:** MAR-10

**B2030.02 Exterior Utility Doors\*\* - 1981 Section**

Painted metal clad doors and frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace 4 Exterior Utility Doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$4,400	Unassigned

**Updated:** MAR-10

**B2030.03 Large Exterior Special Doors (Overhead)\* - 2008 Section**

Prefinished metal clad overhead doors accessing Ambulance Bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**B3010.01 Deck Vapor Retarder and Insulation\* - 1981 & 2008 Sections**

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	25	MAR-10

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1981 Section**

Built-up roof area between air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-10

**Event: Replace 36 sq. M Built-up Bituminous Roofing (Asphalt & Gravel)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,560	Unassigned

**Updated:** MAR-10

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 1981 Section**

SBS membrane replaced in 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-10

**Event: Replace 2660 sq. M Modified Bituminous Membrane Roofing (SBS)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$532,000	Unassigned

**Updated:** MAR-10

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

SBS membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace 615 sq. M Modified Bituminous Membrane Roofing (SBS)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$123,000	Unassigned

**Updated:** MAR-10

**B3010.07 Sheet Metal Roofing\*\* - 1981 Section**

Prefinished metal roof over entry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace 55 sq. M Sheet Metal Roofing**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$14,025	Unassigned

**Updated:** MAR-10

**B3020.02 Other Roofing Openings (Hatch,Vent, etc)\* - 1981 & 2008 Sections**

Roof hatch in 1981 section with exhaust fan housings, chimney and plumbing vents and roof drains located in each section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-10

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\* - 1981 & 2008 Sections

Concrete block and metal stud.

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

#### C1010.05 Interior Windows\* - 1981 & 2008 Sections

There are clear glass window units in painted metal frames located in each section of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	80	MAR-10

#### C1020.01 Interior Swinging Doors (& Hardware)\* - 1981 & 2008 Sections

Painted and stained wood doors in painted metal frames in all areas of the facility with lever handled hardware to public areas.

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

#### C1020.03 Interior Fire Doors\* - 1981 & 2008 Sections

Rated doors and frames interlocked with fire alarm system located between 1981 & 2008 sections.  
Rated doors and frames to service rooms in each section.

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

#### C1030.01 Visual Display Boards\*\* - 1981 Section

White and tack boards located in various areas of the section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	20	MAR-10

#### Event: Replace 12 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,000	Unassigned

**Updated:** MAR-10

**C1030.01 Visual Display Boards\*\* - 2008 Section**

White and tack boards are located in various area of this section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	MAR-10

**Event: Replace 8 Visual Display Boards**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,000	Unassigned

**Updated:** MAR-10

**C1030.02 Fabricated Compartments(Toilets/Showers)\*\* - 1981 Section**

Prefinished metal toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 3 Fabricated Compartments(Toilets/Showers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$4,800	Unassigned

**Updated:** MAR-10

**C1030.05 Wall and Corner Guards\* - 1981 & 2008 Sections**

Combination of PVC and stainless steel corner guards located in various areas of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAR-10

**C1030.06 Handrails\* - 1981 & 2008 Sections**

Stained wood wall mounted handrails located in 1981 section and PVC handrails locate in 2008 section.

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

**C1030.07 Fireplaces and Stoves\* - 1981 Section**

Brick constructed fireplace located in lounge area of lounge area of patient care wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-10

**C1030.08 Interior Identifying Devices\* - 1981 & 2008 Sections**

Room names and numbers applied to doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	20	MAR-10

**C1030.10 Lockers\*\* - 1981 Section**

Prefinished metal lockers located in staff change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 42 Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$27,930	Unassigned

**Updated:** MAR-10

**C1030.10 Lockers\*\* - 2008 Section**

Prefinished metal lockers located in laboratory area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 5 Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$3,325	Unassigned

**Updated:** MAR-10

**C1030.12 Storage Shelving\* - 1981 & 2008 Sections**

Painted wood and prefinished metal located in each section,

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

**C1030.14 Toilet, Bath, and Laundry Accessories\* - 1981 & 2008 Sections**

Toilet paper, paper towels and soap dispensers, mirrors and waste containers located in wash rooms of each section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-10

**C2010 Stair Construction\* - 1981 Section**

Concrete stair to basement level from main floor and from basement to exterior vestibule.  
Metal stair to roof access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	100	MAR-10

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

Rubber tile on basement stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-10

**Event: Replace 16 sq. M Resilient Stair Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,600	Unassigned

**Updated:** MAR-10

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

Painted metal handrails and balustrades.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**C3010.02 Wall Paneling\*\***

Stained wood paneling installed on west wall of Family Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 7 sq M Wall Paneling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,500	Unassigned

**Updated:** MAR-10



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

Paver tiles installed in entry foyer.  
 Replacement cost @ \$310/sq. M = \$6,820.00  
 Ceramic tiles installed in Assisted Bath area and showers.  
 Replacement cost @ \$200/sq. M = \$7,200.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$14,020	Unassigned

**Updated:** MAR-10

**C3010.11 Interior Wall Painting\* - 1981 & 2008 Sections**

Painted concrete block and gypsum wallboard.

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

**C3010.12 Wall Coverings\***

Vinyl wall covering applied to basement staff lounge area and administration office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	MAR-10

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

Located in Assisted Bath area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-10

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

Applied to mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	10	MAR-10

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

Applied to 2 showers in Assisted Bath area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-10

**Event: Replace 3 sq. M Tile Floor Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$1,000	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* - 1981 Section**

Combination of VCT and sheet vinyl installed in patient areas, corridors, treatment areas and basement areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-10

**Event: Replace 1870 sq. M Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$187,000	Unassigned

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* - 1981 Section**

Sheet vinyl installed in Kitchen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	20	MAR-10

**Event: Replace 62 sq. M Resilient Flooring**

**Concern:**

Sheet flooring is badly deteriorated and worn in Kitchen area.

**Recommendation:**

Replace sheet vinyl flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$6,200	Low

**Updated:** MAR-10

**C3020.07 Resilient Flooring\*\* - 2008 Section**

Sheet vinyl located in all areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	MAR-10

**Event: Replace 572 sq. M Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$57,200	Unassigned

**Updated:** MAR-10

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

Installed in staff lounge, offices areas and conference room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	15	MAR-10

**Event: Replace 80 sq. M Carpet Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,200	Unassigned

**Updated:** MAR-10

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\* - 1981 Section**

Located in patient rooms, corridors, treatment rooms and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-10

**Event: Replace 1640 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$98,400	Unassigned

**Updated:** MAR-10

**C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar)\*\* - 2008 Section**

Located in treatment areas, corridors and administration areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace 440 sq. M Acoustic Ceiling Treatment (Susp.T-Bar)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$26,400	Unassigned

**Updated:** MAR-10

**C3030.07 Interior Ceiling Painting\* - 1981 & 2008 Sections**

Located in patient room vestibule and bath rooms, Day Dining Room, Assisted Bath and service rooms of 1981 section. Located in service areas of 2008 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-10

**C3030.09 Other Ceiling Finishes\***

Prefinished metal lineal ceiling located in main entry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-10

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

One hydraulic elevator having a capacity of 4800 lbs with front and rear entry doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 1 Hydraulic Passenger Elevators**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$100,000	Unassigned

**Updated:** MAR-10

## S4 MECHANICAL

### D2010.04 Sinks\*\* - 1981

Single and double compartment stainless steel sinks located throughout the facility.  
 Stainless steel commercial sinks serving Kitchen.  
 600X600 mop sinks, molded stone, floor mounted , SS strainer.  
 316 Gauge stainless steel sinks serving Labs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

#### **Event: Replace Approx. 36 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$90,000	Unassigned

**Updated:** MAR-10

### D2010.04 Sinks\*\* - 2008

600X600 mop sinks, molded stone, floor mounted , SS strainer.  
 Single and double compartment stainless steel sinks complete with chrome plated swing spout, aerator, lever handles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

#### **Event: Replace Approx. 30 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$65,000	Unassigned

**Updated:** MAR-10

### D2010.05 Showers\*\* - 1981

Handicap shower stalls, acrylic tub with chrome grab bars. Thermostatic mixing valve, pressure balanced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

#### **Event: Replace Approx. 12 Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$36,000	Unassigned

**Updated:** MAR-10

**D2010.05 Showers\*\* - 2008**

Handicap shower stalls, acrylic tub with chrome grab bars. Thermostatic mixing valve, pressure balanced. Ceramic tile surface showers with mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 4 Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$20,000	Unassigned

**Updated:** MAR-10

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

Assisted bath tub Bowl, disinfections system, locking door, thermoscopic mixing valve. Fiberglass bathtubs, holders, mixing valves and removable shower heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace Approx. 10 Bathtubs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$81,000	Unassigned

**Updated:** MAR-10

**D2010.08 Drinking Fountains / Coolers\*\* - 1981**

Stainless steel wall hung, refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-10

**Event: Replace Approx. 6 Drinking Fountains / Coolers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

**Updated:** MAR-10

**D2010.08 Drinking Fountains / Coolers\*\* - 2008**

Stainless steel wall hung, refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	MAR-10

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$10,000	Unassigned

**Updated:** MAR-10

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1981**

WC - Vitreous china, open front seat, flush valve.  
 LV - Enameled steel countertop lavatories c/w two handle faucets. Wall mounted vitreous china lavatories.  
 UR - wall mounted, vitreous china with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-10

**Event: Replace Approx. 58 Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$116,000	Unassigned

**Updated:** MAR-10

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 2008**

WC - Vitreous china, open front seat, flush valve.  
 LV - Stainless steel countertop lavatories c/w two handle faucets. Wall mounted vitreous china lavatories with infrared faucets.  
 UR - wall mounted, vitreous china with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	MAR-10

**Event: Replace Approx. 28 Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$56,000	Unassigned

**Updated:** MAR-10

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

Copper piping distribution throughout. Piping installed in 1981and 2008. Some portion of older piping replaced during 2008 modernization.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**D2020.01.02 Valves: Domestic Water\*\* - 1981**

Domestic water distributed to commercial flush valve fixtures installed throughout the building.  
Plumbing fixtures grouped in zones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Domestic Water Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$95,000	Unassigned

**Updated:** MAR-10

**D2020.01.02 Valves: Domestic Water\*\* - 2008**

Domestic water distributed to commercial flush valve fixtures installed throughout the building.  
Globe and ball isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

**Event: Replace Domestic Water Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$45,000	Unassigned

**Updated:** MAR-10

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

Reduced pressure backflow preventors serving incoming domestic water line and fire line.  
Double check valves assembly on fire line from siamese connections.  
Backflow prevention installed on boiler make-up water.  
Double check valve arrangement serving chilled water system.  
Vacuum breakers serving NFHB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	MAR-10

**Event: Replace Backflow Preventors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$120,000	Unassigned

**Updated:** MAR-10



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

Four in-line domestic hot water recirculation pumps serving domestic hot water systems (60 and 80 deg.C).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-10

**Event: Replace Plumbing Pumps: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$15,000	Unassigned

**Updated:** MAR-10

**D2020.02.04 Domestic Water Conditioning Equipment\*\***

Duplex water softener package complete with brine tank and two resin tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-10

**Event: ReplaceReplace Domestic Water Conditioning Equipment**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$15,000	Unassigned

**Updated:** MAR-10

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

Domestic hot water heating system consist of two hot water tanks complete with heating coils and 3-way mixing valves. Tank serves 60 and 80 deg.C domestic water system. Tanks have capacity of 1,415 and 990 l. System is fed from main boiler loop complete with all associated recirculation pumps, control valves, piping and controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	MAR-10

**Event: Replace Domestic Hot Water Heaters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$95,000	Unassigned

**Updated:** MAR-10

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

Water piping insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

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

Cast iron and PVC sanitary lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-10

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

Grease trap serving Kitchen sinks.  
Sump pit complete with duplex pump serving weeping tile system.  
Double compartment sump complete with trench serving Ambulance Bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

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

Cast iron and PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-10

**D2040.02.04 Roof Drains\***

Large dome, sump roof drains with flashing flange and integral gravel stop. Open flow roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**D2090.10 Nitrous Oxide Gas Systems\*\***

NO gas supply manifolds and tanks. Unit consists of two banks of high pressure cylinders, pressure relief valve, high pressure header valves and cylinder connection coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace Nitrous Oxide Gas System**

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

**Updated:** MAR-10

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

The medical supply manifold and tanks. Manifold consists of header connections and pigtails for oxygen cylinders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace Oxygen Gas Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$145,000	Unassigned

**Updated:** MAR-10

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

Vacuum drawn by duplex vacuum pump complete with piping and exhaust mufflers. Pumps are equipped with guards, automatic water valves, strainer and regulating valves, vacuum gauge, water-air outlet separator, receiver and isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace Vacuum Systems (Medical)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$150,000	Unassigned

**Updated:** MAR-10

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

Medical air provided from duplex compressor. System consists of packaged compressor with low water pressure alarm sensor, fresh air intake filters, aftercooler, refrigerated air dryers, line pressure regulator and main shut-off valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-10

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

Supply oil to the boilers and emergency generator system consists of a main tank, auxiliary tank, two transfer pumps and level alarm switches. Main fuel oil tank (4550 l) is located outside, one (682 l) day tank located in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	MAR-10

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

Pressure gas service for all gas fired appliances. Regulator at each fixture. Steel schedule 40 piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	MAR-10

**D3020.01.01 Heating Boilers & Accessories: Steam\*\***

Two gas fired boilers are located in 1981 Mechanical Room. Heating boilers are manufactured by Cleaver Brooks - 4000, Natural gas, 140 psi, 1430 kW heating output each.  
Two base mounted primary heating pumps circulate steam via closed loop to heat exchangers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-10

**Event: Replace 1981 Boiler Plant and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$350,000	Unassigned

**Updated:** MAR-10

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

Individual breechings to common vent up through the roof. Combustion air up to code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-10

**Event: Replace Chimneys &Comb. Air**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,000	Unassigned

**Updated:** MAR-10

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

Two forced draft boilers Aerco Modulex complete with two Armstrong circulation pumps and accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	MAR-10

**Event: Replace 2008 Boiler Plant**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$300,000	Unassigned

**Updated:** MAR-10

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

Insulated boilers vent up through the roof. Combustion air up to code.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	MAR-10

**Event: Replace Chimneys &Comb. Air**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$10,000	Unassigned

**Updated:** MAR-10

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

Chemical pot feeder, by-pass filter, by-pass filter cartridge, in-line flow restrictor device.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

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

McQuay AGS series, air cooled screw compressor chiller, 210 tons cooling capacity.

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

**Event: Replace Chiller**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$500,000	Unassigned

**Updated:** MAR-10

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1981**

Ventilation system consist of four air handling units located in 1981 Mechanical Room and penthouses. All units complete with supply and return air fans, pre-heat and re-heat coils, summer and winter filters, steam grid humidifier and cooling coils. Airflow capacities vary from 5,000l/s to 19,000l/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 4 Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$900,000	Unassigned

**Updated:** MAR-10

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 2008**

Two indoor air handling units serving Acute Care Addition and Ambulance Bay. Unit serving Acute Care is located in penthouse mechanical room, complete with S/A, R/A fans, heat recovery section, glycol heating and cooling coils, mixed air section, dampers section etc. Unit is manufactured by Engineered\_Air model LM-HRW and has capacity of 7500 l/s. Air handling unit serving Ambulance Bay is suspended from the ceiling and interlock with exhaust fans and CO/NOx detectors. Packaged gas fired complete with stainless steel heat exchanger, Engineered\_air DJ-20, 500 l/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**D3040.01.03 Air Cleaning Devices:Air Distribution\***

Replaceable media filters serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

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

The majority of air distribution systems are insulated galvanized steel ducts installed in the ceiling spaces and distributed via ceiling diffusers. Stainless steel ductwork serving HEPA filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-10

**D3040.01.06 Air Terminal Units: Air Distribution (VAV Box)\*\* - 1981**

Variable volume, single duct boxes, fan powered terminal boxes provide cooling and ventilation. Airflow varies from 45 to 700 l/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace Approx. 120 VAV Boxes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$480,000	Unassigned

**Updated:** MAR-10

**D3040.01.06 Air Terminal Units: Air Distribution (VAV Box)\*\* - 2008**

Constant and variable volume, single duct boxes, fan powered terminal boxes provide cooling and ventilation with 100% primary air shut-off. Airflow varies from 45 to 500 l/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace Approx. 40 VAV Boxes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$160,000	Unassigned

**Updated:** MAR-10

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

The majority of air outlets throughout the various wings of the facility are square cone ceiling diffusers or wall mounted louver face grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

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

Steam generator complete with feed lines, condensate receiver tank with pumps, blow down tank, supply headers, steel piping distribution to heat exchangers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Steam Distribution System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$125,000	Unassigned

**Updated:** MAR-10

**D3040.03.01 Hot Water Distribution Systems\*\* - 1981**

Steel and copper piping distribution from primary heating loop to secondary loops and heat exchangers serving perimeter radiation, re-heat coils and domestic hot water system.  
 HWS and HWR loop to perimeter radiation and unit heaters.  
 HWS and HWR loop to ceiling radiant panels.  
 HWS and HWR loop to hot water/ glycol heat exchanger.  
 Radiant panels loop and radiation loop are completed with two base mounted circulation pumps each. Glycol heat exchanger is fed of the two primary heating pumps.  
 Two base mounted circulation pumps distribute hot water/glycol to air handling units re-heat coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Hot Water Distribution System Serving 1981 Section B.O.E. \$93.00 / sq/m/**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$450,000	Unassigned

**Updated:** MAR-10

**D3040.03.01 Hot Water Distribution Systems\*\* - 2008**

Steel piping distribution from primary heating loop to heat exchanger serving re-heat coils.  
 Radiant panels loop and radiation loop are completed with two base mounted circulation pumps each.  
 Glycol heat exchanger is fed of the two primary heating pumps.  
 Two in-line circulation pumps distribute hot water/glycol to air handling units re-heat coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

**Event: Replace Hot Water Distribution System Serving 1981 Section B.O.E. \$93.00 / sq/m/**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$100,000	Unassigned

**Updated:** MAR-10

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

CWS and CWR lines serving chiller. 150mm diameter chilled water loop to cooling coils serving air handling units.  
 Base mounted circulation pumps.  
 Copper and steel pipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Chilled Water Distribution System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$130,000	Unassigned

**Updated:** MAR-10



**D3040.04.01 Fans: Exhaust\*\* - 1981**

Variety of exhaust fans provided on roof or in ceiling space serving original 1981 building. Fans serve general exhaust system, kitchen exhaust, and laundry areas. Fans are centrifugal cabinet or roof mounted up-blast mashroom type fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace Approx. 28 Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$60,000	Unassigned

**Updated:** MAR-10

**D3040.04.01 Fans: Exhaust\*\* - 2008**

Central Exhaust System is provided by heat recovery unit which is integral part of 2008 air handling units located in mechanical room. For replacement cost refer to section D3040.01.01. Roof mounted exhaust fans serving fume hood and ambulance bay exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 3 Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$12,000	Unassigned

**Updated:** MAR-10

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

Galvanized exhaust ducts are located throughout the ceiling spaces as required from the washrooms, other special areas and general exhaust. Exhaust ducts in 2008 Wing gather into exhaust air plenums where heat is extracted with a heat recovery coil prior to exhaust to the outdoors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	50	MAR-10

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**D3040.05 Heat Exchangers\*\* - 1981**

Shell tube heat exchangers steam to glycol water in 1981 mechanical room serving air handling units heating coils and domestic hot water heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 5 Heat Exchangers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$75,000	Unassigned

**Updated:** MAR-10

**D3040.05 Heat Exchangers\*\* - 2008**

One plate heat exchanger serving 2008 addition located in penthouse mechanical room. HE-1 Armstrong, 150 psi @ 230 F.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**D3050.03 Humidifiers\*\* - 1981**

Steam grid humidifiers serving Air Handling Units. Individual duct mounted humidifiers serving Operating Room, Circulation Room, Major Treatment Room, Nursery and Special Care.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-10

**Event: Replace 7 Humidifiers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$84,000	Unassigned

**Updated:** MAR-10

**D3050.03 Humidifiers\*\* - 2008**

Dri Steam gas fired humidifer serving 2008 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace Humidifer**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$20,000	Unassigned

**Updated:** MAR-10

**D3050.05.02 Fan Coil Units\*\* - 1981**

Recessed force flow heaters serving vestibules complete with hot water heating coils and control valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 7 FF Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$28,000	Unassigned

**Updated:** MAR-10

**D3050.05.02 Fan Coil Units\*\* - 2008**

Recessed force flow heaters serving vestibules complete with hot water heating coils and control valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 3 FF Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$12,000	Unassigned

**Updated:** MAR-10

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

Perimeter wall fin radiation complete with various type enclosure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Finned Tube Radiation B.O.E. \$52/ sq.m.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$125,000	Unassigned

**Updated:** MAR-10

**D3050.05.06 Unit Heaters\*\* - 1981**

Cabinet horizontal and vertical discharge, propeller, hot water unit heaters serving Mechanical Rooms and Maintenance areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 10 Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$40,000	Unassigned

**Updated:** MAR-10

**D3050.05.06 Unit Heaters\*\* - 2008**

Cabinet horizontal and vertical discharge, propeller, hot water unit heaters serving Mechanical Room and Ambulance Bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 4 Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$16,000	Unassigned

**Updated:** MAR-10

**D3050.05.08 Radiant Heating (Ceiling & Floor)\*\* - 1981**

Radiant ceiling panels serving Patients Rooms and common areas in new and renovated areas, 610mm width aluminum linear type, mounted in the T-bar, or GWB ceiling along the perimeter wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-10

**Event: Replace Radiant Heating (Ceiling)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$125,000	Unassigned

**Updated:** MAR-10

**D3050.05.08 Radiant Heating (Ceiling & Floor)\*\* - 2009**

Radiant ceiling panels serving Patients Rooms and common areas in new and renovated areas, 610mm width aluminum linear type, mounted in the T-bar, or GWB ceiling along the perimeter wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	35	MAR-10

**Event: Replace Radiant Heating (Ceiling)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$75,000	Unassigned

**Updated:** MAR-10

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

Duplex air compressors complete with refrigerated dryers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

**Event: Replace Pneumatic Controls**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$125,000	Unassigned

**Updated:** MAR-10

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

Reliable Controls BMCS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-10

**Event: Replace Building Systems Controls (BMCS, EMCS)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$300,000	Unassigned

**Updated:** MAR-10

**D4010 Sprinklers: Fire Protection\***

The building is partially sprinkled. Automatic sprinkler system consists of wet and dry pipes. Fire department connection at the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	MAR-10

**D4020 Standpipes\***

Original building is provided with a wet standpipe system. A ULC rated fire pump is provided for the standpipe system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	60	MAR-10

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

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

Range Guard kitchen fire suppression system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	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	2021	\$25,000	Unassigned

**Updated:** MAR-10

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

One fire pump 32 l/s flow at 30m head. Sprinkler trees complete with jockey pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	40	MAR-10

## S5 ELECTRICAL

### D5010.02 Secondary Electrical Transformers (Interior)-1981\*\*

There are 2 600V-120/208V, stepdown transformers rated 225KVA and 112.5KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-10

**Event:** Replacement 2 Secondary Electrical Transformers (Interior)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$32,000	Unassigned

**Updated:** MAR-10

### D5010.02 Secondary Electrical Transformers (Interior)-2008\*\*

There are 4 600V-120/208V, stepdown transformers rated 45KVA, 75KVA, 150KVA and 225KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

**Event:** Replace 4 Secondary Electrical Transformers (Interior)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$50,000	Unassigned

**Updated:** MAR-10

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

The distribution panelboard was 347/600V, 3 phase, 4 wire and rated 1600A set at 1200A; the distribution was equipped with 500KVAR power fact correction and TVSS. The main distribution was underground fed from site padmounted transformer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-10

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$180,000	Unassigned

**Updated:** MAR-10

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1981\*\***

The branch panels were mixed with 120/208V and 347/600V. Some panels have isolated grounding for medical equipment. Most panels have 10% space for future uses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-10

**Event: Replace 15 Electrical Branch Circuit Panelboards (Secondary Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$90,000	Unassigned

**Updated:** MAR-10

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-2008\*\***

The branch panels were mixed with 120/208V and 347/600V. Some panels have isolated grounding for medical equipment. Most panels have 20% space for future uses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace 22 Electrical Branch Circuit Panelboards (Secondary Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$132,000	Unassigned

**Updated:** MAR-10

**D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers-1981\*\***

Supplied by normal power, the MCC was used for mechanical pumps and ventilation equipment

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-10

**Event: Replace Motor Control Centers**

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

**Updated:** MAR-10



**D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers-2008\*\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace Motor Control Centers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$60,000	Unassigned

**Updated:** MAR-10

**D5010.07.02 Motor Starters and Accessories\*\***

The load switches were used for some small mechanical loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-10

**Event: Replace 12 Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,200	Unassigned

**Updated:** MAR-10

**D5010.07.03 Variable Frequency Drives\*\***

The VFD's were used for major ventilation equipment supply and return air fans

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-10

**Event: Replace 2 Variable Frequency Drives**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$24,000	Unassigned

**Updated:** MAR-10

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

Most wirings were installed with different sections of the original building. The wires were installed in the conduits for major runs from panel and junction boxes and Bix wires were used from junction boxes to power and lighting outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	50	MAR-10

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

The line voltage switching was used in 1981 section of the building and low voltage control was used for 2008 section of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-10

**D5020.02.02.01 Interior Incandescent Fixtures\***

The incandescent fixtures were retrofit with self-ballast compact fluorescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-10

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

The fixtures at 1981 section of the building were retrofit with T-8 florescent lamps and all the fixtures at 2008 section of the building are T-8 florescent lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

**Event: Replace Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$711,932	Unassigned

**Updated:** MAR-10

**D5020.02.03.03 Exit Signs\***

The Exit signs at 1981 section of the building were retrofit with LED type lamps; the Exit signs at 2008 section of building were all LED lamp type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

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

The Skytron type lights were used in operation rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-10

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

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

The outdoor lighting was controlled by photocell

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

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

The fully addressable Mircom FX-2000 fire alarm panel was used for fire alarm system. The PDRP-1001A panels were used to monitor the sprinkler systems and tied to main fire alarm system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$270,000	Unassigned

**Updated:** MAR-10

**D5030.02.03 Security Access\*\***

The Keyscan access control panel was used for Security Access system and have keypads located at all exterior access doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace Security Access**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$83,000	Unassigned

**Updated:** MAR-10

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

The PELCO was used for video surveillance system and 4 Cameras installed to monitor rear door, waiting room, Ambulance entrance and in side EM bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace Video Surveillance**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$40,000	Unassigned

**Updated:** MAR-10

**D5030.03 Clock and Program Systems\***

The Rauland -Borg Model 2515 was used for Clock and have digital clocks installed through facility hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**D5030.04.01 Telephone Systems\***

The NEC Univerge NEAX 2000IPS panel was used for telephone system and tied with nurse call system to perform facility paging functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

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

The Rauland Call-A-Nurse Responder systems were used for nurse call system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

**Event: Replace Nurse Call Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$170,000	Unassigned

**Updated:** MAR-10

**D5030.04.04 Data Systems\***

One server was installed for the facility and tied to Alberta Health Services through Supernet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-10

**D5030.04.05 Local Area Network Systems\***

Combine Cat 5e and Cat 6 wires were used for network system and has data outlets installed through entire offices and nurse stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	15	MAR-10

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

The TOA 700 series AMP was used for PA system, the speakers and wiring were still installed with original building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$42,000	Unassigned

**Updated:** MAR-10

**D5030.06 Television Systems\***

The Star Choice Satellite TV was used for cable TV services and has TV outlets installed in all patient rooms and common areas

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	MAR-10

**D5030.07 Other Communications and Security Systems\***

The Supernet was used for data system connection to Alberta Health Services

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	0	MAR-10

**D5090.01 Uninterruptible Power Supply Systems\*\***

The stand alone UPS units were used for server computer and mechanical controls .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-10

**Event: Replace Uninterruptible Power Supply Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$15,000	Unassigned

**Updated:** MAR-10

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

The outdoor 500KVA diesel generator was installed for emergency power system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	MAR-10

**Event: Replace Packaged Engine Generator Systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$400,000	Unassigned

**Updated:** MAR-10

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

### E1020.07 Laboratory Equipment\*

Fume hood located in laboratory of 2008 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

### E1030.03 Loading Dock Equipment\*

Dock leveler located in loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

### E1090.03 Food Service Equipment\*

Commercial kitchen serving patient meal preparation and staff cafeteria consisting of:

- Soiled dishwasher c/w 2-compartment pot sink
- Dishwasher
- Hot water booster
- Clean dish table
- Vegetable preparation table
- Garbage disposal unit
- Exhaust hood with dry chemical fire protection system
- Single oven natural gas range
- Convection oven
- Steam cooker
- Deep fat fryer
- Baker's table
- Cook's table c/w sink
- Refrigerated display case

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	MAR-10

### E1090.04 Residential Equipment\*

Electric range and refrigerator located in Day Dining Room.

Washer/dryer located in laundry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	10	MAR-10

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

1 set stair climbing unit, 1 tread mill, 1 wall pulley unit and 1 set of parallel bars located in Rehabilitation area also containing wheel chairs and walkers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	15	MAR-10

**E2010.02 Fixed Casework\*\* - 1981 Section**

Plastic laminated counter tops and cabinetry located in patient rooms, Day Dining area, treatment areas and administration spaces.

Replacement cost @ \$125/sq. M = \$33,2500.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	35	MAR-10

**Event: Replace Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$332,500	Unassigned

**Updated:** MAR-10

**E2010.02 Fixed Casework\*\* - 1981 Section**

Plastic laminated patient room vanities and counter in laundry room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	35	MAR-10

**Event: Replace 20 Counter Top Units**

**Concern:**

Badly worn and chipped plastic laminated finish in patients room vanities and laundry room counter.

**Recommendation:**

Replace plastic laminated finish to effected areas.

**Consequences of Deferral:**

Further deterioration on finishes and possible injury to occupants.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$20,000	Low

**Updated:** MAR-10

**E2010.02 Fixed Casework\*\* - 2008 Section**

Plastic laminated counter tops and cabinetry located in treatment, laboratory and service areas.

Replace cost @ \$150/sq. M = \$77,500.00

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	MAR-10

**Event: Replace Fixed Casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$77,500	Unassigned

**Updated:** MAR-10



**F1020.02 Special Purpose Rooms - 2008 Section**

Rehabilitation area containing 4 beds and exercise area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	50	MAR-10

**F2020.01 Asbestos\* - 1981 & 2008 Sections**

No asbestos observed or reported.

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

**F2020.04 Mould\* - 1981 & 2008 Sections**

No mould conditions observed or reported.

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

**F2020.09 Other Hazardous Materials\* - 1981 & 2008 Sections**

No other hazardous materials observed or reported.

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

## S8 FUNCTIONAL ASSESSMENT

### K4010.01 Barrier Free Route: Parking to Entrance\* - 1981 Section

Hard surfaced level walkway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-10

### K4010.02 Barrier Free Entrances\* - 1981 Section

Power operated swinging doors with sensor at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-10

### K4010.03 Barrier Free Interior Circulation\* - 1981 & 2008 Sections

Wide corridors with wall mounted handrails in public areas.

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

### K4010.04 Barrier Free Washrooms\* - 1981 & 2008 Sections

Public washrooms BFA equipped and sized.

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