

RECAPP Facility Evaluation Report

Alberta Health Services-Calgary



Claresholm Care Centre - Satellite No. 1

B1008B
Claresholm

Facility Details	
Building Name:	Claresholm Care Centre - S:
Address:	139 - 43 Avenue West Box 4
Location:	Claresholm
Building Id:	B1008B
Gross Area (sq. m):	279.60
Replacement Cost:	\$1,062,971
Construction Year:	0

Evaluation Details	
Evaluation Company:	Golder Associates Ltd.
Evaluation Date:	January 16 2013
Evaluator Name:	Sebastien Derkzen van Angeren

Total Maintenance Events Next 5 years:	\$13,400
5 year Facility Condition Index (FCI):	1.26%

General Summary:

Claresholm Care Centre - Satellite No. 1 is a single storey residential home occupying approximately 279m². The building is used for independent living for a number of patients at the centre.

The building is in overall acceptable condition.

Structural Summary:

Structural drawings were not available for review during the assessment, however, the buildings foundation reportedly consists of cast-in-place (CIP) concrete spread footings. The floor of the building consists of a Steel deck with concrete fill supported by OWSJ's and adjustable steel columns . The structural framing for the building mainly consists of load-bearing wood studs. The structural framing of the roof is assumed to be wood.

No work is anticipated within the next five years.

The buildings structural elements are in overall acceptable condition.

Envelope Summary:

Exterior cladding of the building consists mainly of clay brick veneer. Roofing for the building consists of sloped clay tiles provided with gutters and downspouts along the perimeter. The main east entrance of the building consists of a wood framed metal clad door and an aluminum framed storefront door. The windows of the building consist of clear anodized aluminum framed windows.

Major works with respect to the joint sealer are anticipated within the next five years.

The buildings envelope elements are in overall acceptable condition.

Interior Summary:

The majority of the flooring in the building consist of sheet vinyl. The majority of interior walls consist of painted gypsum wall board (GWB). The ceiling for the majority of the building consists of painted gypsum board throughout.

No work is anticipated within the next five years.

The building's interior elements are in overall acceptable condition.

Mechanical Summary:

The washrooms are provided with floor mounted flush tank toilets, stainless steel and enamel steel lavatories. The power house is a neighboring building and provides hot, and chilled water, and back-up electricity to all buildings on the site with the exception of the maintenance building and centre garage.

Heating and cooling for the building is provided by air handling units (AHU) located in the residential complex, and an indoor make-up-air unit. Room temperature controls are pneumatic. The entire building is protected by a wet-pipe sprinkler system. Fire extinguishers are located throughout the building.

Replacement of the backflow preventor is anticipate within the next five years.

Overall the mechanical systems in the building are in acceptable condition.

Electrical Summary:

The building is provided with 30KVA interior secondary dry transformer and a 225A, 600/347v main distribution panel and disconnect. Branch circuit panel boards are located throughout the facility. Branch wiring is standard insulated copper. The lighting has been upgraded to energy efficient T8 lamp and ballasts with some incandescent fixtures throughout. Emergency lighting consists of battery packs c/w remote heads with old incandescent style exit lights throughout. The fire alarm is an Edwards ESA2000 . Cat 5 data network cabling is installed throughout.

Replacement of the emergency battery packs are anticipated within the next five years.

Overall the electrical systems in the satellite building are in acceptable condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Assumed cast in place (CIP) concrete spread footings are provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

CIP concrete crawl space walls are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

Steel deck with concrete fill supported by OWSJ's and adjustable steel columns are assumed to be provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

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

All interior walls are wood framed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

Steel deck is provided for the floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1010.09 Floor Construction Fireproofing*

Non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1010.10 Floor Construction Firestopping*

All floor penetrations are fire caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1020.01 Roof Structural Frame*

Roof is assumed to be wood framed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1020.04 Canopies*

A wood and concrete framed canopy is provided over the entrance and patio of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B1020.05 Roof Construction Vapor Retarders, Air Barriers, and Insulation*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

B1020.06 Roof Construction Fireproofing*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The exterior is primarily clad in a modular brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

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

Joint sealer is provided around the windows, doors and at all material transitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-13

Event: Replace joint sealer. (~100m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,800	Unassigned

Updated: MAR-13

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

The exterior walls are assumed to be wood framed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

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

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished sidewall louvers and grilles are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B2010.08 Exterior Balcony Walls and Railings*

Painted metal floor mounted balustrades are provided for the patios.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

B2010.09 Exterior Soffits*

Prefinished perforated metal soffits run the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

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

Clear anodized aluminum fixed and operable insulated glazed units are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace windows. (~10m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$12,500	Unassigned

Updated: MAR-13

B2030.01.01 Aluminum-Framed Storefronts: Doors**

A clear anodized aluminum storefront door is provided for the patio entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace door. (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$4,400	Unassigned

Updated: MAR-13

B2030.01.10 Wood Entrance Door**

A painted metal clad wood framed door set in a painted wood frame is provided for the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace door. (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,300	Unassigned

Updated: MAR-13

B3010.01 Deck Vapour Retarder and Insulation*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

B3010.02.02 Roofing Tiles**

Clay roofing tiles are provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace roofing tiles. (~300m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$76,600	Unassigned

Updated: MAR-13

B3010.08.02 Metal Gutters and Downspouts**

Pre-finished metal gutters and downspouts are provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace gutters and downspouts. (~75m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$2,600	Unassigned

Updated: MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

All interior walls are wood framed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C1010.07 Interior Partition Firestopping*

All wall penetrations are fire caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core painted wood doors are provided with residential hardware throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C1020.03 Interior Fire Doors*

A painted metal fire door is provided for the mechanical/electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C1030.08 Interior Identifying Devices*

All rooms are numbered with a laminated wall plaque.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C1030.12 Storage Shelving*

Clear pine shelving units are provided in the common area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard toilet paper, soap and paper towel dispensers, and mirrors provided in the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

GWB is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C3010.06 Tile Wall Finishes**

Ceramic tiles are provided in the washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace tile surround. (~3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$6,200	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

The majority of the interior walls consist of painted GWB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C3020.07 Resilient Flooring**

Sheet vinyl flooring is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	20	MAR-13

Event: Replace resilient flooring. (~279m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$29,100	Unassigned

Updated: MAR-13

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board is provided for the majority of the ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

C3030.07 Interior Ceiling Painting*

Painted smooth gypsum board ceilings are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

C3030.09 Other Ceiling Finishes*

Egg-crate ceiling panels are provided covering the fluorescent light fixtures in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

S4 MECHANICAL

D2010.04 Sinks**

The stainless steel sinks are provided in the break rooms, and kitchen, the floor mounted vinyl service sinks are provided in the janitor rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace Stainless Steel Sinks and Valve Set (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$4,000	Unassigned

Updated: MAR-13

Event: Replace Vinyl Sink and Valve Set (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,800	Unassigned

Updated: MAR-13

D2010.05 Showers**

The showers with tile surround are provided in each washroom with a stainless steel valve set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace Showers Heads and Valve Sets (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$7,200	Unassigned

Updated: MAR-13

D2010.06 Bathtubs**

The bathtubs with tile surround are provided in each washroom with a stainless steel valve set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace Bathtubs and Valve Sets (3 units)

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

Updated: MAR-13

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

Vitreous china lavatories, and vitreous china flush tank toilets are provided in the washrooms with stainless steel valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-13

Event: Replace Lavatories and Valve sets (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$5,400	Unassigned

Updated: MAR-13

Event: Replace Toilets and Valve Sets (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$7,500	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper L- type domestic water distribution piping is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D2020.01.02 Valves: Domestic Water**

Original isolation valves are provided on domestic water distribution (hot and cold).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Isolation Valves (~10 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$2,900	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

A backflow preventor is provided on the main water feed in the satellite building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-13

Event: Replace Backflow Preventor (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,600	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Fiberglass insulation and elbows are provided for all hot water piping, where observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D2030.01 Waste and Vent Piping*

Waste and vent piping is generally cast iron and original to the construction of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D2030.02.04 Floor Drains*

Cast iron floor drains are provided in the concrete floor slab of the washroom , kitchen and french drains in the janitors areas in the satellite building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D2040.02.04 Roof Drains*

The flat roof sections incorporates roof drains which are each fitted with metal gravel/debris strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D3040.01.04 Ducts: Air Distribution*

The air distribution system includes ducting for fresh air, return air, supply air and exhaust air. The duct systems include duct work, insulation, dampers, diffusers and other related components.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

A combination of sidewall and ceiling mounted diffusers and return grilles are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D3040.03.01 Hot Water Distribution Systems**

Satellite building receives hot water from the power house.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Hot Water Distribution System (279 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$30,400	Unassigned

Updated: MAR-13

D3040.03.02 Chilled Water Distribution Systems**

A chilled water distribution system is provided throughout the building. Satellite building receives chilled water from the power house.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Chilled Water Distribution System (279 m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$16,400	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust**

Roof mounted centrifugal fans are provided to the satellite building. Ceiling mounted fans are provided for the washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace Exhaust Fans (279 m2gfa)

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

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Exhaust air ducting includes general building exhausts as well as local exhausts. The exhaust duct distribution systems includes the galvanized metal duct systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Original eggcrate and grilled exhaust inlet are provided to the residential complex.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D3060.02.02 Pneumatic Controls**

The pneumatic thermostats are located in the satellite building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Pneumatic Control (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$16,600	Unassigned

Updated: MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall mounted fire extinguishers are provided throughout in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

S5 ELECTRICAL

D5010.02 Secondary Electrical Transformers (Interior)**

A secondary Federal Pioneer dry transformer,30 KVA is provided from 600 volt to 120/208 volt power which feeds receptacles and appliances throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Transformer (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$17,000	Unassigned

Updated: MAR-13

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

A FP 225A, 600/347 volt main distributions panel and disconnects are provided for the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	40	MAR-13

Event: Replace Switchboard (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$16,000	Unassigned

Updated: MAR-13

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

120/208 volt electrical sub-panels by various manufacturers are provided throughout the building. The panels are on average approximately at 70% capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace Branch Circuit Panelboards (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$10,900	Unassigned

Updated: MAR-13

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

Westinghouse motor control centers are provided in the satellite building for fans, pumps, and other major heating, ventilation, and air conditioning equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace Switchboards (4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$22,000	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

The electrical branch wiring in the building is standard copper wire in conduit. Flexible conduit and cable are provided for final connection to mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

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

Low voltage switching is provided for the majority of the interior lighting in the building. The lighting controls in the building are line voltage toggle switching and key switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent pot light fixtures are located throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

The fluorescent fixtures are used throughout the satellite building and consist of recessed and surface mounted T8 fixtures with electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	30	MAR-13

Event: Replace Interior Fluorescent Fixtures (35 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$15,800	Unassigned

Updated: MAR-13

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided power by the emergency generator located in the power house.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Some emergency lightings are provided by sealed battery pack emergency lighting fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	MAR-13

Event: Replace Emergency Lighting Battery Packs (units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,000	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs*

The building is equipped with incandescent and photoluminescent fluorescent exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D5020.03.01.02 Exterior Fluorescent Fixtures*

Fluorescent pot lights located in the building overhangs provide lighting at building perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

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

The exterior lighting is controlled by line volt switches inside the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

D5030.01 Detection and Fire Alarm**

The building has manual pull stations, heat detectors, and smoke detectors connected to an Edwards ESA 2000 fire alarm panel which controls fire alarm bells and strobes throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	MAR-13

Event: Replace Detection and Fire Alarm System (279 m2gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$10,300	Unassigned

Updated: MAR-13

D5030.04.01 Telephone Systems*

Telephone systems are provided in the building and act as an intercom system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.04.04 Data Systems*

The satellite building has category 5 data wiring connectivity through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.04.05 Local Area Network Systems*

A LAN system is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

D5030.06 Television Systems*

The building is wired for cable television installed by Shaw cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.04 Residential Equipment*

A stove, refrigerator, microwave, and dishwasher is provided in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

E2010.02 Fixed Casework**

Plastic laminate counters are provided in the kitchen and washrooms, with wood upper and base cabinets provided in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	35	MAR-13

Event: Replace casework. (279m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$34,300	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Horizontal aluminum blinds are provided for some windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	30	MAR-13

Event: Replace blinds. (~10m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$1,500	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

The building is at grade with no obstructions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

K4010.02 Barrier Free Entrances*

There are no automatic door openers on the main entrances. Barrier free is not required for this building use as it is residential.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

K4010.03 Barrier Free Interior Circulation*

Building has no restrictions or stairs to impede circulation. Barrier free is not required for this building use as it is residential.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

K4010.04 Barrier Free Washrooms*

There are barrier free elements present in the washrooms. Full barrier free is not achieved (grab bars are missing), Barrier free is not required for this building use as it is residential.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

K4030.01 Asbestos*

No asbestos was reported. However, due to the age of construction (1992) it is possible that there are ACM's present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

K4030.04 Mould*

No mould was observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	MAR-13

K5010.01 Site Documentation*

The Site is located in Claresholm, Alberta with access via 43 Ave W and consists of asphalt parking lots, concrete walkways, trees and grass throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13

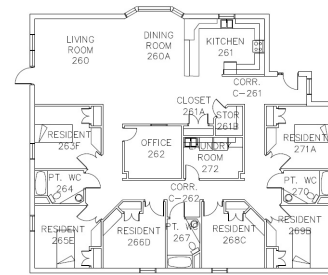


General view of the Site.

K5010.02 Building Documentation*

Satellite 1 is a one storey residential building with approximately 279m² total floor area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13



Building drawings provided by the Site representative.