

# **RECAPP Facility Evaluation Report**

## **Capital Health**

**Royal Alexandra Hospital Children's Centre**  
B1029C  
Edmonton

<b>Facility Details</b>	
<b>Building Name:</b>	Royal Alexandra Hospital Ch
<b>Address:</b>	10240 Kingsway Avenue
<b>Location:</b>	Edmonton
<b>Building Id:</b>	B1029C
<b>Gross Area (sq. m):</b>	9,577.00
<b>Replacement Cost:</b>	\$77,094,850
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	R. Saunder Architects
<b>Evaluation Date:</b>	February 10 2011
<b>Evaluator Name:</b>	Raghbir Jagdev

<b>Total Maintenance Events Next 5 years:</b>	<b>\$9,672,258</b>
<b>5 year Facility Condition Index (FCI):</b>	<b>12.55%</b>

**General Summary:**

Original Building was constructed in 1964, renovations done several times thereafter. 2nd floor renovated in 2003. The building structure, envelope and interior finishes are in good condition. The building is very well maintained . Some deficiencies were noted which need immediate attention.

**Structural Summary:**

There are concrete piles grade beams, slab on grade, concrete suspended floors, beams and columns. Structural system is in good condition.

**Envelope Summary:**

Basement walls are poured in place concrete and painted.  
 Brick masonry exterior wall, aluminum windows, insulation vapour barrier, and drywall.  
 Modified Bituminous Membrane Roofing installed 2003, 2007, 2009 on various sections.  
 Building envelope is in good condition.

**Interior Summary:**

Interior partitions are steel stud, plaster walls and drywalls in renovated areas.  
 There are original steel frame interior windows throughout the building.  
 Walls are painted. There are original ceramic tiles in corridors, washrooms, showers, and painted above.  
 There are painted drywall and acoustic t-bar ceiling.  
 Floors are mosaic, sheet vinyl, carpet and suspended computer flooring.  
 Interior finishes are in good condition.

**Mechanical Summary:**

Ventilation is provided by variety of air handling units located in Mechanical Rooms.  
 Air distribution system is via medium and low velocity single and dual ductwork to CV boxes, induction units, grilles and diffusers.  
 Air conditioning is provided chilled water distributed from central chiller plant via designated circulation pumps.  
 Low pressure steam distribution from pressure reducing stations to heat exchangers located in mechanical rooms.  
 Four shell tube steam to water and steam to glycol heat exchangers are provided within a building to serve heating systems. Secondary circulation pumps are provided inside mechanical room to distribute hot water and glycol.  
 Hot water distribution to perimeter radiation, radiant panels, re-heat coils, unit heaters and force flow heaters. Hot water is circulated via base mounted pumps.  
 Stem grid humidification systems provided in air handling units.  
 Domestic hot water is generated by central water tank complete with steam coils. Copper piping distribution to plumbing fixtures complete with domestic hot water recirculation systems.  
 Pneumatic controls and direct digital control system provided.  
 Fire protection system for the facility consists of partial sprinkler system, partial standpipe system, held fire extinguishers and pre-action fire suppression system.  
 Sanitary service to City mains.  
 Storm service to City mains.

Existing air handling units are obsolete, passed expected life time and will require replacement in near future.

Overall mechanical system is well maintained and in acceptable condition.

**Electrical Summary:**

The facility was originally built in 1964 and there has been no major upgrading since then, but there was some renovations for some units, and floor. The main electrical service fed from the RAH power plant room. There are two feeders to the building to backup each other for any power failure, and also emergency power feeding from parked transformer. The service come to two 13.8-277/480-120/208V 600 KVA, and 300 KVA respectively dual core secondary transformers; the emergency line to the building is 277/480 400 A. The step down dry type transformers is installed in the basement; 277/480V, and 120/208V 3-phase 4-wire panels are installed throughout entire facility for all the power distribution.

The fluorescent fixtures are 30% T-12 with electromagnetic ballast, and 70% T-8 lamp fluorescent with electronics ballasts.

All fire alarm, intrusion, telephone and Public address systems meet current facility requirements. The nurse call systems were installed in each unit. The fire alarm system is scheduled to be replaced in the near future.

The overall rating for the facility shall be "Acceptable"

**Rating Guide**

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

**S1 STRUCTURAL****A1010 Standard Foundations\***

Concrete grade beam and piles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**A1030 Slab on Grade\***

Basement concrete slab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete basement wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete beams and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete suspended slab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete. Painted metal railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

**B1010.07 Exterior Stairs\***

Concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

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

Concrete suspended floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**B1010.10 Floor Construction Firestopping\***

Firestopping has been installed in all renovated areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**B1010.11 Other Floor Construction\***

In basement level, there is OWSJ floor system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete beams and columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete suspended slab

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**B1020.04 Canopies\***

Canopy at main entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Concrete slab provides fireproofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

All exterior wall is constructed of brick. At main entrance, outside, there is brick wall planters, weep holes not provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\***

Parging on exterior concrete wall at stairs from basement to level 1, and some cracks are visible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	APR-11

**B2010.01.09 Expansion Control: Ext. Wall\***

Brick, no expansion control visible from outside. No cracks observed in the exterior of brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Joint sealers at original exterior doors and windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	FEB-12

**Event: Replace Caulking (1050m )**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$29,904	Unassigned

**Updated:** FEB-12

**B2010.01.13 Paints (& Stains): Ext. Wall\*\***

Parging, railings and flashings in roof, and brick wall shelf angles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	15	FEB-12

**Event: Repaint Miscellaneous Metal ( 500 m2)**

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

**Updated:** FEB-12

**B2010.01.99 Other Exterior Wall Skin\***

Glass mosaic murals depicting fairy tails on E / W wall elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**B2010.02.01 Cast-in-place Concrete: Ext. Wall Const\***

Basement level walls are constructed of cast-in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Brick masonry exterior walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Oil-based interior paint/ considered as vapour barrier for basement walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	APR-11

**B2010.05 Parapets\***

1'-6" parapets, cast-in place concrete frame and fire brick infill.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

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

There are metal exterior louvers, grills and screens in Main floor level and roof level-5 and 6.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**B2020.01.01.01 Steel Windows (Glass & Frame)\*\***

There are interior steel windows as sidelights with doors in corridors, and individual windows for patient rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	40	FEB-12

**Event: Replace Steel Windows (Glass & Frame) (100m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$100,394	Unassigned

**Updated:** FEB-12

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

Aluminum windows are original.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	40	FEB-12

**Event: Replace Aluminum Windows (280m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$307,633	Unassigned

**Updated:** FEB-12

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

There are glazed curtain walls on East side and Southwest side of Children's Centre

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	40	FEB-12

**Event: Replace Glazed Curtain Wall ( 180 SM )**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$248,722	Unassigned

**Updated:** FEB-12



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

At main entrance vestibule, there are two pair of automatic swinging doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	30	FEB-12

**Event:** **Replace Automatic Entrance Doors (2 pair of double doors)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$38,840	Unassigned

**Updated:** FEB-12

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

There are 8 pairs of automatic entrance doors from both pedways- Women's Centre and ATC at level 2, level 3, level 4. Also, 1 pair of doors in tunnel system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1968	30	FEB-12

**Event:** **Replace Automatic Entrance Door ( 8 Pairs )**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$174,780	Unassigned

**Updated:** FEB-12

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

There are steel exterior utility doors at level 1, basement level and level 5.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	40	FEB-12

**Event:** **Replace Exterior Utility Doors (7 doors)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$6,327	Unassigned

**Updated:** FEB-12

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

There are 4 Overhead Doors on Level 1.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	0	APR-11

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 2003**

Modified Bituminous Membrane Roofing installed 2003 on various sections of Children's Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	FEB-12

**Event: Replace Roofing (SBS) (1647m2)**

**Concern:**

Roofing membrane replacement in 2003.

**Recommendation:**

Replacement roof area is 1647m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$331,030	Unassigned

**Updated:** FEB-12

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 2009**

Modified Bituminous Membrane Roofing installed between 2007 and 2009 on various sections of Children's Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	FEB-12

**Event: Replace Roofing (SBS) (58.64m2)**

**Concern:**

Roofing membrane replacement between years 2007-2009.

**Recommendation:**

Replacement roof area is 58.64m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$12,298	Unassigned

**Updated:** FEB-12

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

Access to roof is via stairs. Roof vents, mechanical equipment curbs, plumbing stacks are provided with adequate collars and flashings for water proofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

### S3 INTERIOR

#### C1010.01 Interior Fixed Partitions\*

There are plastered walls, steel stud and drywall partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

#### C1010.05 Interior Windows\*

There are original steel frame interior windows throughout Children Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

#### C1010.07 Interior Partition Firestopping\*

All renovated areas have floor and ceiling firestopping to drywall steel stud partitions

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

#### C1010.08 Other Partitions\*

There is demountable partitions at Level 1 in room Blue printing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Interior doors are solid core wood doors with plastic laminate finish both sides with steel frames. Hardware in good condition. All hinges are ball bearing stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Corridor doors were upgraded. Some existing doors are original steel doors with steel frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

There are interior steel large doors in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

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

At level 2, in linen enclosure, there are wood shutter doors.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

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

Visual Display Boards throughout The Building (20)

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	20	FEB-12

**Event: Replace Visual Display Boards (20 units)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$13,096	Unassigned

**Updated:** FEB-12

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

There is metal- painted washroom and shower partitions at basement level and level 1.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	30	FEB-12

**Event: Replace toilet Partitions (6 units)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$7,593	Unassigned

**Updated:** FEB-12

**C1030.05 Wall and Corner Guards\***

There are PVC , and stainless steel corner guards in various part of Children Centre.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	FEB-12

**C1030.05 Wall and Corner Guards\* - Tunnels**

Bumper guards in tunnels of Children Centre

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	0	FEB-12

**Event: Replace Bumper Guards (800m)**

**Concern:**

Bumper guards in tunnels are damaged.

**Recommendation:**

Replace bumper guards with pvc guards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$24,000	Low

**Updated:** FEB-12

**C1030.06 Handrails\***

Exit Stairs are hollow metal -painted handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

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

There is interior signage throughout all levels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	30	FEB-12

**Event: Replace Lockers (350 units)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$203,689	Unassigned

**Updated:** FEB-12

**C1030.12 Storage Shelving\***

There are storage shelving; metal moveable, most of them wood built-in.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

There are washroom and housekeeping room accessories, also, stainless steel barrier free grab bars.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

**C2010 Stair Construction\***

Exit stairs are concrete construction with terrazzo finish. At level 5 and 6 Mech./Elect. Room has steel stairs.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

**C2020.02 Terrazzo Stair Finishes\***

Stairs are terrazzo finish

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

**C2020.06 Carpet Stair Finishes\*\***

At level 1, stair in Dietitians room is carpet.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2005	10	FEB-12

**Event: Replace Carpet Stair Finishes**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$1,500	Unassigned

**Updated:** FEB-12

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

Interior stairs balustrades and railings are painted metal. At level 1 in CC. Dietitians room, stair has PVC balustrade.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

**C2020.11 Other Stair Finishes\***

Exterior stair is painted finish. At level 5 and 6 Mech./Elect. Room, steel stairs is paint finish.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	0	APR-11

**C3010.03 Plaster Wall Finishes (Unpainted)\***

At level 1, in loading bay area, there is outside concrete walls are plaster-unpainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	APR-11

**C3010.04 Gypsum Board Wall Finishes (Unpainted)\***

All gypsum board wall finishes are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Ceramic Wall Tiles in washrooms, corridors, in patient washrooms and warm-up kitchens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace Tile Wall Finishes (500m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$129,040	Unassigned

**Updated:** FEB-12

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

Throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

**Event: Repaint Interior Walls (660m2)**

**Concern:**

In Tunnel System related to Children Centre corridor walls and ceiling requires repair / repainting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$15,000	Low

**Updated:** FEB-12

**C3010.12 Wall Coverings\***

There is vinyl wall paper on basement level in Facilities Management Office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**C3010.14 Other Wall Finishes\***

-In main corridors at level 2, level 3, there is glazed block up to 3'-6". In the elevator lobby, elevator wall has full height glazed block.

-Terrazzo walls at main entrance lobby area and vestibule.

-Mosaic walls at main floor level in small washroom.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

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

At Sub-basement level, most of the area has concrete floor painted, except,main corridors and some rooms.

At Basement level, Mechanical rooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
3 - Marginal	1964	0	FEB-12

**Event: Repaint Concrete Floor (220 m2)**

**Concern:**

Tunnel flooring needs repainting.

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Preventative Maintenance	2012	\$5,000	Low

**Updated:** FEB-12

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

Mosaic Tiles in washrooms, patient washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	50	FEB-12

**Event: Replace Tile Flooring (600m2)**

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

**Updated:** FEB-12

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

Resilient flooring ; sheet flooring, vct flooring and marmoleum flooring .

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	20	FEB-12

**Event: Replace Resilient Flooring (6250m2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$482,220	Unassigned

**Updated:** FEB-12



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

There is carpet flooring at Level 1 in Dietitians room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	15	FEB-12

**Event: Replace Carpet Flooring (40m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,760	Unassigned

**Updated:** FEB-12

**C3020.14 Other Floor Finishes\***

-Suspended computer flooring at basement level in computer room.  
-mosaic flooring in original washrooms and showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**C3030.01 Concrete Ceiling Finishes (Unpainted)\***

In some areas in basement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**C3030.04 Gypsum Board Ceiling Finishes (Unpainted)\***

Gypsum board ceiling is painted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	25	FEB-12

**Event: Replace Acoustic Ceiling Tiles (5800m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$255,432	Unassigned

**Updated:** FEB-12

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

Drywall & plaster ceilings are painted

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

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

Plaster ceiling in basement and sub-basement area.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

**D1010.01.01 Electric Traction Passenger Elevators\*\***

There are two electric traction elevators in the building.  
Elevators are 50 years old, prone to failure. The elevators do not meet present day code.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	30	FEB-12

**Event: Refurbish Elevators (C1, C2)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$287,320	Unassigned

**Updated:** FEB-12

**D1010.01.04 Hydraulic Freight Elevators\*\***

There is one freight elevator -C3 at level 1 servicing basement and sub-basement.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	30	FEB-12

**Event: Refurbish Elevator (C3)**

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

**Updated:** FEB-12

**D1090 Other Conveying Systems\***

Pneumatic tube

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	1964	0	APR-11

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

Single and double compartment stainless steel sinks complete with chrome plated swing spout, aerator, lever handles.  
600X600 mop sinks, molded stone, floor mounted , SS strainer.  
Single and double compartment scrub station with foot controls.  
Stainless steel semi circular wash fountain

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 36 Sinks**

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

**Updated:** FEB-12**D2010.05 Showers\*\***

Shower stalls, acrylic tub with chrome grab bars, some with tile enclosures. Thermostatic mixing valve, pressure balanced and push button valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 9 Showers**

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

**Updated:** FEB-12**D2010.06 Bathtubs\*\***

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 4 Bathtubs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,000	Unassigned

**Updated:** FEB-12

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

Stainless steel refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	FEB-12

**Event: Replace Drinking Fountains (10)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$92,385	Unassigned

**Updated:** FEB-12**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1964**

WC - Wall and floor mounted, vitreous china, open front seat, flush valve.

LV - Vitreous china, countertop lavatories c/w two handle faucets. Wall hung barrier free, vitreous china lavatories with gooseneck faucets.

UR - wall mounted, vitreous china with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	FEB-12

**Event: Replace 60 Washroom Fixtures (WC, Lav, Urnl)**

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

**Updated:** FEB-12**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 2002**

WC - Wall and floor mounted, vitreous china, open front seat, flush valve.

LV - Vitreous china, countertop lavatories c/w two handle faucets. Wall hung barrier free, vitreous china lavatories with gooseneck faucets.

UR - wall mounted, vitreous china with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	FEB-12

**Event: Replace 26 Washroom Fixtures (WC, Lav, Urnl)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$40,000	Unassigned

**Updated:** FEB-12**D2020.01.01 Pipes and Tubes: Domestic Water\***

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Plumbing fixtures and mains insulated. Ball and globe vales.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace 500 Valves: Domestic Water**

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

**Updated:** FEB-12

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

Reduced pressure backflow preventors serving incoming domestic water line.  
 Double check valve assembly on 150mm diameter fire line from siamese connection.  
 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>
4 - Acceptable	1990	20	FEB-12

**Event: Replace 20 Piping Specialties (Backflow Preventors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$180,000	Unassigned

**Updated:** FEB-12

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

Two domestic hot water re-circulation pump.  
 One chemical feed pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	FEB-12

**Event: Replace 3 Plumbing Pumps: Domestic Water**

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

**Updated:** FEB-12

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

Domestic hot water heating system consist of central hot water tank complete with steam heating coils. 10000 l.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	FEB-12

**Event: Replace Domestic Water Heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$70,000	Unassigned

**Updated:** FEB-12

**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	1964	0	FEB-12

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

Cast iron and copper throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D2030.02.04 Floor Drains\***

General purpose floor drains and funnel drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Cast iron.  
Rain water collection via roof drains to storm mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D2040.02.04 Roof Drains\***

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Oxygen supplied from a bulk liquid oxygen tank in Emergency Building.  
Piping distribution to all levels of the hospital terminating at patient rooms outlets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	30	FEB-12

**Event: Replace Oxygen Gas System (9577 sq-m gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$230,000	Unassigned

**Updated:** FEB-12

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

Vacuum drawn from central vacuum pump located in Emergency Building. Pumps are equipped with guards, automatic water valves, strainer and regulating valves, vacuum gauge, water-air outlet separator, receiver and isolation valves.  
Piping distribution to all levels of the hospital terminating at patient outlets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2002	30	FEB-12

**Event: Replace Vacuum Systems (Medical) (9577 sq-m gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2032	\$230,000	Unassigned

**Updated:** FEB-12

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

Medical air provided central compressor located in emergency building. 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. Piping distribution to all levels of the hospital terminating at patient outlets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2002	0	FEB-12

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1964**

There are 5 original Canadian Blower, central built-up, packaged air handling units serving building. All units are indoor type, located in Basement mechanical rooms. Units are constant and variable volume type serving single and dual duct systems. Units are complete with heating and cooling coils, supply and return fans, filters sections, mixing sections, some units complete with humidifiers.

- #1: Serving Induction Units
- #2: Serving dual duct system - Central Core
- #3: Serving old NICU
- #4: Serving first floor clinical exam.
- #5: Serving facility management area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 5 Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,500,000	Unassigned

**Updated:** FEB-12

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1996**

Package central constant volume air handling unit, horizontal draw thru, complete with supply fan, fans section, heating and cooling coils, mixing section and filters. Trane TC-4, 450 lps. Unit is located in north wing, Level 3 mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	FEB-12

**Event: Replace Air Handling Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$150,000	Unassigned

**Updated:** FEB-12

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

Media filters serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Low and medium velocity ductwork distribution throughout the building. Single and dual ducts systems. Majority of ductwork concealed in ceiling space. Ductwork has been modernized over the years including most recent renovations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12



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

CV dual duct boxes complete with pneumatic actuators, serving Administration, Lab and Exam areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	FEB-12

**Event: Replace 70 Air Terminal Units: Air Distribution (CV Box)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$350,000	Unassigned

**Updated:** FEB-12

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

Combination of wall mounted grilles, troughers and ceiling square diffusers for supply air application. Egg crate type grilles for return, transfer and exhaust air. Grilles replaced during renovations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

High pressure steam from central boiler plant at Glenrose Hospital, reduced through pressure reducing stations located in various Mechanical Rooms. Condensate from the heat exchangers and pressure reducing stations is returned through steam powered pumps to condensate tank. Condensate from tank is returned to the deaerator via circulation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace Steam Distribution Systems: Piping/Pumps (approx. 400 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$200,000	Unassigned

**Updated:** FEB-12

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

Steel and copper piping distribution from exchangers to perimeter heating units. Base mounted circulation pumps are provided to serve hot water and glycol systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace Hot Water Distribution System. BOE: 9577 sq.m.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,050,000	Unassigned

**Updated:** FEB-12

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

Two primary loop pumps circulation pumps complete with variable speed drives circulate chilled water from central chiller plant. Base mounted and in-line circulation pumps to secondary loops.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	40	FEB-12

**Event: Replace Chilled Water Distribution System. BOE: 9577 sq.m. GFA.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$250,000	Unassigned

**Updated:** FEB-12

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

Condensate return tank complete with two circulation pumps, located in Basement Mechanical Room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	0	FEB-12

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

Variety of exhaust fans provided in mechanical rooms and in ceiling space serving building. Fans serve general exhaust system, washrooms, storage, solvent exhaust, paint booth, welding extraction, varsol exhaust system, dust collector etc.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 13 Exhaust Fans**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$130,000	Unassigned

**Updated:** FEB-12

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

Galvanized steel exhaust ducts up to SMACNA standards.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	0	FEB-12

**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. Secure type grilles located in some locations.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	0	FEB-12

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

Shell tube steam to hot water and glycol heat exchangers located in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 4 Heat Exchangers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$60,000	Unassigned

**Updated:** FEB-12

**D3050.01.01 Computer Room Air Conditioning Units\*\***

Packaged AC unit serving computer room, Liebert Deluxe System / 3, 38.1kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	FEB-12

**Event: Replace Computer Room Air Conditioning Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$30,000	Unassigned

**Updated:** FEB-12

**D3050.03 Humidifiers\*\***

Steam grid humidifiers serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	FEB-12

**Event: Replace 5 Humidifiers**

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

**Updated:** FEB-12

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

Cabinet and recessed wall mounted force flow heaters serving vestibules and stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 10 Force Flow Heaters**

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

**Updated:** FEB-12

**D3050.05.03 Finned Tube Radiation\*\* - 1964**

Perimeter wall fin radiation complete with various type enclosure cabinets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	40	FEB-12

**Event:** **Replace Finned Tube Radiation. BOE: 3000 sq.m. area served.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$200,000	Unassigned

**Updated:** FEB-12

**D3050.05.03 Finned Tube Radiation\*\* - 2003**

Perimeter wall fin radiation complete with various type enclosure cabinets.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2003	40	FEB-12

**Event:** **Replace Finned Tube Radiation. BOE: 2500 sq.m. area served.**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2043	\$145,000	Unassigned

**Updated:** FEB-12

**D3050.05.04 Induction Units\*\***

Cabinet dual duct induction units serving main exam rooms, patient rooms and offices.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	30	FEB-12

**Event:** **Replace 60 Induction Units**

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

**Updated:** FEB-12

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

Cabinet horizontal and vertical discharge, propeller, hot water unit heaters in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 20 Unit Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$80,000	Unassigned

**Updated:** FEB-12

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

Radiant ceiling panels serving 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	2002	35	FEB-12

**Event: Replace Ceiling Panels. BOE: 1950 sq.m. area served.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$200,000	Unassigned

**Updated:** FEB-12

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

Air compressors complete with refrigerated dryer. Pneumatic actuators and t-stats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace Pneumatic Controls. BOE: 9577 sq.m. GFA.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$115,000	Unassigned

**Updated:** FEB-12

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

Digital programmable BMCS - Siemens Apogge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	FEB-12

**Event:** Replace Building Systems Controls (BMCS). BOE:  
9577 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$300,000	Unassigned

**Updated:** FEB-12

**D4010 Sprinklers: Fire Protection\***

Building is partially sprinkled as per NFPA13.

Fire department connection provided. Fire line to sprinkler trees located in Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	FEB-12

**D4020 Standpipes\***

Standpipe system provided. Fire hose cabinets complete with hoses, nozzles and racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**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	1964	0	FEB-12

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

Fire water pressure pump located in basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	FEB-12

**S5 ELECTRICAL****D5010.01.01 Main Electrical Transformers (Facility Owned)\*\***

The service come to two 13.8-277/480-120/208V 600 KVA, and 300 KVA respectively dual core secondary transformers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace 2 Main Electrical Transformers (Facility Owned)**

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

**Updated:** FEB-12

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

There is only one emergency power transformer 277/480-120/208 V, 112.5 KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,000	Unassigned

**Updated:** FEB-12

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

There are 5 Main Electrical Switchboards. Two for 277/480V 3-Phase, 3 Wire systems 600A and 800A; two for 120/208V 3-Phase, 4-wire systems 1000A; one for emergency distribution system 277/480V, 400A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	FEB-12

**Event: Replace 5 Main Electrical Switchboards (Main Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$625,000	Unassigned

**Updated:** FEB-12

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

277/480V, and 120/208V 3 -phase 4-wire panels are installed throughout entire facility for all the power distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 50 Electrical Branch Circuit Panelboards (Secondary Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$500,000	Unassigned

**Updated:** FEB-12

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

The MCC's were installed in the facility in few different locations; All together there are 14 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 14 Switchboards, Panelboards, and (Motor) Control Centers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$140,000	Unassigned

**Updated:** FEB-12

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

The load switches and disconnect switches are installed for some mechanical small loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 120 Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,000	Unassigned

**Updated:** FEB-12



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

1 unit ABB VFD is installed for air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	FEB-12

**Event: Replace 1 Variable Frequency Drives**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$45,000	Unassigned

**Updated:** FEB-12

**D5020.01 Electrical Branch Wiring\*-1964**

Most of wiring are installed inside conduit with original building construction. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D5020.01 Electrical Branch Wiring\*-1994**

Most of wiring were installed inside conduit with sub basement, and basement renovation. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	0	FEB-12

**D5020.01 Electrical Branch Wiring\*-2004**

Most of wiring are replaced during with level 2,3,4 floors renovation. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	0	FEB-12

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

The most of light fixtures are locally controlled, and corridor lights controlled by nurse stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

The incandescent pot lights were installed in the lounge areas, some waiting areas. Some of the light bulbs retrofit to compact fluorescent lamp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D5020.02.02.02 Interior Fluorescent Fixtures\*\* 1994**

The light fixtures were originally T-12 completed with magnetic ballast. Some of them were retrofit with T-8 fluorescent tubes completed with electronic ballast as replaced within maintenance budget.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1994	30	FEB-12

**Event: Replace 2200 Interior Fluorescent Fixtures**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2024	\$440,000	Unassigned

**Updated:** FEB-12

**D5020.02.02.02 Interior Fluorescent Fixtures\*\*-1964**

The light fixtures were originally T-12 completed with magnetic ballast. Some of them were retrofit with T-8 fluorescent tubes completed with electronic ballast as replaced within maintenance budget.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1964	30	FEB-12

**Event: Replace 1150 Interior Fluorescent Fixtures**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2015	\$230,000	Unassigned

**Updated:** FEB-12

**D5020.02.02.02 Interior Fluorescent Fixtures\*\*-2004**

The light fixtures were installed T-8 fluorescent tubes completed with electronic ballast.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2004	30	FEB-12

**Event: Replace 1150 Interior Fluorescent Fixtures**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2034	\$230,000	Unassigned

**Updated:** FEB-12

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

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
N/A	0	0	FEB-12

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

Some fluorescent lights are assigned as emergency lights with good coverage, feed from emergency power system on hospital campus.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D5020.02.03.03 Exit Signs\***

Exit signs located at required location and exits. Fixtures are originally incandescent type, some of them were retrofit to LED type lamps. Some of them replaced LED type fixtures with renovations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Halogen and quarts type lights were installed for the operating room lighting - total of 4.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D5020.03.01.01 Exterior Incandescent Fixtures\***

Lights under canopy are incandescent type fixtures, and retrofit to compact fluorescent light bulbs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

Wall pack outdoor lights provide sufficient coverage for partially of the site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

All outdoor lights are control by photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

The Cerberus Pyrotronics panel was installed for fire alarm system. Entire system is hard wired system Class A loop. There are transponder panels in the roof penthouse. The main panel is located at the main level entrance. This panel is old, it is hard to find spare part. There is new Siemens fire finder F/A panel installation in progress. There are annunciator panels by each unit nurse stations.

Chubb 3000 pre-act fire alarm system were install in server room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1994	25	FEB-12

**Event: Replace Detection and Fire Alarm (9,577 sq-m gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2019	\$90,000	Unassigned

**Updated:** FEB-12

**D5030.02.01 Door Answering\***

There is an Aiphone intercom access at some unit entrance after hours. Some of this Intercom panel completed with camera for high secure service on second, and third floors. This intercom system is integrated with security system.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1994	0	FEB-12

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

HID swipe card access system were installed through entire facility, and it is integrated with LENEL security monitor panel. The signal goes to main RAH security office in the basement floor. In high secure area, there is a door control panel at the nurse station.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2000	25	FEB-12

**Event: Replace Security Access (9,577 sq-m gfa)**

<b><u>Type</u></b>	<b><u>Year</u></b>	<b><u>Cost</u></b>	<b><u>Priority</u></b>
Lifecycle Replacement	2025	\$260,000	Unassigned

**Updated:** FEB-12

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

Security cameras were installed in all common areas.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2000	25	FEB-12

**Event: Replace Video Surveillance (9,577 sq-m gfa)**

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

**Updated:** FEB-12

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

IBM, Simplex hard wired clock systems were installed through out entire building. There are new wireless Primex system in progress to install.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**D5030.04.01 Telephone Systems\***

The Meridian telephone machines are used for phone system and it operates individually. The hospital has main operator room in the basement level of this building. There are four meridian consoles for operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

The TOA EXES systems are used for Call system. The call stations are located in all units for paging.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	FEB-12

**Event: Replace Call Systems (9,577 sq-m gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$85,000	Unassigned

**Updated:** FEB-12

**D5030.04.04 Data Systems\***

Main server room is located in this building, and patch panels are installed on each floor the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-12

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

Data outlets are installed through offices; and Cat 5 cables are installed either conduit or free air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	FEB-12

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

Bogen DPA 160 PA system is installed for entire RAH. All buildings are connected together.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	FEB-12

**Event: Replacement Public Address and Music Systems (9,577 sq-m gfa)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$275,000	Unassigned

**Updated:** FEB-12

**D5030.06 Television Systems\***

The TV outlets are available in all patient stations as per pay view.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

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

The Supernet is available for data system connected to Provincial health data system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-12

**D5030.08 Nurse Call Systems\*\***

3 Dukane, and Rauland Responder are installed at nurse stations for each unit and provide communications between patients and nurses from the patient rooms to nurse desks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	FEB-12

**Event: Replace 3 Nurse Call Systems**

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

**Updated:** FEB-12

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

30 KVA Powerware, Uninterruptible Power Supply Systems were installed for this building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	FEB-12

**Event: Replace Uninterruptible Power Supply Systems**  
**(sized to supply 120 minutes)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$350,000	Unassigned

**Updated:** FEB-12

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1020.02 Library Equipment\***

Library is located at level 4 and has equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**E1020.07 Laboratory Equipment\***

There is lab-Women & Children's Health Research Institute-Cord Blood and Tissue Laboratory at level 4 (#4503) and has equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	FEB-12

**E1020.08 Medical Equipment\***

Blood pressure monitors, pacemaker examination equipment, and other medical equipment such as, IV stands, wheelchairs and mobile trolleys.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

There is food warming and serving equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Fixed Casework on level 2, level 3, level 4.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	35	FEB-12

**Event: Replace Fixed Casework (121m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$91,998	Unassigned

**Updated:** FEB-12



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

All exterior and interior windows has vertical blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	30	FEB-12

**Event: Replace Blinds (330m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$34,625	Unassigned

**Updated:** FEB-12

**S8 SPECIAL ASSESSMENT****K3040.02 Security Provisions for Staff & Visitors\***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	1964	0	FEB-12

**Event:** Building Safety Upgrade - Phase 1 (costing from prior project report)

**Concern:**

Improvement/upgrades in these select areas is required to improve the overall safety for staff, patients and visitors.

**Recommendation:**

Conduct upgrades to the security cameras, help phones and provide defibrillators throughout the site.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$2,500,000	High

**Updated:** FEB-12

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

At main entrance, there is Barrier Free Route- Parking to Entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

In main entrance vestibule, there are two sets of automatic double swinging doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

All main corridor widths, door sizes are meeting the barrier free circulation requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

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

Patients' rooms washrooms are barrier free as size and also equipped with barrier free accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1964	0	APR-11

**K4030.01 Asbestos\***

No asbestos was identified or reported during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**K4030.02 PCBs\***

No PCBs was identified or reported during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**K4030.04 Mould\***

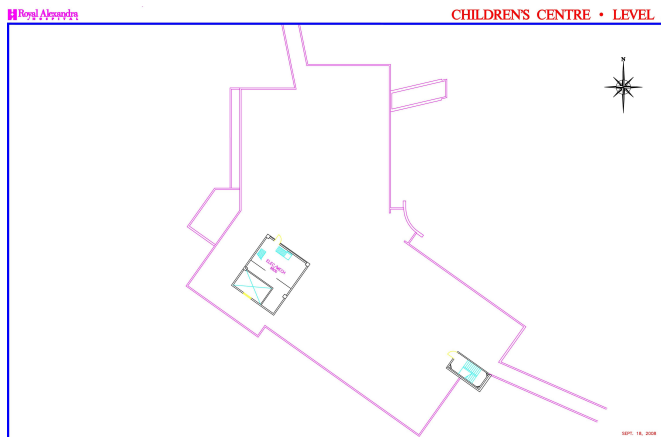
No mould was identified or reported during the site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	FEB-12

**K5010 Reports, Drawings and Studies**

Site evaluation was conducted by R. Saunder Architects on February 10, 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	FEB-12



Level 5 Floor Plan