

# AVS

## Asset Assessment Report

Dr. W.R. Keir Barrhead Continuing Care Centre B2042A



<b>Details</b>	<b>Values</b>
Asset ID	B2042A
Asset Name	Dr. W.R. Keir Barrhead Continuing Care Centre
Location	Barrhead
Address	5336 - 59 Avenue
Verification Audit Maintenance Costs	\$3,230,825.00
Replacement Cost	\$18,845,568.00
Gross Area (All Sections)	5,248
Measurement Unit	Sq. M.
Construction Year (Original Section A)	0
Verification Audit Date	9/8/2011
Verification Prime Audit Firm	Francis Ng Architect Ltd.
Verification Auditor Name	Francis Ng
Verification Audit Replacement Costs	\$18,845,568.00
Verification Audit Mech Sub-consultant	Paul Fung, P.Eng.
Verification Audit Elect Sub-consultant	Kan Jhass, P.Eng.
Verification Specialist Sub-consultant	
Historical Designation	None
Verification Auditor Phone Number	
Verification Audit FCR	17.14%

## **Narratives**

### **General Summary**

The Continuing Care Centre is in Barrhead and under the jurisdiction of Alberta Health Services - Aspen Regional Health Authority.

The original 5248 square metres Continuing Care Centre was built in 1985. Total building area is 5248 square metres.

(1985) South Wing (Patient Room-Double Bed 122, 124) - have been mudjacked. (installed in approx. 2009)

(1985) East Wing (Quiet 265, Public Washroom 267, Dining 269, 270, Activity Room 271, Nourishment 272) - have sheet vinyl flooring. (installed in approx. 2011)

ABC 2006 Group B2 - Hospital and Infirmary. The Centre is single storey with non-combustible construction and sprinklered.

### **Structural Summary**

(1985) Original Building - Main Floor has concrete slab on grade; concrete grade beams on concrete piles along perimeter and concrete pedestals on concrete piles for interior columns; Main Roof has metal deck on OWSJ on steel beams on steel columns.

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

Recommendations for future action include: repair concrete slab.

Overall structural system rating is acceptable.

### **Envelope Summary**

(1985) Original Building - has built-up roofing, sheet metal roof, facing bricks, aluminum windows; Entrance and Exits have aluminum framed storefront and doors; sheet metal roofing canopies; Receiving Area has overhead doors.

(1985) Penthouses - have sloped sheet metal roofing, facing bricks; Exit has metal doors and frames.

### **Interior Summary**

(1985) Original Building has metal stud partitions; drywall ceiling and linoleum flooring in Patient bedroom Wings; suspended T-bar system with acoustic ceiling tiles and carpet in Administration areas; textured ceiling, wood deck ceiling and sheet vinyl flooring in Dining area; metal deck ceiling, concrete block walls and painted concrete flooring in East Wing Storage areas; drywall ceiling, ceramic tile walls and ceramic tile flooring in Tub areas; skylight and quarry tile flooring in Greenhouse; metal deck and painted concrete flooring in Penthouse.

Recommendations for future action include: replace wood doors and repaint metal frames; repair handrails; repair drywall; repair epoxy flooring; repaint concrete flooring; replace resilient flooring; replace acoustic ceiling tiles; repair millwork; replace retractable canopy.

Overall interior system rating is acceptable.

### **Electrical Summary**

The facility has been provided with an 800A, 347/600V, 3 phase, 4 wire service that is obtained from a utility owned, pad mounted transformer, located on property. The secondary conduits/feeders terminate at the main breaker that is part of the main distribution centre, located in the main electrical room. Downstream of the main distribution centre, the secondary distribution consists of 600V breaker panels, dry type transformers, 208V central distribution panels, (CDP's) and branch circuit breaker panels. All distribution is in good condition. Lighting is provided by fluorescent fixtures utilizing T8 lamps and electronic ballasts. Lighting was upgraded in 2001. The original hard wired fire alarm system was replaced with a new addressable system in 2010. The nurse call system was replaced in 2011 with a new system.

Overall, the electrical systems are well maintained and in good condition.

### **Mechanical Summary**

Mechanical systems include conventional plumbing fixtures. 3 Air handling units provide ventilation. Steam & hot water boilers provide heat to terminal units and a chilled water system with roof mounting condensing unit provide cooling through a chilled water system. Fire protection is by a wet pipe sprinkler system. The existing pneumatic control system is in the process of being replaced by DDC.

Overall condition of Mechanical systems is Acceptable (4)

## S1 STRUCTURAL

### A1010 Standard Foundations\*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 1

#### Narratives

##### Description

(1985) Building - has concrete gradebeams on concrete piles along perimeter and interior concrete pedestals on concrete piles.

### A1030 Slab on Grade\*

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 2 - Check List

#### Narratives

##### Description

(1985) Building - has 100mm concrete slab on grade.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 3 - Marginal

**Assessment Criteria**                      **Existence**

##### **Water leakage (ask operator)**

Existence                                      No

##### **Significant cracking**

Existence                                      Yes

### Repair (classified as Repair)

<u>Details</u>	<u>Values</u>
Short Title	Repair concrete slab. (approx. 165 square metres)
Cost	\$8,250.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

(1985) East Wing (Dining 270, Activity Room 271) - concrete slab has heaved.  
(reported by Care Centre personnel)

**Recommendation**

Repair concrete slab. (approx. 165 square metres)

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

**Details**

**Values**

Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 2 - Check List

**Narratives**

**Description**

(1985) Building - has steel columns on concrete gradebeams on concrete piles along perimeter.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Significant corrosion**

Existence No

**Cracking**

Existence No

**Significant deflection**

Existence No

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

**Details**

**Values**

Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 1

**Narratives**

**Description**

(1985) Building - has steel columns on interior concrete pedestals on concrete piles.



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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	(1985) Building - has 100mm concrete slab on grade. (1985) Building (Penthouse - Equipment P01, P02) - have 100mm concrete floating slab on poly cover, 25mm rigid insulation, waterproofing membrane, 200mm concrete slab.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Subject to damage from occupants</b>	
Existence	No
<b>Loose separating from surface</b>	
Existence	No
<b>Incomplete coverage</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	(1985) Building - has 100mm concrete slab on grade. (1985) Building (Penthouse - Equipment P01, P02) - have 100mm concrete floating slab on poly cover, 25mm rigid insulation, waterproofing membrane, 200mm concrete slab.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Unsealed penetrations</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

(1985) Building (Typical flat roof) - has 38mm steel deck on OWSJ on steel beams on steel columns on interior concrete pedestals on concrete piles.  
 (1985) Building (Sloped roof of Penthouse - Equipment P01, P02) - has 38mm steel deck, steel beams, steel columns on interior concrete pedestals on concrete piles.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

(1985) Building (Typical flat roof) - has 12.7mm exterior gypsum sheathing, 38mm steel deck.  
 (1985) Building (Sloped roof of Penthouse - Equipment P01, P02) - has 12.7mm exterior gypsum sheathing, 38mm steel deck.



**B1020.04 Canopies\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**

(1985) East Wing (Main Entrance) - has aluminum framed canopy c/w vaulted Lexan glazing on steel beams and steel columns.

(1985) South Wing (Conference 110, Office 112, Patient Room 118, 119, 120, 126, 128, 129, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, Corridor 139A) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns.

(1985) Southwest Wing (Patient Room 154, 155, 163, 169, 170, 171, Patient Room-Double Bed 156, 157, 164, 165, 167, 168, Corridor 152A) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns.

(1985) Northwest Wing (Patient Room 177, 178, 179, 186, 187, 193, 194, 195, Patient Room-Double Bed 180, 188, 189, 191 192, Corridor 197A) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns.

(1985) North Wing (Patient Room 212, 213, 214, 215, 221, 222, 229, 230, 231, 232, 233, Patient Room-Double Bed 216, 217, 219, 220, Corridor 205) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns.

(1985) East Wing (Dining 2700 - has sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**

(1985) Building (Typical flat roof) - has 12.7mm exterior gypsum sheathing, 38mm steel deck.

(1985) Building (Sloped roof of Penthouse - Equipment P01, P02) - has 12.7mm exterior gypsum sheathing, 38mm steel deck.

**S2 ENVELOPE**

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	75
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	(1985) Building (Typical exterior walls) - have 90mm face brick, air space, 50mm rigid insulation, 12.7mm exterior gypsum sheathing, 92mm metal studs at 400mm o.c., 90mm batt insulation, 9.5mm gypsum board with foil face, air barrier, 12.7mm gypsum board.
	(1985) Building (Typical masonry walls) - have 90mm face brick, air space, 50mm rigid insulation, air barrier, 200mm concrete block.
	(1985) Building (Penthouse Gable walls) - have 90mm face brick, air space, 50mm rigid insulation, 12.7mm exterior gypsum sheathing, 150mm metal studs at 400mm o.c., 180mm batt insulation, 9.5mm gypsum board, air barrier, 12.7mm gypsum board.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	3 - Marginal

<u>Assessment Criteria</u>	<u>Existence</u>
<b>Corrosion or rot</b>	
Existence	No
<b>Inconsistent surface finish</b>	
Existence	No
<b>Visible deformation/ loose sections</b>	
Existence	No
<b>Significant staining</b>	
Existence	No

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair face brick. (approx. 3 square metres)
Cost	\$3,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**



Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	75
ACL	ACL 1

**Narratives**

**Description**

(1985) Building - face brick has expansion control joints.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**

(1985) Building - face brick expansion control joints has foam rods and caulking.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace caulking. (approx. 300 linear metres)
Cost	\$15,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 1

**Narratives**

**Description**  
 (1985) Building (Typical masonry walls) - have 90mm face brick, air space, 50mm rigid insulation, air barrier, 200mm concrete block.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 2 - Check List

**Narratives**

**Description**  
 (1985) Building (Typical exterior walls) - have 90mm face brick, air space, 50mm rigid insulation, 12.7mm exterior gypsum sheathing, 92mm metal studs at 400mm o.c., 90mm batt insulation, 9.5mm gypsum board with foil face, air barrier, 12.7mm gypsum board.  
 (1985) Building (Typical masonry walls) - have 90mm face brick, air space, 50mm rigid insulation, air barrier, 200mm concrete block.  
 (1985) Building (Penthouse Gable walls) - have 90mm face brick, air space, 50mm rigid insulation, 12.7mm exterior gypsum sheathing, 150mm metal studs at 400mm o.c., 180mm batt insulation, 9.5mm gypsum board, air barrier, 12.7mm gypsum board.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Evidence of significant air leakage**

Existence No

**B2010.05 Parapets\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) Building (Typical) - have 90mm face brick, air space, 50mm rigid insulation, 12.7mm exterior gypsum sheathing, air barrier, 10mm plywood, L75x75x10mm horizontal and vertical parapet support system, 92mm metal studs at 400mm o.c., 90mm batt insulation, air barrier, 19mm plywood, roofing felts, butyl flashing from face of wall under cleat parapet to heel of cant metal flashing.
(1985) Building (Penthouse Gable walls) - have 90mm face brick, air space, 50mm rigid insulation, 12.7mm exterior gypsum sheathing, 1.5x180mm vertical x 200mm horizontal metal break shape, continuous 38x38mm wood studs at 400mm o.c. with 38x38mm continuous top & bottom, 38mm rigid insulation in wood stud, 19mm plywood, 2 layers of waterproof membrane.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) North Wing (near Office 241) - has metal louvre.
(1985) East Wing (near Equipment 250) - has metal louvre.
(1985) Penthouse (near Equipment P01, P02) - have metal louvres.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Conference 110, Office 112, Lounge 127, Corridor 132, 139A, Smoke Room) - have aluminum windows c/w clear glass. (approx. 17 windows)  
 (1985) South Wing (Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134) - have aluminum windows c/w awnings and clear glass. (approx. 40 windows)  
 (1985) Southwest Wing (Lounge 162, Corridor 152A, 158, 166, 172, Vestibule 107) - have aluminum windows c/w clear glass. (approx. 12 windows)  
 (1985) Southwest Wing (Patient Room 153, 154, 155, 161, 163, 169, 170, 171, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168) - have aluminum windows c/w awnings and clear glass. (approx. 32 windows)  
 (1985) Northwest Wing (Lounge 185, Corridor 175A, 181, 190, 197A, Vestibule 108) - have aluminum windows c/w clear glass. (approx. 14 windows)  
 (1985) Northwest Wing (Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196, Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192) - have aluminum windows c/w awnings and clear glass. (approx. 37 windows)  
 (1985) North Wing (Lounge 223, Corridor 205, 218, 228, 234, Nurse Station 204, Office 241) - have aluminum windows c/w clear glass. (approx. 12 windows)  
 (1985) North Wing (Exam 211, Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233, Patient Room-Double Bed 216, 217, 219, 220, 226, 227) - have aluminum windows c/w awnings and clear glass. (approx. 40 windows)  
 (1985) East Wing (Greenhouse 174, Corridor 173, Dining 270, Activity Room 271, Rehabilitative Services 285, Office 286) - have aluminum windows c/w clear glass. (approx. 32 windows)

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace gaskets. (approx. 236 windows)
Cost	\$94,400.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Aluminum windows have worn out gaskets.

**Recommendation**

Replace gaskets. (approx. 236 windows)



(1985) South Wing (Patient Room 117) - aluminum window has worn out gaskets.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace aluminum windows (Glass & Frame). (approx. 236 windows)
Cost	\$236,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	(1985) East Wing (Main Entrance) - has aluminum storefront c/w glazed aluminum doors and clear glass pane above doors. (2 doors)
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Closer not working</b>	
Existence	No
<b>Poor air seal</b>	
Existence	No
<b>Hardware in poor condition</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**



<u>Details</u>	<u>Values</u>
Short Title	Replace aluminum storefront and doors. (2 doors)
Cost	\$4,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Corridor 123 Exit, Corridor 132 Exit) - have glazed aluminum doors and aluminum frames. (2 doors)  
 (1985) Southwest Wing (Corridor 158 Exit, Corridor 166 Exit, Vestibule 107) - have glazed aluminum doors and aluminum frames. (3 doors)  
 (1985) Northwest Wing (Corridor 181 Exit, Corridor 190 Exit, Vestibule 108) - have glazed aluminum doors and aluminum frames. (3 doors)  
 (1985) North Wing (Corridor 218 Exit, Corridor 228 Exit) - have glazed aluminum doors and aluminum frames. (2 doors)  
 (1985) North Wing (Equipment 236) - has 1.5 hour fire rated metal door and metal frame. (1 door)  
 (1985) North Wing (Gas Storage 239) - has metal door and metal frame. (1 door)  
 (1985) North Wing (Vestibule 246 Exit) - has half glazed metal doors and metal frame. (2 doors)  
 (1985) East Wing (Equipment 250) - has metal doors and metal frame. (2 doors)  
 (1985) East Wing (Receiving 255) - has metal door and metal frame. (1 door)  
 (1985) East Wing (Activity Room 271) - has glazed aluminum door and aluminum frame. (1 door)  
 (1985) Penthouse (Equipment P01, P02) - have metal doors and metal frames. (2 doors)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace exterior utility doors. (approx. 20 doors)
Cost	\$20,000.00
Start Year	2025
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	(1985) East Wing (Receiving 255) - has power operated steel sectional overhead door c/w vision panel.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Closer not working</b>	
Existence	No
<b>Poor air seal</b>	
Existence	No
<b>Hardware in poor condition</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
ACL	ACL 1

<u>Narratives</u>	
<b>Description</b>	(1985) Building (Typical flat roof) - has 100mm rigid insulation, vapour barrier. (1985) Building (Sloped roof of Penthouse - Equipment P01, P02) - has 2 layers of 50mm rigid insulation, waterproof membrane.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	25
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	(1985) Building (Typical flat roof) - has built-up roofing, 12.7mm rigid wood fibreboard, 100mm rigid insulation, vapour barrier, 12.7mm exterior gypsum sheathing, 38mm steel deck on OWSJ on steel beams on steel columns on interior concrete pedestals on concrete piles. (approx. 4520 square metres)
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	3 - Marginal
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Problems with leakage (ask operator)</b>	
Existence	No
<b>Debris or insufficient gravel cover</b>	
Existence	No
<b>Bubbles / soft spots</b>	
Existence	No
<b>Evidence of significant ponding</b>	
Existence	No

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace built-up roofing. (approx. 4520 square metres)
Cost	\$678,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

<b>Concern</b>	Roof has blisters and moss.
<b>Recommendation</b>	Replace built-up roofing with SBS roofing. (approx. 4520 square metres)



(1985) East Wing (Roof) - has blisters and moss.



(1985) South Wing (Roof) - has blisters.

**B3010.07 Sheet Metal Roofing\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

<u>Description</u>
(1985) Building (Sloped roof of Penthouse - Equipment P01, P02) - has seamed metal roofing on 1.6x25mm hat section at 200mm o.c. secured to 100mm Z-bar at 1200mm o.c., 2 layers of 50mm rigid insulation, waterproof membrane, 12.7mm exterior gypsum sheathing, 38mm steel deck, steel beams, steel columns on interior concrete pedestals on concrete piles. (approx. 310 square metres)
(1985) South Wing (Conference 110, Office 112, Patient Room 118, 119, 120, 126, 128, 129, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, Corridor 139A) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns. (approx. 65 square metres)
(1985) Southwest Wing (Patient Room 154, 155, 163, 169, 170, 171, Patient Room-Double Bed 156, 157, 164, 165, 167, 168, Corridor 152A) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns. (approx. 50 square metres)
(1985) Northwest Wing (Patient Room 177, 178, 179, 186, 187, 193, 194, 195, Patient Room-Double Bed 180, 188, 189, 191 192, Corridor 197A) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns. (approx. 60 square metres)
(1985) North Wing (Patient Room 212, 213, 214, 215, 221, 222, 229, 230, 231, 232, 233, Patient Room-Double Bed 216, 217, 219, 220, Corridor 205) - have sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns. (approx. 70 square metres)
(1985) East Wing (Dining 2700 - has sealed metal roofing, 75mm prefinished metal decking, steel members bolted to steel columns. (approx. 15 square metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace sheet metal roofing. (approx. 570 square metres)
Cost	\$57,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 (1985) Upper Roof to Lower Roof - has metal cat ladder.

**B3020.01 Skylights\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**  
 (1985) South Wing (Lounge 127) - has skylight.  
 (1985) Southwest Wing (Lounge 162) - has skylight.  
 (1985) Northwest Wing (Lounge 185) - has skylight.  
 (1985) North Wing (Lounge 223) - has skylight.  
 (1985) East Wing (Greenhouse 174) - has skylight.  
 (1985) East Wing (Lounge 274) - has skylight.

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace skylights with clerestoreys. (5 skylights)
Cost	\$20,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**  
 (1985) South Wing (Lounge 127) - skylight gaskets are worn out and leak.  
 (1985) Southwest Wing (Lounge 162) - skylight gaskets are worn out and leak.  
 (1985) Northwest Wing (Lounge 185) - skylight gaskets are worn out and leak.  
 (1985) North Wing (Lounge 223) - skylight gaskets are worn out and leak.  
 (1985) East Wing (Lounge 274) - skylight gaskets are worn out and leak.

**Recommendation**

Replace skylights with clerestoreys. (5 skylights)

**S3 INTERIOR**

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

(1985) East Wing (Electrical 247, 249, Equipment 250, Storage 251, 253, 254, Janitor 252, Receiving 255, Food Service 268, Dining 269, 270, Activity Room 271, Storage 257, 259C 259D, 259E, Nourishment 259, 272, Office 258, Corridor 259, 259B, Janitor 261, Dishwashing 262) - have 200mm concrete block.

(1985) North Wing (Conference 235, Equipment 236, Supplies-Soiled Linen 237, Work Shop 238, Office 241, Communications 242, Gas Storage 239, Supplies-Clean 243, 244) - have 200mm concrete block.

(1985) South Wing - has metal stud partitions c/w 12.7mm gypsum board on both sides.

(1985) Southwest Wing - has metal stud partitions c/w 12.7mm gypsum board on both sides.

(1985) Northwest Wing - has metal stud partitions c/w 12.7mm gypsum board on both sides.

(1985) North Wing (other areas)- has metal stud partitions c/w 12.7mm gypsum board on both sides.

**C1010.05 Interior Windows\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	80
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Equipment 144) - has wood framed window c/w wired glass.

(1985) Southwest Wing (Vestibule 107) - has aluminum windows c/w clear glass.

(1985) Northwest Wing (Vestibule 108) - has aluminum windows c/w clear glass.

(1985) North Wing (Conference 235) - has metal framed window c/w wired glass.

(1985) North Wing (Office 241) - has metal framed window c/w wired glass.

(1985) North Wing (Supplies-Clean 244) - has metal framed windows c/w wired glass.

(1985) East Wing (Office 258) - has metal framed windows c/w wired glass.

(1985) East Wing (Dining 269) - has metal framed windows c/w wired glass.

(1985) East Wing (Office 276) - has metal framed windows c/w wired glass.

(1985) East Wing (Nursery 278) - has metal framed windows c/w wired glass.

(1985) East Wing (Office 286) - has metal framed windows c/w clear glass.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	80
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) South Wing (Smoke Room) - has aluminum storefront c/w glazed aluminum doors and clear glass.
(1985) East Wing (Greenhouse 174) - has aluminum storefront c/w glazed sliding aluminum door and clear glass.
(1985) East Wing (Patient Care 263) - has metal storefront c/w wired glass.
(1985) East Wing (Multipurpose 264) - has metal storefront c/w wired glass.
(1985) East Wing (Quiet 265) - has metal storefront c/w wood doors and wired glass.
(1985) East Wing (Nourishment 272) - has metal storefront c/w wired glass.
(1985) East Wing (Office 276) - has metal storefront c/w wired glass.
(1985) East Wing (Activity Room 279) - has metal framed storefront c/w wired glass.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) South Wing - has wood doors and metal frames.
(1985) Southwest Wing - has wood doors and metal frames.
(1985) Southwest Wing (Vestibule 107) - has glazed aluminum door and aluminum frame.
(1985) Northwest Wing - has wood doors and metal frames.
(1985) Northwest Wing (Vestibule 108) - has glazed aluminum door and aluminum frame.
(1985) North Wing - has wood doors and metal frames.
(1985) East Wing - has wood doors and metal frames.
(1985) East Wing (Main Entrance Vestibule 100) - has glazed aluminum doors.

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace wood doors and hardware. (approx. 50 doors)
Cost	\$50,000.00
Start Year	2012
Impact	Minor
Probability	Likely



Budget Type

Unspecified

Event Status

Not Approved

**Narratives**

**Concern**

Wood door are damaged and paint has peeled off metal frames.

**Recommendation**

Replace wood doors and hardware. (approx. 50 doors)



Patient Room - Washroom.



(1985) East Wing (Office 276) - has damaged wood door.

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

**Details**

**Values**

Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**

- (1985) North Wing (Work Shop 238) - has 1.5 hour fire rated metal doors and metal frames.
- (1985) North Wing (Communications 242) - has metal door and metal frame.
- (1985) North Wing (Corridor 245) - has metal doors and metal frame.
- (1985) North Wing (Vestibule 246) - has metal doors and metal frame.
- (1985) East Wing (Electrical 247) - have 1.5 hour fire rated metal door and metal frame.
- (1985) East Wing (Receiving 255) - has metal doors and metal frame.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) South Wing (Nourishment 105) - has wood accordion door. (1985) North Wing (Equipment 206) - has vinyl accordion door. (1985) East Wing (between Dining 270 and Activity Room 271) - has wood accordion doors. (1985) East Wing (Greenhouse 174) - has aluminum storefront c/w glazed sliding aluminum door.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) South Wing (Corridor 109, Equipment 144, Nurse Station 145) - have 1 whiteboard and 4 tackboards. (1985) Northwest Wing (Medication Preparation 202) - has 1 tackboard. (1985) North Wing (Equipment 206) - has 3 tackboards. (1985) East Wing (Storage 251, Dining 269, Activity Room 271, Office 276) - have 2 whiteboards, 10 tackboards and 2 projection screens.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace visual display boards. (approx. 23 boards)
Cost	\$23,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Male Locker Room 106, Female Locker Room 115) - have prefinished metal toilet partitions. (3 partitions)  
 (1985) South Wing (Male Locker Room 106, Female Locker Room 115) - have prefinished metal shower partitions. (2 partitions)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace prefinished metal partitions. (5 partitions)
Cost	\$2,500.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	15
ACL	ACL 1

**Narratives**

**Description**

(1985) Corridors - have plastic corner guards.

**C1030.06 Handrails\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Corridor 116, 116A, 123, 132, 139, 139A, Smoke Room) - have wood handrails.  
 (1985) Southwest Wing (Corridor 152, 152A, 158, 166, 172, 172A) - have wood handrails.  
 (1985) Northwest Wing (Corridor 175, 175A, 181, 190, 197, 197A) - have wood handrails.  
 (1985) North Wing (Corridor 205, 205A, 218, 228, 234, 234A) - have wood handrails.  
 (1985) East Wing (Corridor 273, 275) - have wood handrails.

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair wood handrails. (approx. 5 linear metres)
Cost	\$1,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

(1985) Southwest Wing (Corridor 166) - has damaged wood handrails.

**Recommendation**

Repair wood handrails. (approx. 5 linear metres)



(1985) Southwest Wing (Corridor 166) - has damaged wood handrail.

**C1030.07 Fireplaces and Stoves\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2007
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Activity Room 271) - has electric fireplace c/w face brick finish.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**  
 All rooms have plastic name plates.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**  
 (1985) South Wing (Male Locker Room 106, Female Locker Room 115) - have prefinished single tier metal lockers. (46 lockers)  
 (1985) South Wing (Female Locker Room 115) - has prefinished double tier metal lockers. (11 lockers)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace lockers. (57 lockers)
Cost	\$28,500.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned

Budget Type

Unspecified

Event Status

Not Approved

**C1030.12 Storage Shelving\***

---

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**

(1985) North Wing (Exam 211, Supplies-Soiled Linen 237, Supplies-Clean 243, Office 241) - have metal shelves.  
(1985) East Wing (Storage 257, Treatment 284) - have metal shelves.  
(1985) East Wing (Janitor 252, Nursery 278, Storage 282, 283) - have wood shelves.  
(1985) East Wing (Storage 253) - has mobile filing cabinets and tracks.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

<u>Description</u>
(1985) South Wing (Public Washroom 103, 104, Male Locker Room 106, Female Locker Room 115, Patient Bathroom 141A) - have toilet accessories.
(1985) South Wing (Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138 - Washrooms, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134 - Washrooms) - have toilet accessories.
(1985) South Wing (Male Locker Room 106, Female Locker Room 115, Tub Room 141) - have shower accessories.
(1985) Southwest Wing (Patient Room 153, 154, 155, 161, 163, 169, 170, 171 - Washrooms, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168 - Washrooms) - have toilet accessories.
(1985) Southwest Wing (Patient Bathroom 146, Patient Bathroom 150A) - have toilet accessories.
(1985) Southwest Wing (Tub Room 150) - has shower accessories.
(1985) Northwest Wing (Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196 - Washrooms, Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192 - Washrooms) - have toilet accessories.
(1985) Northwest Wing (Patient Bathroom 199A, Patient Bathroom 203) - have toilet accessories.
(1985) Northwest Wing (Tub Room 199) - has shower accessories.
(1985) North Wing (Exam 211 - Washroom, Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233 - Washrooms, Patient Room-Double Bed 216, 217, 219, 220, 226, 227 - Washrooms) - have toilet accessories.
(1985) North Wing (Patient Bathroom 209A) - has toilet accessories.
(1985) North Wing (Tub Room 209) - has shower accessories.
(1985) East Wing (Public Washroom 260, 266, 267) - have toilet accessories.
(1985) East Wing (Treatment 284) - has shower accessories.

**C1030.17 Other Fittings\* - Boot Racks**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

<u>Description</u>
(1985) East Wing (Main Entrance Vestibule 100) - has metal boot rack.

**C1030.17 Other Fittings\* - Hooks**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Janitor 252, Storage 282) - have hooks.

**C2010 Stair Construction\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	100
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Stair 248 to Equipment P01, Stair 277 to Equipment P02) - have metal stairs c/w checker plate treads.  
 (1985) Penthouse (Equipment P02 to roof) - has metal stair c/w checker plate treads.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Stair 248 to Equipment P01, Stair 277 to Equipment P02) - metal stairs have metal pipe handrails.  
 (1985) Penthouse (Equipment P02 to roof) - metal stair has metal pipe handrails.



**C2020.10 Stair Painting\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Stair 248 to Equipment P01, Stair 277 to Equipment P02) - have painted metal stairs.  
 (1985) Penthouse (Equipment P02 to roof) - has painted metal stair.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Storage 283) - has wood wall panels. (approx. 5 square metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace wall panelling. (approx. 5 square metres)
Cost	\$1,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) South Wing (Waiting 102) - has quarry tile wall. (approx. 5 square metres)
(1985) South Wing (Tub Room 141) - has ceramic tile walls. (approx. 30 square metres)
(1985) Southwest Wing (Tub Room 150) - has ceramic tile walls. (approx. 30 square metres)
(1985) Northwest Wing (Tub Room 199) - has ceramic tile walls. (approx. 30 square metres)
(1985) North Wing (Tub Room 209) - has ceramic tile walls. (approx. 30 square metres)
(1985) East Wing (Treatment 284) - has ceramic tile walls. (approx. 20 square metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace tile wall finish. (approx. 145 square metres)
Cost	\$21,750.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	10
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing - has painted gypsum board walls.  
 (1985) Southwest Wing - has painted gypsum board walls.  
 (1985) Northwest Wing - has painted gypsum board walls.  
 (1985) North Wing - has painted gypsum board walls.  
 (1985) East Wing - has painted gypsum board walls.  
 (1985) East Wing (Janitor 261, 281) - have epoxy walls.  
 (1985) East Wing (Dining 270, Activity Room 271) - have stained exposed wood columns.

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair gypsum board walls. (approx. 100 square metres)
Cost	\$10,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Building has damaged gypsum board walls.

**Recommendation**

Repair gypsum board walls. (approx. 100 square metres)



(1985) Patient Rooms - have damaged gypsum wall boards.

**C3010.12 Wall Coverings\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	15
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (northeast wall of Dining 270) - has wallpaper.

**C3010.14 Other Wall Finishes\* - Face Brick**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 (1985) East Wing (Food Service 268, Activity Room 271) - have face brick wall finish.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 (1985) South Wing (Public Washroom 103, 104, Supplies-Soiled Linen 142) - have epoxy flooring. (approx. 15 square metres)  
 (1985) Southwest Wing (Supplies-Soiled Linen 149) - has epoxy flooring. (approx. 10 square metres)  
 (1985) Northwest Wing (Supplies-Soiled Linen 200) - has epoxy flooring. (approx. 10 square metres)  
 (1985) North Wing (Supplies-Soiled Linen 208) - has epoxy flooring. (approx. 10 square metres)  
 (1985) East Wing (Storage 257, Nourishment 259, Corridor 259, 259B, Public Washroom 260, Janitor 261, Dishwashing 262, Janitor 281) - have epoxy flooring. (approx. 120 square metres)

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair epoxy flooring. (approx. 5 square

Cost	metres) \$1,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

(1985) East Wing (Nourishment 259) - has damaged epoxy flooring. (approx. 5 square metres)

**Recommendation**

Repair epoxy flooring. (approx. 5 square metres)



(1985) East Wing (Nourishment 259) - has damaged epoxy flooring. (approx. 5 square metres)

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	10
ACL	ACL 1

**Narratives**

**Description**

(1985) North Wing (Equipment 236, Work Shop 238, Gas Storage 239, Communications 242) - have painted concrete floor. (approx. 70 square metres)  
 (1985) East Wing (Electrical 247, 249, Equipment 250, Storage 253, 254, Receiving 255) - have painted concrete floor. (approx. 100 square metres)  
 (1985) Penthouse (Equipment P01, P02) - have painted concrete floor. (approx. 310 square metres)

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repaint concrete floor. (approx. 325 square metres)
Cost	\$16,250.00

Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

(1985) East Wing (Receiving 255) - paint on concrete floor has faded. (approx. 15 square metres)  
 (1985) Penthouse (Equipment P01, P02) - paint on concrete floor has faded. (approx. 310 square metres)

**Recommendation**

Repaint concrete floor. (approx. 325 square metres)



(1985) Penthouse (Equipment P02) - paint on concrete floor has faded.

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

**Details**

**Values**

Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Waiting 102, Corridor 109) - have quarry tile flooring. (approx. 35 square metres)  
 (1985) South Wing (Tub Room 141, Patient Bathroom 141A) - have ceramic tile flooring. (approx. 30 square metres)  
 (1985) Southwest Wing (Tub Room 150, Patient Bathroom 150A) - have ceramic tile flooring. (approx. 30 square metres)  
 (1985) Northwest Wing (Tub Room 199, Patient Bathroom 199A) - have ceramic tile flooring. (approx. 30 square metres)  
 (1985) North Wing (Tub Room 209, Patient Bathroom 209A) - have ceramic tile flooring. (approx. 30 square metres)  
 (1985) East Wing (Main Entrance Vestibule 100, Corridor 101, Greenhouse 174, Food Service 268) - have quarry tile flooring. (approx. 90 square metres)  
 (1985) East Wing (Treatment 284) - has ceramic tile flooring. (approx. 20 square metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace tile flooring. (approx. 265 square metres)
Cost	\$39,750.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C3020.07 Resilient Flooring\*\* - 1985**

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives****Description**

(1985) South Wing (Nourishment 105, Male Locker Room 106, Female Locker Room 115, Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134, Lounge 127, Supplies-Clean 143, Equipment 144, Corridor 116, 116A, 123, 132, 139, 139A, Nurse Station 145, Smoke Room) - have linoleum flooring. (approx. 1005 square metres)

(1985) Southwest Wing (Patient Room 153, 154, 155, 161, 163, 169, 170, 171, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168, Lounge 162, Supplies-Clean 148, Medication Preparation 147, Patient Bathroom 146, Corridor 152, 152A, 158, 166, 172, 172A, Vestibule 107) - have linoleum flooring. (approx. 660 square metres)

(1985) Northwest Wing (Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196, Patient Room-Double Bed 180, 182, 183, 188, 189, 191, 192, Lounge 185, Supplies-Clean 201, Medication Preparation 202, Patient Bathroom 203, Corridor 175, 175A, 181, 190, 197, 197A, Vestibule 108) - have linoleum flooring. (approx. 670 square metres)

(1985) North Wing (Exam 211, Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233, Patient Room-Double Bed 216, 217, 219, 220, 226, 227, Lounge 223, Supplies-Soiled Linen 237, Supplies-Clean 207, 243, 244, Equipment 206, Nurse Station 204, Corridor 205, 205A, 218, 228, 234, 234A, 245, Conference 235, Office 241, Vestibule 246) - have linoleum flooring. (approx. 910 square metres)

(1985) East Wing (Janitor 252, Office 258, Patient Care 263, Multipurpose 264, Public Washroom 266, Lounge 274, Office 276, 286, Nursery 278, Activity Room 279, Storage 282, 283, Rehabilitative Services 285, Corridor 173, 256, 273, 275) - have linoleum flooring. (approx. 360 square metres)

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
----------------	---------------

Short Title	Replace resilient flooring. (approx. 1500 square metres)
Cost	\$225,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Linoleum flooring has worn out.

**Recommendation**

Replace resilient flooring. (approx. 1500 square metres)



(1985) Northwest Wing (Corridor 175) - linoleum flooring has worn out.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

**Details**

**Values**

Short Title	Replace resilient flooring. (approx. 1505 square metres)
Cost	\$225,750.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



**C3020.07 Resilient Flooring\*\* - 2011**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2011
Theoretical Design Life	20
ACL	ACL 1

**Narratives****Description**

(1985) East Wing (Quiet 265, Public Washroom 267, Dining 269, 270, Activity Room 271, Nourishment 272) - have sheet vinyl flooring. (approx. 330 square metres) (installed in approx. 2011)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace resilient flooring. (approx. 330 square metres)
Cost	\$49,500.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	15
ACL	ACL 1

**Narratives****Description**

(1985) South Wing (Conference 110, Reception 111, Office 112, 113) - have carpet flooring. (approx. 55 square metres)  
 (1985) East Wing (Storage 251) - has carpet flooring. (approx. 35 square metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace carpet. (approx. 90 square metres)
Cost	\$9,000.00
Start Year	2015

Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C3030.02 Ceiling Paneling (Wood)\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	60
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Waiting 102, Corridor 109) - have wood deck ceiling.  
 (1985) East Wing (Food Service 268, partial Dining 270, partial Corridor 275 near Dining 270 and Activity 271) - have wood deck ceiling.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	25
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Nourishment 105, Conference 110, Reception 111, Office 112, 113, Corridor 116, 116A, 123, 132, 139, 139A, partial Nurse Station 145, Smoke Room) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 335 square metres)  
 (1985) Southwest Wing (Corridor 152, 152A, 158, 166, 172, 172A) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 200 square metres)  
 (1985) Northwest Wing (Corridor 175, 181, 190, 197) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 155 square metres)  
 (1985) North Wing (partial Nurse Station 204, Conference 235, Equipment 236, Supplies-Soiled Linen 237, Work Shop 238, Office 241, Supplies-Clean 243, 244, Vestibule 246, Corridor 205A, 218, 228, 234A, 245) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 380 square metres)  
 (1985) East Wing (Storage 251, Janitor 252, Storage 257, Office 258, Dining 269, Patient Care 263, Multipurpose 264, Quiet 265, Office 276, 286, Nursery 278, Activity Room 279, Storage 282, 283, Rehabilitative Services 285, Corridor 173, 256, 273, 275) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 410 square metres)

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace acoustic ceiling tiles. (approx.

	50 tiles)
Cost	\$1,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Ceiling tiles are dirty and worn out.

**Recommendation**

Replace acoustic ceiling tiles. (approx. 50 tiles)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

**Details**

**Values**

Short Title	Replace suspended T-bar ceiling system. (approx. 1145 square metres)
Cost	\$85,875.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Public Washroom 103, 104, Male Locker Room 106, Female Locker Room 115, Lounge 127, Tub Room 141, Patient Bathroom 141A, Supplies-Soiled Linen 142, Supplies-Clean 143, Equipment 144, partial Nurse Station 145, Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138 - Washrooms, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134 - Washrooms) - have painted gypsum board ceiling.

(1985) South Wing (Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134) - have painted textured ceiling.

(1985) Southwest Wing (Lounge 162, Tub Room 150, Patient Bathroom 150A, Supplies-Soiled Linen 149, Supplies-Clean 148, Medication Preparation 147, Patient Bathroom 146, Vestibule 107, Patient Room 153, 154, 155, 161, 163, 169, 170, 171 - Washrooms, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168 - Washrooms) - have painted gypsum board ceiling.

(1985) Southwest Wing (Patient Room 153, 154, 155, 161, 163, 169, 170, 171, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168) - have painted textured ceiling.

(1985) Northwest Wing (Lounge 185, Tub Room 199, Patient Bathroom 199A, Supplies-Soiled Linen 200, Supplies-Clean 201, Medication Preparation 202, Patient Bathroom 203, Vestibule 108, Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196 - Washrooms, Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192 - Washrooms) - have painted gypsum board ceiling.

(1985) Northwest Wing (Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196, Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192, Corridor 175A, 197A) - have painted textured ceiling.

(1985) North Wing (partial Nurse Station 204, Lounge 223, Tub Room 209, Patient Bathroom 209A, Supplies-Soiled Linen 208, Supplies-Clean 207, Equipment 206, Exam 211 - Washroom, Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233 - Washrooms, Patient Room-Double Bed 216, 217, 219, 220, 226, 227 - Washrooms) - have painted gypsum board ceiling.

(1985) North Wing (Exam 211, Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233, Patient Room-Double Bed 216, 217, 219, 220, 226, 227, Corridor 205, 234) - have painted textured ceiling.

(1985) North Wing (Gas Storage 239, Communications 242) - have painted OWSJ and metal deck ceiling.

(1985) East Wing (Main Entrance Vestibule 100, Corridor 101, Nourishment 259, 272, Corridor 259, 259B, Janitor 261, Dishwashing 262, Public Washroom 260, 266, 267, Lounge 274, Janitor 281, Treatment 284) - have painted gypsum board ceiling.

(1985) East Wing (partial Dining 270, Activity Room 271) - have painted textured ceiling.

(1985) East Wing (Dining 270, Activity Room 271) - have stained exposed glulam beams.

(1985) East Wing (Electrical 247, 249, Equipment 250, Storage 253, 254) - have painted OWSJ and metal deck ceiling.

(1985) Penthouse (Equipment P01, P02) - have painted OWSJ and metal deck ceiling.

**C3030.09 Other Ceiling Finishes\* - Sprayed Cementitious Fireproofing**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**

(1985) East Wing (Receiving 255) - has sprayed cementitious fireproofing materials on OWSJ and metal deck.

**S4 MECHANICAL**

**D2010.04 Sinks\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Stainless steel countertop sinks, Laundry tubs, Floor mounted Janitor sinks, Scullery sinks.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 20 S/S sinks & 4 Janitor sinks.
Cost	\$40,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Individual shower stalls w/ shower heads & mixing valves i Staff washrooms.  
 Assisted showers.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 10 shower stalls.
Cost	\$30,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Assisted bathtubs located in tub rooms in each wing of the building.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 4 assisted Bathtubs.
Cost	\$300,000.00

Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Refrigerated drinking fountain in corridor.

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair drinking fountain.
Cost	\$1,500.00
Start Year	2012
Impact	Minor
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Drinking fountain currently non-operational. In need of repair.

**Recommendation**

Repair drinking fountain.

**Consequences of Deferral**

Inconvenient drinking water.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

<b>Description</b>
Floor mounted water closets with flush valves. Vanity & wall mounted, vitreous china Lavatories. No Urinals.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 80 WCs & 120 Lavatories.
Cost	\$300,000.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

<b>Description</b>
Mostly copper domestic water pipe w/ solder fittings. Some plastic piping.



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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Gate & Ball valves throughout building. Mainly isolation service.

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 120 isolation valves.
Cost	\$60,000.00
Start Year	2012
Impact	Moderate
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**  
 Valves are leaking - mostly due to aggressive domestic water conditions.

**Recommendation**  
 Replace valves.

**Consequences of Deferral**  
 Continued deterioration of valves. Increased maintenance costs.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2010
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Mixture of Wilkins & Watts RP backflow prevention devices on Boiler feed line, Main & Bypass domestic water supply lines, Domestic hot water supply line.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Missing on main water feed to building (if required by local authorities)</b>	
Existence	No
<b>Missing at heating and cooling system feed</b>	
Existence	No
<b>Missing at fire system connection</b>	
Existence	No
<b>Missing at equipment or other system connections</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 4 Backflow Preventers.
Cost	\$20,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Water softeners serving the domestic hot water systems.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace domestic water softening equipment.
Cost	\$30,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Armstrong Sheell & Tube heat exchanger with storage tank. Heating boilers provide source of heat for domestic water heating.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Water supply temperature too hot or cold</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace heat exchanger, storage tank & associated controls.
Cost	\$40,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Preformed fibreglass pipe insulation throughout building.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Mainly cast iron & copper piping above floor. Plastic piping below floor.

**D2030.02.04 Floor Drains\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Conventional floor drains throughout building. Mainly in washrooms and mechanical rooms.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 In-floor grease interceptor in the kitchen.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Above ground: Mostly cast iron rainwater leaders with mechanical joints.  
 Plastic drainage piping below grade.

**D2040.02.04 Roof Drains\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Conventional roof drains with dome strainers, serving flat roof areas.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** 125 Gal day tank in Generator room. Oil Supply & return lines connected to generator.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** Schedule 40 steel gas distribution piping serving the Boilers, Kitchen equipment, Barbeque in courtyard.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Cleaver Brooks model M4S-4000 steam boiler. Heating capacity: 3,200,000 Btuh output. Boiler provides heat for the glycol loop which feeds the AHU pre-heating coils
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Dirty or corroded</b>	
Existence	No
<b>Unreliable (ask operator)</b>	
Existence	No
<b>Insufficient capacity (ask operator)</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Steam Boiler
Cost	\$200,000.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2006
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Double walled metal chimney up through roof to weather cap.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Signs of back draft</b>	
Existence	No
<b>Combustion air not provided</b>	
Existence	No
<b>Penetrations or gaps</b>	
Existence	No
<b>Dirty or corroded</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Steam Boiler Chimney (BOE: 1 storey).
Cost	\$15,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D3020.01.04 Water Treatment: Steam Boilers\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Steam system treatment fed into condensate tank. System checked regularly.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Treatment program not followed (ask operator)</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	2 Cleaver Brooks model M4W-3000 hot water heating boilers serving perimeter radiation, reheat coils, domestic hot water heat exchanger. Output capacity: 2,400,000 Btuh.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Dirty or corroded</b>	
Existence	No
<b>Unreliable (ask operator)</b>	
Existence	No
<b>Insufficient capacity (ask operator)</b>	
Existence	No



Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Chemical pot feeder on hydronic loop. Chemicals regularly checked.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Treatment program not followed (ask operator)</b>	
Existence	No

**D3030.03 Reciprocating Water Chillers\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

<u>Narratives</u>	
<b>Description</b>	Trane reciprocating chiller providing chilled water for AHU cooling coils.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Reciprocating Water Chiller.
Cost	\$250,000.00

Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

2 roof mounted condensing units serving the kitchen DX split system A/C.  
 Main Trane model RAUA-12002-RC condensing unit serving the chiller.  
 Refrigerant is R22.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 3 roof mounted condensing units.
Cost	\$100,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	2 main building AHUs serving the entire facility. Unit c/w Supply & Return fans, H & C coils, filters, Mixing sections. VAV units working off of static pressure control. 1 AHU providing ventilation air for the Mechanical room.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Occupants dissatisfied with ventilation (ask operator)</b>	
Existence	No
<b>Inside of unit and coils dirty or corroded</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 3 Air Handling Units.
Cost	\$350,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
Galvanized, ceiling mounted high velocity ductwork up to VAV boxes. Low velocity downstream of boxes.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**  
Conventional, static pressure controlled VAV boxes.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Operators and controls unsatisfactorily (ask operator)**

Existence No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 100 VAV Boxes.
Cost	\$125,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** Ceiling mounted, mainly linear supply diffusers.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description** Schedule 40 steel piping, providing hot water to perimeter radiation, reheat coils, unit heaters & force flows. 6 Armstrong base mounted pumps (2 serving reheat coils / 2 serving perimeter radiation / 2 serving the glycol heating system).

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Leaks or corrosion (ask operator)**

Existence No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Hot Water Distribution System (BOE: 5248 sq.M. GFA).
Cost	\$475,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified



Event Status

Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Schedule 40 steel piping, providing chilled water to cooling coils in the two main air handling units.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Leaks or corrosion (ask operator)</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Chilled Water Distribution System (BOE: 5248 sq.M. GFA).
Cost	\$200,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Various roof mounted exhaust fans. Centrifugal vent sets and dome exhausters.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 20 Exhaust Fans
Cost	\$100,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Galvanized steel, low velocity, ceiling mounted ductwork connecting exhaust grilles to roof mounted fans.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** Mainly ceiling mounted eggcrate grilles in washrooms.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** Armstrong Steam / Glycol heat exchanger serving glycol loop for AHU pre-heat coils.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Steam-Glycol Heat Exchanger
Cost	\$5,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Steam grid humidifiers in the 2 main air handling units. Steam provided by steam boiler.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 2 steam humidifier grids (incl. piping & controls)
Cost	\$20,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Various wall & ceiling mounted force flow heaters located in entrance vestibules.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 10 force Flow heaters.

Cost	\$30,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Perimeter radiation throughout building. Various enclosure types & sizes.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace perimeter Finned Tube Radiation (BOE: 500.M. of radiation).
Cost	\$200,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Unit heater providing heat to Mechanical room.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace 1 Unit Heater.
Cost	\$2,500.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Line voltage thermostatic control of Force Flow Heaters and Unit Heaters.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Force Flow & Unit Heater electric controls.
Cost	\$7,500.00

Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Honeywell pneumatic control system, controlling heating and ventilation systems. System includes a duplex air compressor with 3 HP motors, 2 DeVilbiss refrigerated air dryers.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Pneumatic Control system (BOE: 5248 sq.M. GFA).
Cost	\$35,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	6 - Excellent
Year Installed	2011
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Building DDC system currently being installed. Scheduled to be completed at the end of 2011. This system is intended to replace the existing pneumatic control system. Make / model unknown.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	6 - Excellent
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Parts and service unavailable</b>	
Existence	No
<b>Insufficient control provided (ask operator)</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Building DDC System (BOE: 5248 sq.M. GFA).
Cost	\$100,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



**D4010 Sprinklers: Fire Protection\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Wet pipe sprinkler system throughout building c/w alarm valve assembly and jockey pump. Tested annually.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Dry chemical fire extinguishers in cabinets and on wall mounting brackets. Located mainly in corridors and in service areas. Regularly inspected.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Ansul range hood fire extinguishing system.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
----------------	---------------

Short Title	Replace Range Hood Fire Extinguishing System.
Cost	\$15,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

## S5 ELECTRICAL

### D5010.01.02 Main Electrical Transformers (Utility Owned)\*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

### Narratives

**Description**

The transformer is utility owned and pad mounted. It is located on property.

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Two 225kVA dry type transformers have been provided to step the voltage down from 600v To 120/208V. The transformers are located in the service rooms. One 45kA dry type transformer has been provided on the emergency power distribution side, to step down the voltage on emergency power, (as supplied by an on-site diesel fired engine-generator set), from 600V to 120/208V.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Excessive heating (ask operator)</b>	
Existence	No
<b>Significant damage to enclosure</b>	
Existence	No
<b>Cleaning/maintenance not performed for sizes greater than 150 KVA (ask operator)</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Secondary Electrical Transformers (Interior):Based on 2-225 kVA & 1-45 kVA transformer.
Cost	\$75,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Feeders from the secondary of the transformer are routed to the main distribution centre, located in the electrical room. It is rated at 800A, 347/600V, 3 phase, 4 wire, and is complete with an 800A main breaker, and a feeder breaker sections, complete with feeder breakers. Feeder breakers supply power to transformers, panels, and other loads. All feeder breakers are adequately identified, and there is ample spare capacity in the switchboard.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Breaker tripping (ask operator)</b>	
Existence	No
<b>Cleaning/maintenance by a testing firm not performed (ask operator)</b>	
Existence	No
<b>Lack of space for addition of breakers</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Main Electrical Switchboards (Main Distribution): Based on equipment unit cost.
Cost	\$250,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Secondary distribution system consists of 600V breaker panels, feeding lights and small mechanical loads, 800A, 120/208V, 3 phase, 4 wire, central distribution panels, (CDP's), and 120/208V breaker circuit panels for supplying power to receptacles and other small 120V loads. The 600V panels and the CDP's have ample spare capacity while the 120/208V breaker panels are mostly full to capacity.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Lack space for addition of breakers</b>	
Existence	No
<b>Missing filler plates</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Electrical Branch Circuit Panelboards (Secondary Distribution)*: Based on 2-600V panels, 2-CDP's and 20 breaker panels.
Cost	\$100,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Klockner-Moeller motor control centres have been provided in the mechanical penthouse. The motor control centres have been provided with combination type magnetic motor starters that are complete with hand-off-auto selector switches and pilot lights. All motor starters are adequately identified and there is ample spare capacity in the MCC's.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Switchboards, Panelboards, and (Motor) Control Centers: Based on 2-4 Section Motor Control Centres.
Cost	\$75,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Wall mounted motor control protection switches have been provided for small motor loads. Motor protection switches are complete with pilot lights.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Tripping of overloads (ask operator)</b>	
Existence	No
<b>Pilot lights not operational</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Motor Starters and Accessories: Based on 23 motor protection switches.
Cost	\$15,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

All branch wiring is copper and is installed in conduit.

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**

A General Electric low voltage switching system has been provided for lighting controls. All areas are locally controlled. The relay panels are located adjacent to the breaker panels, feeding the lights.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 5 - Good

**Assessment Criteria** **Existence**

**Operational issues (ask operator)**

Existence No



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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Lighting is provided by fluorescent fixtures either of the recessed or surface mount type, depending on the ceiling system. Fixtures are complete with T8 lamps and electronic ballasts.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Significant blackening of lamp ends</b>	
Existence	No
<b>Inappropriate relamping strategy</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Interior Fluorescent Fixtures: Based on 800 fixtures
Cost	\$300,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Selected fixtures around the facility have been connected to emergency power, as supplied by an on-site diesel fired engine-generator set. All paths and points of egress have been adequately illuminated.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Yearly audits not performed (ask operator)</b>	
Existence	No

**D5020.02.03.03 Exit Signs\***

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Exit signs are of the LED type. All points of egress have been provided with an exit sign.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Operational issues (ask operator)</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 High pressure sodium wall mounted fixtures have been provided around the building perimeter. All entrances have been illuminated.

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**  
 Exterior lighting is controlled by photo-cell and time clock.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 5 - Good

**Assessment Criteria** **Existence**

**Photocell and/or time clock not operational**  
 Existence No

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

<u>Details</u>	<u>Values</u>
Condition Rating	6 - Excellent
Year Installed	2010
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	A Simplex 4100U, 2 stage addressable fire alarm system has been provided. It is complete with heat detectors, smoke detectors, manual pull stations, and combination horn/strobe units. The main control panel is located in the electrical room; remote annunciators have been provided in the main entrance vestibule and the nurses stations.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	6 - Excellent
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Trouble or ground lights lit on main panel</b>	
Existence	No
<b>Yearly audit not performed</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Fire Alarm System: Based on 5200 Sq. m. GFA
Cost	\$160,000.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5030.04.01 Telephone Systems\***

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Telephone service is underground and it terminates in the telephone room. A Nortel telephone system has been provided with telephone sets in the administration area.

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

<u>Details</u>	<u>Values</u>
Condition Rating	6 - Excellent
Year Installed	2011
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**  
 A Rauland nurse call system has been provided. Call stations have been provided for each patient bed; the main console is located at the nurses station; the nurse call system is interfaced with a cordless phone system and all patient calls are displayed on the hand sets carried by the staff. A patient wandering system has been interfaced with the nurse call system.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 6 - Excellent

**Assessment Criteria**                      **Existence**

**Operational issues (ask operator)**

Existence                                      No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Call Systems: Based on 5200 Sq. m. GFA
Cost	\$170,000.00
Start Year	2036
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5030.04.04 Data Systems\***

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Cat 5 data cabling has been provided in the administration area and the maintenance shop, with data outlets in these areas.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Operational issues (ask operator)</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	15
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	The network is located in the recreation storage room and is complete with a floor mounted rack, containing patch panels and switches.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Operational issues (ask operator)</b>	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	
	2-100 Watt TOA MP-932 paging amplifiers have been provided that is interfaced with the telephone system. Ceiling mounted speakers have been provided throughout the facility.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	5 - Good
<b>Assessment Criteria</b>	<b><u>Existence</u></b>
<b>Operational issues (ask operator)</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Public Address and Music Systems; Based on 2 amplifiers.
Cost	\$20,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5030.06 Television Systems\***

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 TV service is underground and it terminates in the telephone room. TV outlets have been provided in each patient room.

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	1985
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**  
 A 90kW, 347/600V, 3 phase, 4 wire diesel fired engine-generator set has been provided. It is located in a dedicated room that is complete with a day tank, transfer switch, battery charger and a containment dyke. In the event of utility power failure, the generator supplies power to selected lights around the facility, (emergency lighting), and selected mechanical equipment, such as boilers, etc....

**ACL Level:** ACL 2 - Check List

**Element Condition:** 5 - Good

**Assessment Criteria**                      **Existence**

**Regular load tests not completed**

Existence                                      No

**Insufficient capacity (ask operator)**

Existence                                      No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Packaged Engine Generator Systems (Emergency Power System): Based on a 90 kW unit.



Cost	\$150,000.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

## S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

#### Narratives

##### Description

(1985) North Wing (Supplies-Soiled Linen 237) - has 1 washer and 1 dryer.  
 (1985) North Wing (Supplies-Clean 244) - has 1 washer and 1 dryer.

### E1020.04 Instrumental Equipment\*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

#### Narratives

##### Description

(1985) North Wing (Work Shop 238) - has 1 table saw, 1 drill press and 1 grinder/buffer.  
 (1985) East Wing (Activity Room 279) - has kiln.

**E1020.07 Laboratory Equipment\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

(1985) Southwest Wing (Supplies-Clean 148) - has eye wash station.  
 (1985) North Wing (Supplies-Clean 207) - has eye wash station.  
 (1985) North Wing (Equipment 236) - has metal flammable cabinet.  
 (1985) North Wing (Work Shop 238) - has eye wash station.  
 (1985) East Wing (Activity Room 279) - has fume hood.  
 Oxygen is provided by portable cylinders that are relocated to patient rooms as required.

**E1020.08 Medical Equipment\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
ACL	ACL 1

**Narratives**

**Description**

(1985) North Wing (Supplies-Soiled Linen 208) - has blanker warmer.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	25
ACL	ACL 1

**Narratives**

**Description**

(1985) East Wing (Storage 257) - has reach-in coolers.  
 (1985) East Wing (Nourishment 259) - has stainless steel metal preparation tables, sinks, broiler, ovens, oven ranges, mixers, fire suppression canopy.  
 (1985) East Wing (Storage 259C 259D, 259E) - are walk-in coolers and freezer.  
 (1985) East Wing (Dishwashing 262) - has dishwashing equipment and sinks.  
 (1985) East Wing (Food Service 268) - has service rail, stainless steel cabinetry, tray shelf, reach-in cooler and fridge.

**E1090.04 Residential Equipment\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	10
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Nourishment 105) - has 1 fridge.  
 (1985) South Wing (Nourishment 140) - has 1 microwave, 1 fridge and 1 range.  
 (1985) South Wing (Supplies-Clean 143) - has 1 ice machine.  
 (1985) Southwest Wing (Nourishment 151) - has 1 microwave and 1 fridge.  
 (1985) Northwest Wing (Nourishment 198) - has 1 microwave and 1 fridge.  
 (1985) Northwest Wing (Preparation 202) - has 1 fridge.  
 (1985) North Wing (Nourishment 210) - has 1 microwave, 1 fridge and 1 oven.  
 (1985) North Wing (Office 241) - has 1 fridge.  
 (1985) East Wing (Dining 269) - has 2 microwaves and 1 fridge.  
 (1985) East Wing (Nourishment 272) - has 1 microwave, 1 fridge, 1 freezer and 1 range.

**E2010.02 Fixed Casework\*\* - Millwork**

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	35
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Nourishment 105, Supplies-Soiled Linen 142, Supplies-Clean 143, Equipment 144) - have millwork. (approx. 12 linear metres)  
 (1985) Southwest Wing (Supplies-Soiled Linen 149, Supplies-Clean 148, Medication Preparation 147) - have millwork. (approx. 8 linear metres)  
 (1985) Northwest Wing (Supplies-Soiled Linen 200, Supplies-Clean 201, Medication Preparation 202) - have millwork. (approx. 8 linear metres)  
 (1985) North Wing (Supplies-Soiled Linen 208, Supplies-Clean 207, 243, 244, Equipment 206, 236) - have millwork. (approx. 20 linear metres)  
 (1985) East Wing (Janitor 252, Patient Care 263, Activity 279, Storage 282, Office 286) - have millwork. (approx. 12 linear metres)

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair millwork. (approx. 20 linear metres)
Cost	\$20,000.00
Start Year	2012
Impact	Minor

Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Millwork is delaminating and chipping.

**Recommendation**

Repair millwork. (approx. 20 linear metres)



(1985) South Wing (Nourishment 105) - has damaged millwork.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<b><u>Details</u></b>	<b><u>Values</u></b>
Short Title	Replace millwork. (approx. 40 linear metres)
Cost	\$40,000.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**E2010.02 Fixed Casework\*\* - Reception Counters**

<b><u>Details</u></b>	<b><u>Values</u></b>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	35
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Reception 111, Nurse Station 145) - have reception counters. (approx. 10 linear metres)  
 (1985) North Wing (Nurse Station 204) - has reception counter. (approx. 8 linear metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace reception counters. (approx. 18 linear metres)
Cost	\$18,000.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**E2010.02 Fixed Casework\*\* - Vanities**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	35
ACL	ACL 1

**Narratives****Description**

(1985) South Wing (Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138 - Washrooms, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134 - Washrooms, Male Locker Room 106, Female Locker Room 115, Tub Room 141) - have plastic laminated vanities. (approx. 31 linear metres)

(1985) Southwest Wing (Patient Room 153, 154, 155, 161, 163, 169, 170, 171 - Washrooms, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168 - Washrooms, Tub Room 150) - have plastic laminated vanities. (approx. 25 linear metres)

(1985) Northwest Wing (Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196 - Washrooms, Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192 - Washrooms, Tub Room 199) - have plastic laminated vanities. (approx. 26 linear metres)

(1985) North Wing (Exam 211 - Washroom, Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233 - Washrooms, Patient Room-Double Bed 216, 217, 219, 220, 226, 227 - Washrooms, Tub Room 209) - have plastic laminated vanities. (approx. 21 linear metres)

(1985) East Wing (Public Washroom 260, Treatment 284) - have plastic laminated vanities. (approx. 2 linear metres)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace vanities. (approx. 105 linear metres)
Cost	\$105,000.00
Start Year	2020
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 1

<u>Narratives</u>	
Description	
(1985) South Wing (Conference 110, Office 112) - have venetian blinds. (4 blinds)	
(1985) South Wing (Corridor 132, 139A) - have roll-up blinds. (2 blinds)	
(1985) Southwest Wing (Corridor 158, 166) - have roll-up blinds. (2 blinds)	
(1985) Northwest Wing (Corridor 181, 190) - have roll-up blinds. (2 blinds)	
(1985) North Wing (Corridor 218, 228) - have roll-up blinds. (2 blinds)	
(1985) North Wing (Conference 235) - has venetian blinds. (1 blind)	
(1985) East Wing (Dining 270, Activity Room 271) - have roll-up blinds. (approx. 10 blinds)	
(1985) East Wing (Office 258, Patient Care 263, Dining 269, Lounge 274, Nursery 278, Activity Room 279) - have venetian blinds. (approx. 21 blinds)	

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace blinds. (approx. 44 blinds)
Cost	\$17,600.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**E2010.03.02 Interior Shutters\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) South Wing (Reception 111) - has metal shutter c/w open grilles. (1985) East Wing (Food Service 268) - has metal shutter. (1985) East Wing (Nourishment 272) - has vinyl shutter.

**E2010.03.03 Shades\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

<b>Description</b>
(1985) East Wing (outdoor lounge near Greenhouse 174) - has retractable canopy.

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace retractable canopy. (1 canopy)
Cost	\$2,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

<b>Concern</b>
Retractable canopy cannot be repaired due to lack of parts.
<b>Recommendation</b>
Replace retractable canopy. (1 canopy)

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

<u>Description</u>
(1985) South Wing (Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134, Tub Room 141) - have curtains and tracks. (approx. 10 curtains)
(1985) South Wing (Patient Room 117, 118, 119, 120, 126, 128, 129, 135, 136, 137, 138, Patient Room-Double Bed 121, 122, 124, 125, 130, 131, 133, 134) - have drapes. (approx. 40 drapes)
(1985) Southwest Wing (Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168, Tub Room 150) - have curtains and tracks. (approx. 10 curtains)
(1985) Southwest Wing (Patient Room 153, 154, 155, 161, 163, 169, 170, 171, Patient Room-Double Bed 156, 157, 159, 160, 164, 165, 167, 168) - have drapes. (approx. 32 drapes)
(1985) Northwest Wing (Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192, Tub Room 199) - have curtains and tracks. (approx. 9 curtains)
(1985) Northwest Wing (Patient Room 176, 177, 178, 179, 184, 186, 187, 193, 194, 195, 196, Patient Room-Double Bed 180, 182, 183, 188, 189, 191 192) - have drapes. (approx. 37 drapes)
(1985) North Wing (Patient Room-Double Bed 216, 217, 219, 220, 226, 227, Tub Room 209, Exam 211, Office 241) - have curtains and tracks. (approx. 11 curtains)
(1985) North Wing (Patient Room 212, 213, 214, 215, 221, 222, 224, 225, 229, 230, 231, 232, 233, Patient Room-Double Bed 216, 217, 219, 220, 226, 227) - have drapes. (approx. 38 drapes)
(1985) East Wing (Rehabilitative Services 285) - has curtain and tracks. (2 curtains)
(1985) East Wing (Rehabilitative Services 285, Office 286) - have drapes. (4 drapes)

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace curtains and drapes. (approx. 42 curtains and 151 drapes)
Cost	\$77,200.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**S8 SPECIAL ASSESSMENT**



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

---

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

#### Narratives

##### **Description**

(1985) East Wing (Main Entrance) - has barrier free route to parking lot.

### K4010.02 Barrier Free Entrances\*

---

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

#### Narratives

##### **Description**

(1985) East Wing (Main Entrance) - has handicapped doors with automatic operators.

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

---

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

#### Narratives

##### **Description**

Corridors are wide enough for wheelchairs.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

(1985) South Wing (Patient Bathroom 141A) - is a handicapped washroom.  
 (1985) Southwest Wing (Patient Bathroom 150A) - is a handicapped washroom.  
 (1985) Northwest Wing (Patient Bathroom 199A, Patient Bathroom 203) - are handicapped washrooms.  
 (1985) North Wing (Patient Bathroom 209A) - is a handicapped washroom.  
 (1985) East Wing (Public Washroom 266, 267) - are handicapped washrooms.

**K4030.01 Asbestos\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

No asbestos was observed or reported.

**K4030.02 PCBs\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

No PCBs were observed or reported.

**K4030.04 Mould\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
No mould was observed or reported.

**K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
Refrigerant is R22.

**K4030.09 Other Hazardous Materials\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
No other hazardous materials was observed.

**K5010 Reports, Drawings and Studies**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1985
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

Prime Consultant Name - Francis Ng Architect Ltd.  
 Year of Evaluation - 2011

Total building area is 5248 square metres.

Drawings attached - Floor Plan.

**K5010.01 Site Documentation\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2011
Theoretical Design Life	0
ACL	ACL 1

**Study (classified as Study)**

<u>Details</u>	<u>Values</u>
Short Title	Site Plan.
Cost	\$0.00
Start Year	2011
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



Site Plan.

### K5010.02 Building Documentation\*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2011
Theoretical Design Life	0
ACL	ACL 1

### Narratives

Description
Drawings attached - Floor Plan.

### Study (classified as Study)

<u>Details</u>	<u>Values</u>
Short Title	Floor Plan.
Cost	\$0.00
Start Year	2011
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



Floor Plan.