

# **RECAPP Facility Evaluation Report**

## **David Thompson Regional Health Authority**



### **Stettler Community Health Services**

B2041A  
Stettler

<b>Facility Details</b>	
<b>Building Name:</b>	Stettler Community Health S
<b>Address:</b>	5911 - 50 Avenue
<b>Location:</b>	Stettler
<b>Building Id:</b>	B2041A
<b>Gross Area (sq. m):</b>	0.00
<b>Replacement Cost:</b>	\$0
<b>Construction Year:</b>	0

<b>Evaluation Details</b>	
<b>Evaluation Company:</b>	Sherri Turpin Architect
<b>Evaluation Date:</b>	November 12 2008
<b>Evaluator Name:</b>	Sherri Turpin

**Total Maintenance Events Next 5 years:                   \$362,000**  
**5 year Facility Condition Index (FCI):                           0%**

**General Summary:**

This 1953 vintage building has 1,552 m2 on the main floor, 214 m2 partial second floor, 279 m2 basement and 1,208 m2 crawl space.

It appears to have had some finishes replaced around 1973 and then again on the main floor around 1987.

**Structural Summary:**

The building is constructed with wood decking on wood roof and floor joists on wood beams or load-bearing wood stud walls on a reinforced concrete walls with spread footings.

The structure is in acceptable condition.

**Envelope Summary:**

The roof is SBS on rigid insulation. The exterior walls are face brick over wood studs. The windows are wood frame with double glazed inserts. Exterior doors are aluminum, and wood. The exterior envelope is in acceptable condition.

**Interior Summary:**

Flooring is carpet and vinyl with some VCT. Wall finishes are paints and pressed wood paneling, Ceilings are suspended acoustic tile with some gypsum board finishes. Doors are wood in wood frames. The interior is in acceptable condition.

**Mechanical Summary:**

Ventilation, heating and air conditioning for entire facility is provided by eight natural gas fired packaged rooftop units complete with electric cooling.

One natural gas fired boiler provide hot water for unit heaters and force flow heaters. Hot water is circulated via in-line pumps.

Domestic hot water is generated by one hot water tank complete with hot water recirculation system. Copper piping distribution to plumbing fixtures.

Sanitary and storm services to Town's mains.

Domestic water supplied from the Hospital water main.

Municipal natural gas service to gas fired appliances.

Overall mechanical system is in acceptable condition.

**Electrical Summary:**

The main electrical service for the building is fed from main building 347/600V distribution system and the power is stepped down to 120/208V through 150KVa transformer. There are two 120/208V panels for entire building distribution. Some lights on main floor were powered by emergency power from hospital emergency power system.

The main lighting source for the interior building is fluorescent lights and most fixtures are T-8 type fixtures.

The telephone system meets current facility operation requirements. There was no any security system installed in the building. The fire alarm system is operating separately from main hospital fire alarm system.

The overall rating for the facility shall be "good"

**Rating Guide**

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

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

Reinforced concrete spread footings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	100	FEB-09

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

Reinforced concrete basement and crawl space exterior walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	100	FEB-09

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

Dimensional wood joists

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	100	FEB-09

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

Wood stud walls.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	100	FEB-09

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

T&amp;G 38 x 140 fir deck

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	100	FEB-09

**B1010.07 Exterior Stairs\***

Open riser wood frame exit stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	40	FEB-09

**Event: Paint Exterior Wood Stair**

**Concern:**

Stair is unfinished wood on the underside and has moisture stains. Top side paint is peeled and deteriorated.

**Recommendation:**

Paint 1 set of stairs and underside of wood landing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2009	\$3,000	Medium

**Updated:** FEB-09

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

Lath and plaster on underside of wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	FEB-09

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	FEB-09

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

Dimensional wood joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	FEB-09

**B1020.02 Structural Interior Walls Supporting Roofs\***

Wood stud corridor walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	FEB-09

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

T&G 38 x 140 fir deck

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	0	FEB-09

**B1020.04 Canopies\***

Round HSS steel posts support wood frame with corrugated fibreglass panels.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	FEB-09

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

Lath and plaster on underside of wood joists.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1953	50	FEB-09

## S2 ENVELOPE

### B2010.01.01 Precast Concrete: Exterior Wall Skin\*

Precast concrete window sills.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	FEB-09

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

Standard size, red, rough textured face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	FEB-09

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

Stucco band along top of windows full perimeter. The bug mess needs to be cleaned off.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	75	FEB-09

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

Caulking around windows and doors and at finish transitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

#### Event: Replace 60 lm caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,500	Unassigned

**Updated:** FEB-09

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

Exposed wood beams and deck at north entrance areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	15	FEB-09

**Event: Refinish wood soffit and beams. ~30 m2**

**Concern:**

Finish on exposed wood has failed.

**Recommendation:**

Refinish wood soffit and beams. ~30 m2

**Consequences of Deferral:**

Deterioration of wood.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$2,000	Medium

**Updated:** FEB-09

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

Wood stud wall - backup to face brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	FEB-09

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

Insulation in stud wall cavity. Thermal resistance value is questionable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	FEB-09

**B2010.05 Parapets\***

Pre-finished metal cap flasings on wood parapets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	50	FEB-09



**B2010.09 Exterior Soffits\***

Cement plaster & lath on underside of wood roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1952	50	FEB-09

**Event:** Repair ~ 6 m2 stucco soffit.

**Concern:**

Soffit is cracked, sagging and broken off in several places.

**Recommendation:**

Repair ~ 6 m2 stucco soffit.

**Consequences of Deferral:**

Possible moisture penetration into stud cavity.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2009	\$1,000	Medium

**Updated:** FEB-09

**B2020.01.01.05 Wood Windows (Glass & Frame)\*\***

Double glazed sealed units in original 1953 wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	FEB-09

**Event:** Replace 200 m2 windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$200,000	Unassigned

**Updated:** FEB-09

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

Fully glazed aluminum doors and frames at several entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	FEB-09

**Event:** Replace Aluminum-Framed Storefronts: 7 Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,800	Unassigned

**Updated:** FEB-09

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

Solid core wood doors (5).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1953	40	FEB-09

**Event: Replace 5 Exterior Utility Doors****Concern:**

Wood doors are splintered at bottoms.

**Recommendation:**

Replace 5 wood doors.

**Consequences of Deferral:**

Further deterioration with moisture penetration.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$5,000	Medium

**Updated:** FEB-09**B3010.01 Deck Vapor Retarder and Insulation\***

Rigid insulation and vapour barrier on wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	FEB-09

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

SBS roofing with pre-finished metal cap flashings and fascia flashings, typical

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	FEB-09

**Event: Replace 1,552 m2 SBS Roofing**

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

**Updated:** FEB-09**B3010.08.02 Metal Gutters and Downspouts\*\***

Pre-finished metal down spouts drop down onto concrete splash pads from behind roof fascia at wall face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	FEB-09

**Event: Replace ~12 Downspouts**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$2,000	Unassigned

**Updated:** FEB-09

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

Corrugated fibreglass over canopy at south entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	25	FEB-09

### S3 INTERIOR

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

Lath and plaster on wood studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	0	FEB-09

#### C1010.05 Interior Windows\*

Float glass in wood frame

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	80	FEB-09

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	FEB-09

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

Solid core wood doors and frames with brass round knob hardware, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	FEB-09

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

Solid core wood doors to stair well.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	50	FEB-09

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

Tack boards in corridors (2)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

#### Event: Replace 2 Tack Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,000	Unassigned

**Updated:** FEB-09

**C1030.06 Handrails\***

Painted flat bar metal, few locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	40	FEB-09

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

Acrylic top routed plaques.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

**C1030.12 Storage Shelving\***

Mobile high density file storage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	FEB-09

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

Surface mounted soap, disinfectant, paper to and toilet paper dispensers; mirrors; and grab bar in h/c washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

**C2010 Stair Construction\***

Wood stair to partial basement and to partial upper level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1953	100	FEB-09

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

Linoleum stair finish with aluminum nosings on stair to basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	20	FEB-09

**Event: Replace stair finishes**

**Concern:**

Aluminum nosing is dented. Painted finish on risers is poor.

**Recommendation:**

Replace 16 steps with rubber treads, risers and stringers.  
1.2m x 16R

**Consequences of Deferral:**

Unightly appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$2,000	Medium

**Updated:** FEB-09

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

Gold level loop carpet stair finish on stair to upper level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1987	10	FEB-09

**Event: Replace carpet stair finish. 1.2m x 16R**

**Concern:**

Carpet on the stairs up to the second floor are worn thin and faded.

**Recommendation:**

Replace carpet stair finish. 1.2m x 16R

**Consequences of Deferral:**

Tripping hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$2,000	High

**Updated:** FEB-09

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

Painted wood handrail with wood picket on upper run of stair to second level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	40	FEB-09

**Event: Provide Continuous Handrail (1 stair, 2 levels)**

**Concern:**

Handrail exists on only part of stair and does not meet code.

**Recommendation:**

Provide continuous handrail top to bottom from basement to second level.

**Consequences of Deferral:**

Possible stair accident.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$3,000	Medium

**Updated:** FEB-09

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

Stair well and second floor meeting spaces have pressed wood wall paneling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	30	FEB-09

**Event: Refinish 300 m2 Wall Surface**

**Concern:**

Paneling is dark and out-dated.

**Recommendation:**

Paint paneling or remove paneling and paint walls.

**Consequences of Deferral:**

Unightly appearance.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$6,000	Low

**Updated:** FEB-09

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

Glazed 100mm x 100mm ceramic tile wall finish to 1.2m high in 1 washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	FEB-09

**Event: Replace 11 m2 Tile Wall Finishes**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$3,000	Unassigned

**Updated:** FEB-09

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

Painted gypsum board walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	FEB-09

**C3020.07 Resilient Flooring\*\* - 1973**

Residential grade sheet vinyl in washroom on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1973	20	FEB-09

**Event: Replace 10 m2 resilient flooring**

**Concern:**

Flooring is brittle and outdated.

**Recommendation:**

Replace 10 m2 resilient flooring

**Consequences of Deferral:**

Unightly appearance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,000	Low

**Updated:** FEB-09

**C3020.07 Resilient Flooring\*\* - 1987**

Vinyl sheet flooring in lunch room, 1 washroom, exam rooms,back entrance.  
VCT in file storage room, 1 washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

**Event: Replace 200 m2 Resilient Flooring**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,000	Unassigned

**Updated:** FEB-09



**C3020.08 Carpet Flooring\*\* - 1973**

Gold level loop carpet on second floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	15	FEB-09

**Event: Replace 200 m2 carpet**

**Concern:**

Carpet is faded and worn

**Recommendation:**

Replace 200 m2 carpet

**Consequences of Deferral:**

Unightly

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$14,000	Medium

**Updated:** FEB-09

**C3020.08 Carpet Flooring\*\* - 1987**

Level loop carpet in corridors and offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	15	FEB-09

**Event: Replace 1,500 m2 Carpet**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$90,000	Unassigned

**Updated:** FEB-09

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

610mm x 1220mm square lay-in suspended acoustic tile ceiling with standard tees. Typical to most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	FEB-09

**Event: Replace 1,600 m2 Suspended Ceiling**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$72,000	Unassigned

**Updated:** FEB-09

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

Painted gypsum board ceilings in storage rooms and washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

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

600X600 mop sinks, molded stone, floor mounted , SS strainer. Typical of 2.  
Stainless steel commercial sink in administration area. Typical of 3.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

**Event: Replace Approx. 5 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,000	Unassigned

**Updated:** JAN-09

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

WC - Floor mounted, vitreous china, open front seat, flush valve. Typical of 4. Floor mounted, vitreous china, open front seat, flush tank. Typical of 2.

LV - Vitreous china, wall hung or enameled steel countertop lavatories c/w two handle faucets. Typical of 8.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	JAN-09

**Event: Replace Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$27,000	Unassigned

**Updated:** JAN-09

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

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	JAN-09

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

Plumbing fixtures isolated individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	JAN-09

**Event: Replace Domestic Water Valves**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$18,000	Unassigned

**Updated:** JAN-09

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

Backflow prevention installed on boiler make-up water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	JAN-09

**Event: Replace Backflow Preventor**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$7,000	Unassigned

**Updated:** JAN-09

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

One in-line domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	JAN-09

**Event: Replace 1 Plumbing Pump**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$2,000	Unassigned

**Updated:** JAN-09

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

One gas fired tank type domestic water heater, Bradford White, 12kW heating output, 180 l storage capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	JAN-09

**Event: Replace 1 Gas Fired Water Heater**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$6,000	Unassigned

**Updated:** JAN-09

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

Water piping insulated with fiberglass insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	JAN-09

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

Cast iron and PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	JAN-09

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

Cast iron and PVC.  
Rain water collection via roof drains and storm water piping to storm main.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	JAN-09

**D2040.02.04 Roof Drains\***

Sump roof drains with flashing flange and integral gravel stop. Open flow roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	JAN-09

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

50mm diameter gas line at 34kPa pressure from an outdoor gas meter. Pressure gas service to gas fired appliances in Mechanical Room and outside up on the roof. Steel schedule 40 piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	60	JAN-09

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

One water tube boiler, natural gas, 140 kW heating output.  
Two in-line heating pumps.  
Each pump is sized for 60% of demand load.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	JAN-09

**Event: Replace Heating Boiler and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$55,000	Unassigned

**Updated:** JAN-09

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

Galvanized steel vent up through the roof.  
Thermally insulated combustion air duct complete with spill box.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,000	Unassigned

**Updated:** JAN-09

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

Chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

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

Ductwork distribution in ceiling space up to SMACNA standards. Constant volume air distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	JAN-09

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

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

Steel and copper piping distribution to force flow heaters and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	JAN-09

**Event: Replace Hot Water Distribution System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$55,000	Unassigned

**Updated:** JAN-09

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

Ceiling mounted cabinet in-line and roof mounted exhaust fans serving washrooms. Typical of 6.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

**Event: Replace 6 Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$16,000	Unassigned

**Updated:** JAN-09

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

Low velocity galvanized steel ductwork to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	JAN-09

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

Egg crate and louver face return grilles are used for exhaust air application.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

**D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)\*\***

Eight packaged gas fired heating and electric cooling rooftop units serving designated office areas. Units are manufactured by York, heating input 36.6kW, heating output 29.3 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

**Event: Replace 8 Rooftop Unit**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$345,000	Unassigned

**Updated:** JAN-09

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

Cabinet force flow heaters serving vestibules. Typical of 3.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

**Event: Replace 3 Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,000	Unassigned

**Updated:** JAN-09

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

Fire extinguishers provided throughout:- hand held ABC. All units complete with up-to-date certification tags.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	JAN-09

## S5 ELECTRICAL

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

The 150 KVA 600V-120/208V dry type transformer is used for main electrical service for this building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	FEB-09

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$15,000	Unassigned

**Updated:** FEB-09

### D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1971\*\*

The FPE 42 circuit panel is used for the power distribution; the panel is full and it quite difficulty to find replacement parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	FEB-09

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$5,000	Unassigned

**Updated:** FEB-09

### D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1987\*\*

The FPE panel with few spaces left for future use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	FEB-09

<u>Capacity Size</u>	<u>Capacity Unit</u>
225	amps

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,000	Unassigned

**Updated:** FEB-09



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

The magnetic motor starters are used for water circulation pump controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	FEB-09

**Event: Replace 4 Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,000	Unassigned

**Updated:** FEB-09

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	FEB-09

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

All the lights are controlled by local switches

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	FEB-09

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

All the fixtures are T-12 fluorescent. Most of lights installed at office areas on main floor are 2'x4' recessed fixtures and strip fixtures in the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	FEB-09

**Event: Replace Interior Florescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$45,000	Unassigned

**Updated:** FEB-09

**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

The emergency battery packs are only installed in the basement only, the emergency lighting on main floor is wire to main building emergency power system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	FEB-09

**Event: Replace three Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$1,500	Unassigned

**Updated:** FEB-09

**D5020.02.03.03 Exit Signs\***

All the EXIT lights were retrofit with LED type lamps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	FEB-09

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

The wall packs are used to provide security lighting around building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	FEB-09

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

The outdoor lights are controlled by photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	FEB-09

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

The Edward 1527 panel was installed for fire alarm system. Entire system is hard wired system and operated separately from main hospital fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	FEB-09

**Event: Replace Detection and Fire Alarm**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$20,000	Unassigned

**Updated:** FEB-09

**D5030.04.01 Telephone Systems\***

The Meridian Northern Telecom telephone machine is used for telephone system during the office renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	25	FEB-09

**D5030.04.04 Data Systems\***

The modem is used to obtain internet service through telephone line and local serve is set up for data process

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	25	FEB-09

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

The Cat 5E cables were used for data system; the data outlet was installed in each office through the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	15	FEB-09

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1090.04 Residential Equipment\***

Lunch room has full size refrigerator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	10	FEB-09

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

Casework is plastic laminate tops with stained and painted plywood cases.  
Reception counters (2), lunch room counters (2), work/copier room counters, exam room desks, vanities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	FEB-09

**Event: Replace 33 lm casework**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$30,000	Unassigned

**Updated:** FEB-09

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

100mm fabric vertical blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	FEB-09

**Event: Replace 200 m2 Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$22,000	Unassigned

**Updated:** FEB-09

**F2020.01 Asbestos\***

The basement is inaccessible due to asbestos contamination. There is a hazard warning on the door to the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1987	0	FEB-09

**Event: Remove asbestos in basement**

**Concern:**

The entire basement is unoccupied due to asbestos contamination.

**Recommendation:**

Remove asbestos in basement.

**Consequences of Deferral:**

Un-useable heated space. Possible human exposure to airborne asbestos with legal consequences.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2009	\$100,000	High

**Updated:** FEB-09



Sign on door to basement

**F2020.02 PCBs\***

No report of PCB's

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

**F2020.04 Mould\***

No mould or conditions to support mould reported or observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	FEB-09

## S8 FUNCTIONAL ASSESSMENT

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

Sidewalk is at same level as asphalt, no curb cuts required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

### K4010.02 Barrier Free Entrances\*

The main entrance on the north side has a door operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

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

Only the main floor is barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	FEB-09

**Event:** Add H/C lift

**Concern:**

The partial upper level (or the basement) is not barrier free.

**Recommendation:**

Add H/C lift

**Consequences of Deferral:**

No access to upper level or basement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$60,000	Low

**Updated:** FEB-09

### K4010.04 Barrier Free Washrooms\*

There is one barrier free washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09