

## Exceptions Report on Facility Conditions Index

<u>Facility</u>	<u>Location</u>	<u>ReCAPP Rating</u>	<u>Reported Rating</u>	<u>Reason</u>	<u>Observations not included in consultant evaluations available in 2012-13 and affected condition rating.</u>
Beaverlodge Municipal Hospital <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0076B.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0076B.pdf</a>	Beaverlodge	Good	Poor	The facility was evaluated in 2008 and in the summer of 2013 a flood occurred due to a sprinkler failure and damaged a substantial portion of the building. Additional evaluations were completed by AI and consultants identified additional work to be completed. Much of this work has already been completed and the facility was re-evaluated in October 2013.	Asbestos Abatement \$ 195,000 Parking Lot Re-Paving \$398,000 Loading Dock Ramp Replacement \$32,300 Work identified by Sprinkler Head Failure Report \$547,000
FMC Power Plant (Foothills) <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0076B.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0076B.pdf</a>	Calgary	Poor	Good	Replacement value did not take into account unusual amount of equipment in the building. The low replacement value resulted in a high FCI (poor).	Not applicable
Our Lady of The Rosary Hospital <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1006A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1006A.pdf</a>	Castor	Fair	Poor	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Heating System Replacement Annex Building \$282,277 DX Cooling Coil Replacement \$473,096 Replacement of Building Management Control System and Auxiliary Devices \$338,732 Plumbing System Functional Study and Replacement - Annex Building \$225,821

<b>Cold Lake Healthcare Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1012A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1012A.pdf</a>	Cold Lake	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace Water Softeners \$112,911 Building Management Control System Replacement - Head End, Control Panels & Control Operators \$781,595 Replace Fire Alarm System \$1,029,022 Replace Halon Fire Suppression System \$95,974
<b>Drayton Valley Hospital &amp; Care Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1019A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1019A.pdf</a>	Drayton Valley	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Rekey Building - \$90,383 Maintenance Garage Access Ramp Replace Concrete - \$25,000 Repair/Replace dinning room glazed wall. - \$320,000 Elevator controls - \$250,290
<b>CapitalCare - Norwood - North Continuing Care</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0205A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0205A.pdf</a>	Edmonton	Fair	Poor	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Door Security Systems & Controls - \$1,511,000 Exterior Window Total Replacement - \$1,248,000 (consultant evaluation only identified \$287,249) Tubroom Renovations (Phasing) - \$3,300,000 T8 Lighting Upgrade - \$585,000
<b>Edmonton General Hospital - Main Building</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1025A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1025A.pdf</a>	Edmonton	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Fire Alarm Replacement Project Phase 2 - \$4,810,027 Replacement of Central Distribution Panel in R Wing - \$1,320,000 Replace Windows - \$6,931,011 (consultant evaluation only identified \$1,245,437) C Wing Sanitary Line Replacement - \$819,124

<b>Misericordia - Active Treatment Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0230D.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0230D.pdf</a>	Edmonton	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Medical Gas System Replacement, Phase 2 - Construction \$2,088,847
<b>Misericordia - Services Building</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0230J.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B0230J.pdf</a>	Edmonton	Poor	Good	Replacement value did not take into account unusual amount of equipment in the building. The low replacement value resulted in a high FCI (poor).	Not applicable
<b>Royal Alexandra Hospital - Robbins Pavilion</b>	Edmonton	Fair	Good	New facility. Evaluation was actually for the (old) Women's Centre which is a different building at the Royal Alexandra Site. The Robbins Pavilion is in good condition and is less than 10 years old.	Not applicable
<b>Edson Healthcare Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1043A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1043A.pdf</a>	Edson	Fair	Poor	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Roofing Replacement - Administration and Garage Area \$13,549

<b>Fairview Health Complex</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1047A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1047A.pdf</a>	Fairview	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Sewer Line Remediation, Year 1 of 3 Years \$112,911 Sewer Line Remediation, Year 2 of 3 Years \$112,911 Sewer Line Remediation, Year 3 of 3 Years \$112,911 Phased project total: \$338,733
<b>Northern Lights Regional Health Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1056A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1056A.pdf</a>	Fort McMurray	Good	Poor	Issues with the building envelope determined through further analysis.	Building envelope replacement - \$42,000,000
<b>St. Theresa General Hospital</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B9636A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B9636A.pdf</a>	Fort Vermillion	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace Heating Boilers - \$1,200,000 Replace Ambulance Bay - \$3,000,000 Elevator Upgrade - \$200,000 Replace Circulation Pumps - \$150,000
<b>Fox Creek Healthcare Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1060A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1060A.pdf</a>	Fox Creek	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Sewer Line Replacement & Crawl Space Ventilation - Tendering and Construction - Formerly Ambulance Sump Repairs - \$600,000 Replace Generator - \$525,000 Millwork Repair/Replacement (Year 1 of 5) - \$42,000 Replace Millwork & Plumbing Trim (Year 2 of 5) - \$75,000 Plumbing Trim Replacement (Year 3 of 5) - \$75,000 Replace Millwork & Plumbing Trim (Year 4 of 5) - \$75,000 Plumbing Trim Replacement (Year 5 of 5) - \$75,000 Millwork Plumbing Trim Total: \$342,000

<b>Queen Elizabeth II Hospital - Acute Care</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1064A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1064A.pdf</a>	Grande Prairie	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	CCTV Head End Equipment Replacement - \$465,300 Door hardware Replacement & Re-keying - \$350,000 OR HEPA Filter Upgrades - \$400,000
<b>Hanna Health Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1093A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1093A.pdf</a>	Hanna	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Window Replacement Phase 4 \$158,075 Window Replacement Phase 5 \$85,088 Windows and Doors LTC 200-300 Wing Replacement \$85,088 Continuing Care Upgrade Nurse Call System \$123,666
<b>Hardisty Health Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1094A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1094A.pdf</a>	Hardisty	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace/Relocate Water Softeners - \$157,939 Clock System Replacement - \$84,683 Upgrade Main Distribution Panel - \$104,288 X-Ray and lab cooling - \$39,000
<b>J. B. Wood Cont Care Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B2044A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B2044A.pdf</a>	High Prairie	Good	Poor	AHS no longer listing IMP projects in their maintenance plan for this facility as it will be replaced as part of the High Prairie Health Complex project.	Not applicable
<b>Hythe Continuing Care Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1099A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1099A.pdf</a>	Hythe	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Door Monitoring System Modification - \$49,700 Repair Drain Lines in Fire Reservoir - \$31,300

<p>Seton - Jasper Healthcare Centre</p> <p><a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1102A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1102A.pdf</a></p>	Jasper	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	<p>Replace Elevator - \$500,000 (consultant evaluation only identified \$110,806)</p> <p>Replace Cart Wash Area Flooring - \$28,228</p> <p>Replace Garage - \$200,000</p> <p>Staff Residence Siding Replacement - \$145,000</p>
<p>Lamont Health Care Centre</p> <p><a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1107D.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1107D.pdf</a></p>	Lamont	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	<p>Install Heat Recovery Phase I \$444,960</p> <p>Install Heat Recovery Phase II \$444,960</p> <p>Install Heat Recovery Phase III \$444,960</p> <p>Heat Recovery Total: \$1,334,880</p> <p>Install Sprinkler System \$417,150</p>
<p>Mayerthorpe Healthcare Centre</p> <p><a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1123A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1123A.pdf</a></p>	Mayerthorpe	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	<p>Roofing Replacement \$169,366</p> <p>Grooved Piping/Gasket Fitting Repairs &amp; Failed Valve Replacements \$520,518</p> <p>Replace Roam Alert System \$45,164</p> <p>Replace Distress System \$33,874</p>
<p>Medicine Hat Community Health Services</p>	Medicine Hat	Fair	Good	AHS projects that had been completed were not accounted for in the report.	Not applicable
<p>Peace River Community Health Centre</p> <p><a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B4542A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B4542A.pdf</a></p>	Peace River	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	<p>Elevators - \$178,623</p> <p>Repair Structural Cracking - \$1,100,000</p> <p>Replace Retaining Wall - \$100,000</p> <p>Replace Elevator Controls &amp; Cylinders to meet existing code - \$875,000</p>

<b>Pincher Creek Health Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1136A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1136A.pdf</a>	Pincher Creek	Fair	Good	AHS indicated completed projects were not captured in the report. FCI was listed as 15.08. 15 is the cut-off for good.	Not applicable
<b>Redwater Health Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1149A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1149A.pdf</a>	Redwater	Poor	Fair	AHS indicated completed projects were not captured in the report. FCI was listed as 40.19, 40 is the cut-off for fair.	Not applicable
<b>Smoky Lake Continuing Care Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1199A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1199A.pdf</a>	Smoky Lake	Fair	Poor	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Design and construct a roof overlay on top of the sawtooth roof system - \$197,594 Replace Telephone System - \$16,936
<b>St. Therese - St. Paul Healthcare Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1160A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1160A.pdf</a>	St. Paul	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace High Pressure Boiler \$300,000 Rebuild Service Entrance \$85,000 Install Ambulance Bay Sump & Sand Trap \$55,000 Replace Low Pressure Steam Boilers \$200,000
<b>Stettler Hospital and Care Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1162A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1162A.pdf</a>	Stettler	Good	Fair	Changed at the request of AHS based on their knowledge of the general condition of the facility.	Electrical Transfer Switches - \$N/A

<b>St. Mary's Health Care Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1172A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1172A.pdf</a>	Camrose	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace medical gas source equipment include med vac \$250,000 Replacing ageing and failing Security door alarm and Card Access doors \$91,587 Replace wander alert system \$75,000 Replace non functional central clock system \$64,375
<b>Vilna Community Health Services (Our Lady's Health Centre)</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1180A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1180A.pdf</a>	Vilna	Fair	Poor	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace Flooring \$225,000 (Only 200 m2 worth \$22,582 is identified in consultant evaluation.) Replace Overhead Doors in Ambulance Garage \$12,500 Replace Unit Heater in Ambulance Garage \$10,000
<b>Whitecourt Healthcare Centre</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1187A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1187A.pdf</a>	Whitecourt	Good	Fair	AHS indicated that there were significant issues that were not identified by the consultant evaluations or new observations were added since the facility evaluation.	Replace Hot Water Tanks \$174,284 Parking Lot Upgrades \$221,000 Installation of Bulk Oxygen System \$160,000 Replace 2 Heating boilers and related equipment \$330,000
<b>Canmore General Hospital</b> <a href="http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1003A.pdf">http://www.infrastructure.alberta.ca/content/doctype354/production/reports/Health/B1003A.pdf</a>	Canmore	Good	Good	Incorrectly marked as changed.	Not applicable