

AVS

Asset Assessment Report

Slave Lake Healthcare Centre B1155A



<u>Details</u>	<u>Values</u>
Asset ID	B1155A
Asset Name	Slave Lake Healthcare Centre
Location	Slave Lake
Address	309 - 6 Street N. E.
Verification Audit Maintenance Costs	\$87,200.00
Replacement Cost	\$47,825,064.00
Gross Area (All Sections)	6,122
Measurement Unit	Sq. M.
Construction Year (Original Section A)	2002
Verification Audit Date	11/1/2011
Verification Prime Audit Firm	Golder Associates Ltd.
Verification Auditor Name	Sebastien Derkzen van Angeren, Lawrence McSorley
Verification Audit Replacement Costs	\$47,825,064.00
Verification Audit Mech Sub-consultant	
Verification Audit Elect Sub-consultant	
Verification Specialist Sub-consultant	
Historical Designation	None
Verification Auditor Phone Number	
Verification Audit FCR	0.18%

Narratives

General Summary

Slave Lake Healthcare Complex is a one storey hospital with approximately 40 patient beds. The 6122m² one storey building (with mechanical penthouse) was constructed in 1997. One addition was made in 2002 on the north end of the building.

The building is in acceptable condition.

Structural Summary

Structural drawings were not available for review at the time of this assessment. Component details throughout the report are based on information obtained from the site representatives and observations made during the site reconnaissance. The building has cast-in-place (CIP) concrete piles and grade beams with slab on grade. The superstructure of the building consists of a steel columns and beams, concrete masonry unit (CMU) beams walls and some small sections of heavy timber elements. The roof structure consists of steel joists supporting steel Q-Deck.

The building structure is in acceptable condition.

Envelope Summary

The majority of the building is clad in brick veneer with small portions of the building being clad in aluminum panels.

The flat roof portions consists of mainly built-up-bituminous (tar & gravel) roofing with SBS roofing on the 2002 addition.

The sloped roof portions of the building are provided with standard seam metal roofing.

The exterior windows are anodized aluminum framed fixed and operable insulated glazed windows.

Exterior doors consist of aluminum storefronts, automatic doors, large overhead doors, and steel utility doors. In steel and aluminum frames.

The envelope is in acceptable condition.

Interior Summary

Interior flooring consists of sheet vinyl flooring in most of the building; painted concrete in the mechanical rooms; ceramic tile in patient washrooms and staff kitchens; and carpet in office areas of the building.

Interior walls mainly consist of painted gypsum wall board; ceramic tile in some washrooms; and painted concrete/CMU in the mechanical rooms, service corridors, and some change rooms.

Ceiling finishes are approximately 25% suspended T-bar with inlaid acoustic tile.

Remaining ceiling finished are primarily painted gypsum board.

Interior entrance doors are storefronts in steel or aluminum frames (with automatic openers at entrance vestibules). Interior Unit entrance doors are typically steel with automatic openers. Interior common doors are painted metal and clear finish wood doors set in painted steel frames with lever style openers.

Interior finishes are in acceptable condition.

Electrical Summary

Electrical service is provided from the city power service via buried conductors to the primary distribution switchgear located in the main electrical room.

Power is distributed throughout the building from the electrical rooms. Primary power distribution in each room is provided by a series of main load break switchgear, fused load breaks transformers, and central distribution disconnects (CDPs).

Secondary distribution is provided by distribution panels throughout the building, providing normal power and emergency power service to switchboards, panelboards and splitters throughout. Electrical branch circuit panelboards throughout provide normal and emergency power throughout. Electrical branch wiring in the building is standard copper wire in conduit. Flexible conduit and cable are provided for final connections to mechanical equipment.

Motor control centers, multiple individual motor starters and variable frequency drives provide service for various mechanical equipment throughout.

Interior lighting is provided by pot and track incandescent light fixtures and T8 fluorescent lamps with electronic ballasts throughout. Exterior lighting is provided by metal halide fixtures around the building perimeter. Emergency lighting is provided by an emergency power generator connected to a portion of the fluorescent lighting throughout and emergency battery packs with integral and remote heads. Emergency exit signs are generally incandescent fixtures throughout.

Security access is controlled by proximity card readers and keypads to select areas.

Emergency power is supplied from one emergency generator.

The electrical systems are in acceptable condition overall.

Mechanical Summary

Natural gas and domestic water are supplied from the municipal main to the basement level boiler room. The incoming water supply is treated by water softeners

for all heating, chilled and domestic water used in the building.

Two Cleaver-Brooks hot water boilers are used for perimeter finned tube radiation, radiant heating panels, domestic water heating, and hot water unit heaters. One steam boiler is provided for humidification.

Cooling is provided by one TRANE chiller on the roof. Chilled water is provided directly to AHUs and other end devices throughout as well as via glycol exchangers.

Domestic hot water is generated by hot water heated water tanks. Domestic water distribution is typically provided by insulated black iron, galvanized steel and copper.

Fire suppression is provided throughout by a sprinkler system and standpipes equipped with two fire pumps and control cabinet.

The mechanical systems are generally in acceptable overall condition.

S1 STRUCTURAL

A1010 Standard Foundations*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 1

Narratives**Description**

The foundation for the building reportedly consists of cast-in-place (CIP) concrete piles and grade beams.

A1030 Slab on Grade*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives**Description**

The main floor of the building consists of a CIP concrete slab-on-grade.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Water leakage (ask operator)

Existence No

Significant cracking

Existence No

B1010.01 Floor Structural Frame (Building Frame)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description	
	Structural steel columns and beams supporting steel trusses and open steel web joists (OWSJ) throughout the building. Heavy timber columns and cross bracing are utilized in the two storey cupola building element. Exposed glue-lam beams are utilized in clear storey element at entrance lobby.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Significant corrosion	
Existence	No
Cracking	
Existence	No
Significant deflection	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description	
	Concrete masonry unit (CMU) walls throughout the building.

B1010.03 Floor Decks, Slabs, and Toppings*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 2 - Check List

Narratives

Description	
	Mechanical penthouse floor is composed of a metal deck with concrete topping supported by steel framing and masonry walls.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Significant corrosion	
Existence	No
Significant cracking	
Existence	No
Significant deflection	
Existence	No

B1010.07 Exterior Stairs*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 2 - Check List

Narratives

Description	
	Galvanized steel stairs with metal grating on the roof bridging parapets.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Uneven surface/ tripping hazard	
Existence	No
Handrail damaged/ not code compliant	
Existence	No
Inappropriate rise or run	
Existence	No
Structurally unsound	
Existence	No

B1010.08 Floor Construction Vapour Retarders, Air Barriers, and Insulation*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description	
	Concealed.

B1010.10 Floor Construction Firestopping*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 2 - Check List

Narratives

Description	
	Mostly concealed. Visible roof penetrations in mechanical spaces are provided with fire stopping materials.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Unsealed penetrations	
Existence	No

B1010.11 Other Floor Construction*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description	
	Galvanized steel grate catwalks provided on roof.

B1020.01 Roof Structural Frame*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description	
	OWSJ's and steel roof trusses supporting metal decking throughout the building.

B1020.03 Roof Decks, Slabs, and Sheathing*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Mostly concealed steel decks over OWSJ and steel trusses.

B1020.04 Canopies*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 End elements of patient room wings have overhangs supported by CIP concrete columns, and heavy timber columns, beams, and cross bracing.
 Main entry canopy is composed of CIP concrete columns with exposed painted steel trusses, purlins, and metal deck.
 A glass canopy is provided at real loading dock and is supported by heavy timber brackets and purlins.

B1020.06 Roof Construction Fireproofing*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Concealed.

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	75
ACL	ACL 2 - Check List

Narratives

Description	
	Modular clay brick veneer is provided as the exterior finish for the majority of the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Corrosion or rot	
Existence	No
Inconsistent surface finish	
Existence	No
Visible deformation/ loose sections	
Existence	No
Significant staining	
Existence	No

B2010.01.06.03 Metal Siding**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Pre-finished aluminum panels are provided for portions of the exterior of the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Corrosion or rot	
Existence	No
Inconsistent surface finish	
Existence	No
Visible deformation/ loose sections	
Existence	No
Significant staining	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Aluminum Panels. (~108m ²)
Cost	\$39,300.00
Start Year	2037
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	1997
Theoretical Design Life	75
ACL	ACL 1

Narratives

Description
 Expansion control joints are present at brick veneer at regular intervals complete with backer rod and sealer around the perimeter of the building.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 Joint sealer is provided at all control joints, material transitions, around windows, and doors.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Joint Sealers. (1052m)
Cost	\$38,300.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description
 Exterior wall construction is reported to be metal stud walls with clay brick veneer or aluminum insulated panels.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description
 Concealed.

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	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Parapets run the perimeter of the flat roof portions of the building and have a metal cap.

B2010.06 Exterior Louvers, Grilles, and Screens*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description Pre-finished sidewall mounted louvered grilles are provided at various points around the buildings perimeter.

B2010.09 Exterior Soffits*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description Exterior soffits are pre-finished perforated metal.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description Clear anodized aluminum framed fixed and operable insulated glazing units (IGU)

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Aluminum Windows (Glass & Frame). (~154m ²)
Cost	\$211,400.00
Start Year	2037
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	1997
Theoretical Design Life	30
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Anodized aluminum storefront doors and frames are provided at entry/exit points throughout the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Closer not working	
Existence	No
Poor air seal	
Existence	No
Hardware in poor condition	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Aluminum-Framed Storefront Doors (9 units)
Cost	\$35,600.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.01.06 Automatic Entrance Doors**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 Main and emergency entrance is provided with anodized aluminum metal framed automatic sliding doors operated by motion sensors in aluminum frame.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Automatic Entrance Doors. (1 unit)
Cost	\$25,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.01.09 Sliding Storefronts*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Motorized sliding storefront doors are provided at the main entrance of the building.

B2030.02 Exterior Utility Doors**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description

Painted metal hollow doors set in painted metal frames are provided for exit and service throughout the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Exterior Utility Doors. (8 units)
Cost	\$8,000.00
Start Year	2037
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	1997
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description	
	Sectional overhead pre-finished metal doors are provided for the ambulance bays and rear service bay.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Closer not working	
Existence	No
Poor air seal	
Existence	No
Hardware in poor condition	
Existence	No

B3010.01 Deck Vapour Retarder and Insulation*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description	
	Concealed.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 2 - Check List

Narratives

Description	
	Majority of the flat roof portion of the building is asphalt with pea gravel.
ACL Level:	ACL 2 - Check List
Element Condition:	3 - Marginal
<u>Assessment Criteria</u>	<u>Existence</u>
Problems with leakage (ask operator)	
Existence	No
Debris or insufficient gravel cover	
Existence	No
Bubbles / soft spots	
Existence	Yes
Evidence of significant ponding	
Existence	No

Repair (classified as Repair)

<u>Details</u>	<u>Values</u>
Short Title	Repair Roof. (~390m ²)
Cost	\$64,000.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern	
	Portions of roof near vertical seams (parapets and walls) have large amounts of tar bubbling up.
Recommendation	
	Replace bituminous roofing.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
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Short Title	Replace Built-up Bituminous Roofing (Asphalt & Gravel) (~2730m ²)
Cost	\$447,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2002
Theoretical Design Life	25
ACL	ACL 2 - Check List

Narratives

Description	Roof below cooling tower is SBS as well as the roof for the addition to the east.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Problems with leakage (ask operator)	
Existence	No
Debris or insufficient gravel cover	
Existence	No
Bubbles / soft spots	
Existence	No
Evidence of significant ponding	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace SBS Roofing. (~320m ²)
Cost	\$67,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B3010.07 Sheet Metal Roofing**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
Portions of the roof have sloped pre-finished standing seam metal roofing.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Metal Roofing. (~1864m²)
Cost	\$508,000.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B3010.08.02 Metal Gutters and Downspouts**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description
Prefinished metal gutters and downspouts provide surface water drainage from the sheet metal roof at some locations of building perimeter.
ACL Level: ACL 2 - Check List
Element Condition: 4 - Acceptable
Assessment Criteria <u>Existence</u>
Insufficient drainage away from building
Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Gutters and Downspouts.

	(~277m)
Cost	\$7,600.00
Start Year	2027
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	1997
Theoretical Design Life	0
ACL	ACL 1

<u>Narratives</u>
<p>Description</p> <p style="text-align: right;">Prefinished snow guards are provided along sections of sloped roof.</p>

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

<u>Narratives</u>
<p>Description</p> <p style="text-align: right;">Access to roof via hatch. Soil vents, mechanical curbs, and roof drains on all roof sections. Anodized aluminum framed fixed windows are provided above main entry lobby and at cupola.</p>

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Interior partitions consist of painted gypsum wall board (GWB) on metal studs. A small section of glass block wall present as a low wall partition in a small public corridor.

C1010.03 Interior Operable Folding Panel Partitions**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 The conference room has a folding partition wall to separate the room. The patient dining room has an accordian folding partition.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Operable Partition. (~10m ²)
Cost	\$16,400.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C1010.05 Interior Windows*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	80
ACL	ACL 1

Narratives**Description**

Interior windows and site lites set in painted metal frames are provided at cafeteria entrance, and on some offices along public corridors, some with wire glass.

C1010.07 Interior Partition Firestopping*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives**Description**

Mostly concealed. Visible and present in mechanical and service rooms in building.

C1020.01 Interior Swinging Doors (& Hardware)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
ACL	ACL 1

Narratives**Description**

Clear finish and plastic laminate faced wood/ painted metal doors with standard commercial hardware set in painted metal frames are provided throughout the building.

C1020.02 Interior Entrance Doors*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Anodized aluminum doors and frames provided throughout the building and an automatic sliding entrance door at the front entrance vestibule.

C1020.03 Interior Fire Doors*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Clear finish and plastic laminate faced wood/ painted metal doors with standard commercial hardware set in painted metal frames are provided throughout the building.

C1020.04 Interior Sliding and Folding Doors*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description
 Folding painted wood doors and commercial hardware are provided on patient closet doors.
 Plastic laminate faced wood sliding barn doors are provided at patient room washrooms.

C1020.06 Interior Gates*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 A coiling overhead security gate is provided at the gift shop and a sliding gate at the cafeteria serving area and accounting service counter.

C1030.01 Visual Display Boards**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 White boards and tack boards are provided throughout the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace White Boards. (~10 units)
Cost	\$4,200.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Tack Boards. (~10 units)
Cost	\$2,500.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified

Event Status

Not Approved

C1030.01 Visual Display Boards**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2007
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

White boards and Tack boards are provided throughout the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace White Boards. (~10 units)
Cost	\$4,200.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Tack Boards. (~10 units)
Cost	\$2,500.00
Start Year	2027
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	1997
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 Pre-finished metal partitions separate the shower and toilet stalls in the change rooms and washrooms.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Fabricated Compartments (Toilets). (~3 units)
Cost	\$4,400.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C1030.03 Interior Louvers and Vents*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Pre-finished louvers and vents throughout the building

C1030.05 Wall and Corner Guards*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	15
ACL	ACL 1

Narratives**Description**

Both plastic and stainless steel corner guards are provided throughout the building.

Plastic wall guards/ hand rails are provided throughout the buildings corridors.

C1030.08 Interior Identifying Devices*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
ACL	ACL 1

Narratives**Description**

Room number and identification labels are mounted on the doors of patient rooms, offices, utility rooms, etc throughout the building.

C1030.10 Lockers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
ACL	ACL 1

Narratives**Description**

1/3 height lockers are provided in the Men's and Women's change rooms, as well as in the operating preparation room, full height in the EMS area.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Lockers. (~114 units)
Cost	\$27,700.00
Start Year	2027
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	1997
Theoretical Design Life	30
ACL	ACL 1

Narratives**Description**

Wood and metal shelving is provided throughout the building.

C1030.14 Toilet, Bath, and Laundry Accessories*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Mirrors, liquid soap dispensers, waste baskets, paper and toilet paper dispensers and holders are provided in public, patient, and common washrooms throughout. Shower curtains, curtain rods, and towel holders are provided in some patient washrooms.

C2010 Stair Construction*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Galvanized metal stairs with grating treads and landing provided in mechanical rooms.

C2020.08 Stair Railings and Balustrades*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description Metal framed railings and balustrades at mechanical room stairs.

C3010.01 Concrete Wall Finishes (Unpainted)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description CMU walls provided throughout the building.

C3010.02 Wall Paneling**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description Horizontal wood paneling in waiting area of main entrance.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Wall Paneling. (20m ²)
Cost	\$2,200.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	60
ACL	ACL 1

Narratives

Description
 Gypsum wall board (GWB) is provided on majority of interior walls.

C3010.06 Tile Wall Finishes**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
 Ceramic tile wall finish is provided in all patient room showers, cafeteria, kitchen, and in the bath/shower rooms.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Tile Wall Finishes. (~286m ²)
Cost	\$91,000.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3010.11 Interior Wall Painting*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description
 Interior paint provided on majority of the walls throughout the building.

C3020.01.02 Painted Concrete Floor Finishes*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description
 Mechanical rooms and electrical room are provided with painted concrete floors.

C3020.02 Tile Floor Finishes**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Kitchen, patient washrooms, entrance vestibule, and shower rooms are provided with ceramic tile floors.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Tile Floor Finishes. (~104m ²)
Cost	\$20,900.00
Start Year	2047
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3020.07 Resilient Flooring**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

Vinyl Sheet Flooring is provided in the majority of the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Resilient Flooring (~5412m ²)
Cost	\$541,300.00
Start Year	2017
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	1997
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description

Carpet is provided in the administration offices, conference rooms, and in the ambulance bay office.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Carpet Flooring. (~283m ²)
Cost	\$23,200.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned

Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description

Portions of the buildings ceiling is provided with acoustic tile treatment.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Acoustic Ceiling Treatment. (~1395m ²)
Cost	\$76,200.00
Start Year	2022
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	1997
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

Large portions of the buildings ceiling is provided with painted gypsum board.

C3030.09 Other Ceiling Finishes*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 The lobby waiting area has linear wood fastened to the ceiling and a decorative wood grid suspended from the ceiling.
 Main entrance vestibule has prefinished linear metal ceiling.

S4 MECHANICAL

D2010.04 Sinks - 1997**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Stainless steel sinks are provided throughout the building in the operating rooms, kitchen, service rooms, and labs.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Stainless Steel Sinks. (38 units)
Cost	\$77,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.04 Sinks - 2001**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives**Description**

Stainless steel sinks are provided in the addition.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Stainless Steel Sinks. (2 units)
Cost	\$4,100.00
Start Year	2031
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives**Description**

Fiberglass surround showers are provided in locker rooms, and some auxilliary bathrooms.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Showers. (4 units)
Cost	\$13,000.00

Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Washrooms are provided with flush valve vitreous china (VC) toilets and VC lavatories.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Flush Valve Toilets. (60 units)
Cost	\$131,000.00
Start Year	2032
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Vitreous China Lavatories. (~82 units)
Cost	\$144,000.00
Start Year	2032
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	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Copper piping is provided throughout the building.

D2020.01.02 Valves: Domestic Water - 1997**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Isolation valves provided throughout building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Isolation Valves. (40 units)
Cost	\$8,000.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.01.02 Valves: Domestic Water - 2011**

<u>Details</u>	<u>Values</u>
Condition Rating	6 - Excellent
Year Installed	2011
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Isolation valves provided on Boiler, Glycol and Primary pump.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Isolation Valves. (3 units)
Cost	\$1,000.00
Start Year	2051
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.01.03 Piping Specialties (Backflow Preventers)**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Backflow preventors are provided on the main water feed, boiler feeds, sprinkler system and on various equipment piping throughout the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Missing on main water feed to building (if required by local authorities)	
Existence	No
Missing at heating and cooling system feed	
Existence	No
Missing at fire system connection	
Existence	No
Missing at equipment or other system connections	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Backflow Preventers. (26 units)
Cost	\$106,000.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.02.02 Plumbing Pumps: Domestic Water**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

2 Armstrong 7hp domestic hot water pumps are provided.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Hot Water Pumps. (2 units)
Cost	\$18,100.00
Start Year	2017
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	1997
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Water Softener is provided for the boiler hot water.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Domestic Water Conditioning Equipment. (1 unit)
Cost	\$14,000.00

Start Year	2017
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	2007
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	2 Boiler heated hot water tanks were installed in 2007 to provide building with domestic hot water.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Water supply temperature too hot or cold	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Hot Water Tanks. (2 units)
Cost	\$32,600.00
Start Year	2027
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	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Glass fiber insulation is provided throughout.

D2030.01 Waste and Vent Piping*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
ABS plastic pipe drains and vents through roof.

D2030.02.04 Floor Drains*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Floor drains are provided in the washrooms, change rooms, janitor rooms, kitchen, ambulance bay, and mechanical rooms throughout the building.

D2040.01 Rain Water Drainage Piping Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Roof drains through internal rain water leaders connect to the the municipal storm water system.

D2040.02.04 Roof Drains*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Strainer roof drains connect to internal rain water leaders.

D2090.01 Compressed Air Systems (Non Controls)**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Floor mounted Wilron equipment compressor and Zekks NC series air dryer are provided for the mechanical room maintenance.

Lifecycle Replacement (classified as Lifecycle Replacement)

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

Short Title	Replace Compressor and Air Dryer (1 unit)
Cost	\$16,900.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2090.10 Nitrous Oxide Gas Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Nitrous oxide gas outlets and medical gas alarm panels are provided in operating rooms, critical care and trauma areas. Portable bottles with manifold are located in a room located next to the loading dock.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Medical Gas Outlets. (~50 units)
Cost	\$19,600.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Medical Gas Alarm Panel. (~12 units)
Cost	\$34,400.00
Start Year	2027

Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Medical Gas Compressor/Dryer. (2 units)
Cost	\$6,100.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2090.11 Oxygen Gas Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Oxygen gas distribution is provided to patient rooms and clinical/patient care spaces throughout the building. Portable bottles with manifold are located in a room next to the loading dock. A large above ground liquid oxygen storage vessel located outside the building which is leased to the site and is therefore beyond the scope of this report.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 1m section pipe & fittings 19mm copper, oxygen. (~650m)
Cost	\$65,100.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified

Event Status

Not Approved

D2090.12 Reverse Osmosis Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

A reverse osmosis system is provided for wound and utensil rinsing.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Reverse Osmosis System. (1 unit)
Cost	\$2,250.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Medical vacuum system is provided for the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

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

Short Title	Replace Vacuum Systems (Medical and Lab). (1 unit)
Cost	\$10,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2090.14 Acid Waste Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

An acid waste system is provided for the Laboratory.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Acid Waste System. (~60m ² /gfa)
Cost	\$15,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2090.16 Medical Air System*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 A Fluid Energy medical air system with ~100 emergency back up bottles is provided in the mechanical room.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 One 227L interior above ground diesel fuel tank supplied by an 1100L exterior above ground tank which feeds to the emergency generator in the mechanical room.

D3010.02 Gas Supply Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Natural gas service from the street to a meter in the mechanical room.

D3020.01.01 Heating Boilers & Accessories: Steam**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	One Cleaver-Brooks open loop steam boiler, @ 4,000MBH provides humidification to the air supply.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 1 Steam Boiler and Accessories.
Cost	\$107,800.00
Start Year	2032
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.01.02 Feedwater Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

2 Grundfos pumps supply feed water to the steam boiler.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Exhaust and combustion air is provided for the boilers.

ACL Level:

ACL 2 - Check List

Element Condition:

4 - Acceptable

Assessment Criteria

Existence

Signs of back draft

Existence No

Combustion air not provided

Existence No

Penetrations or gaps

Existence No

Dirty or corroded

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chimneys (10m)
Cost	\$7,700.00

Start Year	2032
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	1997
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

A water feeder treatment tank is provided for the steam boiler.

ACL Level:

ACL 2 - Check List

Element Condition:

4 - Acceptable

Assessment Criteria

Existence

Treatment program not followed (ask operator)

Existence

No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	2 Cleaver-Brooks 8,000 MBH gas fired hot water boilers are provided for the buildings temperature control and domestic water heating with 2 Grundfos 1/2 hp pumps and 2 circulation pumps. A 379L Expansion tank is provided for both boilers.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Boilers. (2 units)
Cost	\$300,000.00
Start Year	2032
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Air Separators. (2 units)
Cost	\$5,400.00
Start Year	2032
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Expansion Tank. (1 unit)
Cost	\$2,900.00
Start Year	2032
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Pumps. (4 units)
Cost	\$43,400.00
Start Year	2032
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Sheet metal mechanical flues and combustion air are provided for the boilers.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Signs of back draft	
Existence	No
Combustion air not provided	
Existence	No
Penetrations or gaps	
Existence	No
Dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chimneys (~20m)
Cost	\$15,500.00
Start Year	2027
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Manual Chemical Pot Feeders are provided for the boilers.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Treatment program not followed (ask operator)	
Existence	No

D3030.04 Rotary-Screw Water Chillers*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	
	1 Trane 130 Ton rotary screw water chiller with pumps is provided for the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chiller Unit. (1 unit)
Cost	\$202,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chiller Pumps. (2 units)
Cost	\$16,100.00
Start Year	2022
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	8 original SSM air handling units (AHUs) averaging 15455 CFM are located on the roof of the building. The AHUs have steam humidification, chilled water/glycol (changed seasonally) cooling and glycol heating used individually or in various combination to provide tempered ventilation to interior spaces and pressurization of the operating room.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Occupants dissatisfied with ventilation (ask operator)	
Existence	No
Inside of unit and coils dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace AHU's. (8 units)
Cost	\$276,500.00
Start Year	2027
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Two 1125 CFM Engineered Air make-up air units are provided for the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Occupants dissatisfied with ventilation (ask operator)	
Existence	No
Inside of unit and coils dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace MUA. (2 units)
Cost	\$43,500.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.01.03 Air Cleaning Devices: Air Distribution*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

<u>Description</u>	
	Standard cellulose filters are replaced regularly in the AHU's and MUA units.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Filters dirty, not changed as required	
Existence	No
Inappropriate filtration provided in air handling units	
Existence	No

D3040.01.04 Ducts: Air Distribution*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

<u>Description</u>	
	Mostly concealed overhead duct supply to all areas. Return air is via the ceiling spaces back to the units.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	It was reported that there are VAV's for rooms serviced by AHU's #3 and #7.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operators and controls unsatisfactorily (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace VAV's. (~12 units)
Cost	\$23,000.00
Start Year	2027
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	
	Combination of sidewall and ceiling mounted pre-finished diffusers/grilles.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Cast iron insulated piping is provided for the steam distribution to humidifiers in AHU's.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Problems with steam traps or condensate return (ask operator)	
Existence	No
Leaks or corrosion (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Steam Distribution System. (~100m)
Cost	\$9,100.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.03.01 Hot Water Distribution Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Cast iron piping provides radiation and cabinet heaters.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
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 Systems. (~6122m ² /gfa)
Cost	\$711,700.00
Start Year	2037
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	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Iron piping provides chilled water to the glycol exchange for AHU's.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Leaks or corrosion (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chilled Water Distribution Systems. (~6122m ² /gfa)
Cost	\$389,600.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.03.04 Glycol Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	
	The glycol system includes 2 glycol pumps, a heat exchanger multiple resevoir's and heating coils in the AHU's.

D3040.04.01 Fans: Exhaust**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	
	Roof mounted centrifugal fans.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Exhaust Fans. (~6122m ² /gfa)
Cost	\$122,500.00
Start Year	2027
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	1997
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Overhead sheet metal ductwork, mostly concealed.

D3040.04.05 Air Outlets and Inlets: Exhaust*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Pre-finished ceiling mounted diffusers and grilles.

D3040.05 Heat Exchangers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
One Armstrong plate heat exchanger is provided in the mechanical room.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Heat Exchanger. (1 unit)

Cost	\$17,700.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.01.01 Computer Room Air Conditioning Units**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

A Mitsubishi Mr. Slim wall mounted air conditioning unit with condensor on the roof is provided for the server room.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Computer Room Air Conditioning Unit. (1 unit)
Cost	\$21,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.01.03 Packaged Terminal Air Conditioning Units*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description Mitsubishi Mr Slim air conditioning units with roof top condensers are provided for the Lab and other areas.

D3050.05.02 Fan Coil Units**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description Fan coil units are provided at most entrance vestibules.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Fan Coil Units. (~10 units)
Cost	\$62,800.00
Start Year	2027
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	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Finned tube radiation is provided for all perimeter rooms throughout the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Finned Tube Radiation. (6122m ² /gfa)
Cost	\$341,000.00
Start Year	2037
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Hot water unit heaters are provided in the mechanical rooms, shop, ambulance bay, and in air handling units.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Unit Heaters. (17 units)

Cost	\$66,500.00
Start Year	2027
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	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Electronic controls are provided throughout the building.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Electronic Controls. (~6122m ² /gfa)
Cost	\$11,200.00
Start Year	2027
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	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Barber Coleman BMCS is provided for all mechanical systems. Software upgraded in summer 2011.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Parts and service unavailable	
Existence	No
Insufficient control provided (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace BMCS. (~6122m ² /gfa)
Cost	\$167,000.00
Start Year	2022
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	1997
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 The main sprinkler and standpipe water main enters the building at below grade in the mechanical room with distribution and flow control monitors throughout; typically wet-pipe with some pre-action system in areas containing sensitive equipment.

D4020 Standpipes*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 The main sprinkler and standpipe water main enters the building at below grade in the mechanical room with distribution and flow control monitors throughout. Fire department connections are provided around the building exterior at emergency exits and in cabinets located in the corridors.

D4030.01 Fire Extinguisher, Cabinets and Accessories*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Dry chemical wall mounted fire extinguishers are provided throughout.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Kitchen is provided with a dry chemical fire extinguishing system.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Dry Chemical Fire Extinguishing System. (1 system)
Cost	\$15,500.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D4090.07 Fire Pumps & Water Storage Tanks*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Two jockey pumps are provided for the sprinkler system.

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	0
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 A pad mounted utility owned transformer is provided on the north end of the site and feeds the building underground.

D5010.02 Secondary Electrical Transformers (Interior)**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description
 One 225 KVA 600/380v transformer is provided in the electrical room.
 Two 112.5KVA 600/208/120v transformer is located in the electrical room.
 One 75KVA 600/208/120v transformer is located in the electrical room.
 One 300KVA 600/208/120v transformer is located in the electrical room.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Excessive heating (ask operator)

Existence No

Significant damage to enclosure

Existence No

Cleaning/maintenance not performed for sizes greater than 150 KVA (ask operator)

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Secondary Electrical

Cost	Transformers (225Kva). (1 unit) \$15,400.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Secondary Electrical Transformers (112.5 Kva). (2 units)
Cost	\$18,300.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Secondary Electrical Transformers (75 Kva). (1 unit)
Cost	\$7,300.00
Start Year	2037
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Secondary Electrical Transformers (300 Kva). (1 unit)
Cost	\$19,300.00
Start Year	2037
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	4 - Acceptable
Year Installed	1997
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Westinghouse 347/600v main distribution panel boards are provided in the mechanical room.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Breaker tripping (ask operator)	
Existence	No
Cleaning/maintenance by a testing firm not performed (ask operator)	
Existence	No
Lack of space for addition of breakers	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Electrical Branch Circuit Panelboards. (347/600v) (6 units)
Cost	\$220,000.00
Start Year	2037
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	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Westinghouse 120/208v secondary panel boards are provided throughout the building. A Liebert Interceptor Series surge protector is provided for select panel boards.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Lack space for addition of breakers	
Existence	No
Missing filler plates	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Electrical Branch Circuit Panelboards. (120/208v) (18 units)
Cost	\$102,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Surge Protectors. (6 units)
Cost	\$12,000.00
Start Year	2027
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	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description Westinghouse, Cutler-Hammer, and Siemens motor control centres are provided on a main MCC bank.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Switchboards, Panelboards, and (Motor) Control Centers. (~50 units)
Cost	\$400,000.00
Start Year	2027
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	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Cutler-Hammer, Westing-house, and Federal Pioneer stand alone starters throughout the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Tripping of overloads (ask operator)	
Existence	No
Pilot lights not operational	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Motor Starters. (~50 units)
Cost	\$76,000.00
Start Year	2027
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.01 Electrical Branch Wiring*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description Branch wiring is standard insulated copper in flexible and rigid conduit to connection points throughout the building.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description There is line voltage switching through out the building.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Operational issues (ask operator)

Existence No

D5020.02.02.01 Interior Incandescent Fixtures*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description Ceiling pot and wall mounted track incandescent lighting is provided throughout the building.

D5020.02.02.02 Interior Fluorescent Fixtures**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description The interior fluorescents are T-8 lamps with electronic ballasts.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Significant blackening of lamp ends

Existence No

Inappropriate relamping strategy

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Interior Fluorescent Fixtures. (~6122m ² /gfa)
Cost	\$668,000.00
Start Year	2027
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.02.03.02 Emergency Lighting Battery Packs**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	Emergency lighting battery packs are located throughout the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Insufficient capacity (ask operator)	
Existence	No
Unreliable (ask operator)	
Existence	No
Dirty or corroded	
Existence	No
Yearly audits not performed	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Emergency Lighting Battery Packs. (6 units)
Cost	\$8,300.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.02.03.03 Exit Signs*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Incandescent exit signs are located throughout the building.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Operational issues (ask operator)

Existence No

D5020.02.11 Operating Room Lighting*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Various HID lighting are provided in operating and procedure rooms.

D5020.03.01.03 Exterior Metal Halide Fixtures*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description High Intensity Discharge (HID) lighting is provided around the perimeter of the building via wall and post mounted fixtures.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description Exterior lighting is controlled by photocell.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

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	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	A DSC/Simplex fire detection and alarm system is provided for the building, including visual strobes, audible alarm, and magnetic door closers.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Trouble or ground lights lit on main panel	
Existence	No
Yearly audit not performed	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Detection and Fire Alarm. (6122m ² /gfa)
Cost	\$223,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.03 Security Access**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Proximity card readers and keypads are provided for access to select floor areas throughout.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Security Access Panels and Systems. (~6122m ² /gfa)
Cost	\$223,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.04 Video Surveillance**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Security cameras are provided throughout the building and around the perimeter. Cameras are digital black and white.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Video Surveillance System. (9 cameras)
Cost	\$20,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.03 Clock and Program Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	A Simplex 6351 Master Clock system is provided throughout the building.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

D5030.04.01 Telephone Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	
	NEC Telephone system and handsets is provided to rooms throughout the entire building.

D5030.04.03 Call Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	A nurse call system with alarm is provided to each patient bed connected to the Nursing station of the unit.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
Assessment Criteria	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Nurse Call System. (~50 units)
Cost	\$14,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.04.04 Data Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	Building is wired with CAT 5 provided by Alberta SuperNet.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

D5030.04.05 Local Area Network Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	15
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	Circa Telecom AGT network interface system is provided throughout.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

D5030.05 Public Address and Music Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Public address system is provided for the entire building with access at all nursing stations, administraton, and operating rooms.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Public Address and Music Systems. (~4 units)
Cost	\$25,000.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.06 Television Systems*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Shaw CATV outlets provided in the patient rooms and staff lounge.

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

One, 320KW Finning emergency generator is provided in the mechanical of the building with adjacent above ground diesel fuel storage tank with a concrete curb containment.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Regular load tests not completed

Existence No

Insufficient capacity (ask operator)

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Generator. (1 unit)
Cost	\$229,800.00
Start Year	2032
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.07 Vending Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description Vending machines are provided in the cafeteria.

E1020.02 Library Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description Moveable high density file cabinet system is provided for patient files in the administration area.

E1020.07 Laboratory Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description Fume hoods and various testing equipment is provided in the laboratory area of the building.

E1020.08 Medical Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives**Description**

Various medical equipment is provided throughout the building in most rooms.

E1020.09 Mortuary Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

The morgue is provided with a cooler for cadavers.

E1030.03 Loading Dock Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives**Description**

Hydraulic loading dock ramp is provided in the loading dock area.

E1090.01.01 Vacuum Cleaning Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Building contains central vacuum system.

E1090.03 Food Service Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	25
ACL	ACL 1

Narratives**Description**

Full service commercial kitchen with food preparation and cleaning equipment is provided in the building.

E1090.04 Residential Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Stove, microwaves, and fridge's are provided in staff areas in the building.

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	15
ACL	ACL 1

Narratives**Description**

Physical therapy unit has various equipment for rehabilitation.

E2010.01 Fixed Artwork*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Various paintings and other artwork on walls throughout the building.

E2010.02 Fixed Casework**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	35
ACL	ACL 1

Narratives

Description

Plastic laminate counter tops, upper and base cabinets, metal lab cabinets, and stainless steel counter tops are provided throughout the building. Wood veneer display cabinets are provided in waiting room.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Fixed Casework. (~6122m ² /gfa)
Cost	\$668,000.00
Start Year	2032
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	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

Horizontal metal blinds, and vertical vinyl blinds are provided for the majority of exterior and interior windows.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Blinds. (~180m ²)
Cost	\$23,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned

Budget Type

Unspecified

Event Status

Not Approved

E2010.04 Fixed Floor Grilles and Mats*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Main entry and emergency entrance vestibules provided with recessed fixed floor grilles.

E2020.02.02 Systems Furniture*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Panel hung and free standing desking system provided in staff/admin areas.

E2020.02.03 Furniture*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives**Description**

Various desks, stools. Tables, chairs, storage cabinets are provided throughout the building.

F1020.02.02 Sound-Conditioned Rooms*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
Two hearing testing rooms are provided.

F1030.03 Radiation Protection*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
X-ray room assumed to have lead lining in walls provided as radiation protection.

F1040.05 Liquid and Gas Storage Tanks*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
One above ground, 1135L Diesel storage tanks is provided behind the building.

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Building is at grade, thus appropriate barrier free route is provided and handicapped parking stalls with proper signage is present.

K4010.02 Barrier Free Entrances*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Double automatic doors are provided for barrier free entrance at main building entry points.

K4010.03 Barrier Free Interior Circulation*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Interior circulation follows has adequate maneuvering clearance and door hardware for barrier free access.

K4010.04 Barrier Free Washrooms*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Two unisex barrier free washrooms are provided with appropriate grab bars, and space requirements off of the main lobby.

K4030.01 Asbestos*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 No known or reported concerns with respect to asbestos.
 Based on the year of construction (1997) it is unlikely for asbestos containing materials to be found in the building.

K4030.02 PCBs*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 No known reported or concerns with respect to asbestos containing electrical equipment.
 Based on the year of construction (1997) it is unlikely that there are any PCB containing electrical equipment on site.

K4030.04 Mould*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

No mould observed or reported by site representatives.

K4030.08 Biohazardous Materials*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1997
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Biohazardous materials are present on site. The exact quantities of biohazardous materials is unknown.

K50 Asset Documentation

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

