

RECAPP Facility Evaluation Report

David Thompson Regional Health Authority



Consort Hospital and Care Centre

B1013A
Consort

Facility Details	
Building Name:	Consort Hospital and Care C
Address:	5402 - 52 Avenue
Location:	Consort
Building Id:	B1013A
Gross Area (sq. m):	4,509.00
Replacement Cost:	\$26,323,379
Construction Year:	1983

Evaluation Details	
Evaluation Company:	Sherry Turpin - Architect
Evaluation Date:	June 16 2009
Evaluator Name:	Len O'Connor

Total Maintenance Events Next 5 years: \$6,585,250
5 year Facility Condition Index (FCI): 25.02%

General Summary:

The Consort Hospital and Care Centre was constructed in 1983. The floor area of the facility is 4509 m2. The facility has 5 acute bed capacity with 15 capacity for continuing care. The core facility has a main and lower floors with a mechanical mezzanine at the roof level. An attached module housing continuing care is attached tot he north side of the facility. Numerous renovations and upgrades have been completed since the original construction. The condition of this facility is good.

MAILING ADDRESS: P.O. BOX 310, CONSORT, ALBERTA T0C 1B0 MR. STEVE VERT - BOARD CHAIRMAN
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Structural Summary:

Structural Summary: Foundation include concrete piles, foundation walls, concrete columns, and grade beams. Structural floors include slab on grade, structural slabs, and topping on metal decks. Structural roof elements include steel columns, beams, open web steel joist, and metal decking.

Overall Rating: 4 Acceptable.

Repairs: Provide repairs to concrete floor in ambulance bay.
 Study: Provide study for floor firestopping.
 Code Repair: Complete repairs recommended in firestopping study.

Envelope Summary:

Envelope Summary: The roof envelope is composed of vapour membrane, rigid insulation, and either SBS or built-up rooming membranes. The main wall envelope is made up of brick veneer, rigid insulation, vapour membrane and a load-bearing masonry wall. The mechanical mezzanine walls are composed of horizontal metal siding, batt insulation, and a metal liner panel. Other wall envelope elements include joint sealant, paint, grilles, protection board, and metal soffits. Openings consist of aluminum windows, storefronts, automatic doors, insulated metal overhead doors, and insulated metal doors.

Overall Rating: Overall rating is 4 Acceptable.

Hazardous Materials: Remove asbestos protection board at grade, Replace with cement board.
 Repair: Provide repairs for double exterior doors to lower mechanical room.

Interior Summary:

Interior Summary: interior partitions are masonry, and metal with steel studs. Openings are completed with glazed metal storefronts, swing metal and wood doors, and fire doors. Other interior components are visual display boards, corner guards, hand and wall railings, lockers, storage shelving, and washroom accessories. Stairs are steel with concrete fill and finished with either resilient flooring or painted finishes. The floors are finished with ceramic tile, carpet, resilient tile or sheet flooring, and epoxy. The interior walls are painted. Ceilings are finished with acoustic tiles in T-bar, painted gypsum board, linear metal or unpainted concrete.

Equipment, Furnishings and Special Construction: Other building components include a passenger elevator, a dumbwaiter, beauty equipment, commercial laundry equipment, loading dock equipment, food services equipment, fixed casework, and blinds.

Overall Rating: 4 Acceptable

Repairs: Repair floor finish in ambulance bay.

Study: Conduct study for partition firestopping.

Repair: Provide repairs of firestopping recommended in study.

Mechanical Summary:

Ventilation is provided by variety of air handling units located in Mechanical Rooms and on the roof. Total of 4 air handling units.

Air distribution system is via medium velocity single ductwork to grilles and diffusers.

Air conditioning is provided by indoor water chiller and condensers.

Heating system includes two natural gas fired boilers and one steam boiler.

Two natural gas fired boilers provide hot water for perimeter radiation, radiant panels, unit heaters and heat exchangers. Hot water is circulated via base mounted pumps.

One low pressure steam boilers serve humidification system.

Domestic hot water is generated by two hot water tanks fed from the main boilers, which provide 45, 60 and 80 deg.C water to Laundry, Kitchen and washrooms. Copper piping distribution to plumbing fixtures complete with domestic hot water recirculation systems.

Pneumatic controls.

Medical gas systems include the piping, fittings, valves, air compressor and vacuum pumps. Medical oxygen, medical air and vacuum system. Medical gas consoles are located in Patient Rooms, plug ins for oxygen, medical air and vacuum.

Fire protection system for the facility consists of sprinkler system, hand held fire extinguishers and chemical suppression system for kitchen exhaust canopy.

Sanitary service to Town's mains.

Storm service to surface run off.

Domestic water supplied from the municipal systems.

Overall mechanical system is in good condition.

Electrical Summary:

This facility was built in 1983 with some upgrades initiated in 2003 to 2008. These upgrades included the Fire Alarm System, Nurse Call System and the Security Door Panel.

The lighting in this facility is still of the energy inefficient T-12 lamps and Magnetic ballasts, this makes the lighting part of the facility a marginal condition.

The rest of the facility is in fair condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Concrete piles, with pile caps and bell bottoms, and reinforcing. Grade beams, 250 x 900-1200 mm, with reinforcing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

A1030 Slab on Grade*

Basement and Wings 2A & 6A Main Floors: 125 mm reinforced concrete with welded wire mesh reinforcement.
Main Core Floor: 225 mm structural concrete slab, reinforced, on concrete columns with thickened tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

A2020 Basement Walls (& Crawl Space)*

Concrete basement walls, 200 mm, with reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

B1010.01 Floor Structural Frame (Building Frame)*

Supporting Main Core Floor: Reinforced concrete columns with thickened caps. Concrete walls with reinforcement.
Supporting Mezzanine Floor: Steel HSS columns, W-beams, and OWSJ

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

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

Cast-In-Place-Concrete 200 - 240 mm , reinforced.
Load-bearing masonry 190 and 240 mm, with reinforcement and core fills.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

B1010.03 Floor Decks, Slabs, and Toppings*

Main Core: 225 mm concrete slab with reinforcement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

B1010.05 Mezzanine Construction*

Mechanical Mezzanine: 140 mm concrete topping on 38 mm high bond metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

B1010.09 Floor Construction Fireproofing*

Spray applied fireproofing to underside of metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

B1010.10 Floor Construction Firestopping* 1983

Original firestopping systems viewed at floor penetrations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

B1010.10 Floor Construction Firestopping* Upgrades

Systems not viewed for upgrade work at floor penetrations.
Renovation and upgrade work requires firestopping to be installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	50	MAR-10

Event: Repair Floor Firestopping

Concern:

Firestopping not observed at renovation or upgrade work.

Recommendation:

Install firestopping to study recommendations.

Consequences of Deferral:

Exposure to unsafe conditions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$5,000	Medium

Updated: MAR-10

Event: Study Firestopping Requirements

Concern:

Firestopping not viewed for upgrade work at floor penetrations.

Recommendation:

Conduct study to determine extent and recommend systems to be installed.

Consequences of Deferral:

Continued exposure to unsafe conditions.

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

Updated: MAR-10

B1020.01 Roof Structural Frame*

Elements include load bearing masonry, HSS columns, steel W-breams, and OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

B1020.02 Structural Interior Walls Supporting Roofs*

Cast-in-place concrete and load bearing masonry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

B1020.03 Roof Decks, Slabs, and Sheathing*

Fluted metal decking on structural frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

B1020.04 Canopies*

Structural Steel, W-beams, HSS joists, and metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Brick: 92 mm face brick on metal angle, with running and soldier courses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	75	MAR-10

B2010.01.06.03 Metal Siding**

Preformed prefinished horizontal metal siding, 100 mm thick, with flashings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace 375 Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,000	Unassigned

Updated: MAR-10

B2010.01.09 Expansion Control: Exterior Wall Skin*

Backing rod with sealant fill, continuous.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	75	MAR-10

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

Sealant at perimeter of openings, transitions and control joints. Sealant is weathered, cracking and separated from substrates in many locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	20	MAR-10

Event: Replace 400 m Joint Sealant

Concern:

Sealant is hard, cracked or missing.

Recommendation:

Replace sealant.

Consequences of Deferral:

Infiltration of moisture.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$16,800	Medium

Updated: MAR-10

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

Painted steel components, lintels, bollards, other.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-10

Event: Repaint metal components

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$3,500	Unassigned

Updated: MAR-10

B2010.01.99 Other Exterior Wall Skin*

Asbestos protection board over rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	50	MAR-10

Event: Replace 285 m Asbestos Protection Board

Concern:

Protection board at grade, 6 mm asbestos board, requires repairs to various locations at building perimeter. Rigid insulation is exposed.

Recommendation:

Excavate to expose panel, remove all asbestos board under abatement and replace with cement board panels, replace earth, compact, and repair landscape areas.

Consequences of Deferral:

Deterioration of rigid insulation.



Damaged asbestos board

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2013	\$82,000	Low

Updated: MAR-10

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

Load bearing 240 mm masonry wall construction with reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

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

Vapour barrier on backup wall. Rigid insulation 50 mm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

B2010.05 Parapets*

Type 1: 90 face brick, 50 mm cavity, 50 rigid insulation, vapour membrane, 240 core filled masonry units, 38 mm strapping filled with 38 mm rigid insulation, 19 mm plywood, roof membrane, prefinished metal flashing.

Type-2: 90 face brick, 50 mm cavity, 50 mm rigid insulation, vapour membrane, 12.7 exterior gypsum sheathing, 152 metal studs, batt insulation fill, 12.7 exterior gypsum sheathing, vapour membrane, 38 mm wood furring, roof membrane, prefinished metal flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal loovers and grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

B2010.09 Exterior Soffits*

Prefinished metal linear soffit system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

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

Aluminum frame with dark anodized brown finish, single and ganged units, vertical and sloped, double glazed fixed sealed units.

Sealed Unit Glazing is scheduled for 2009 replacement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace 119 m2 Glass & Frame

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$175,600	Unassigned

Updated: MAR-10

B2020.02 Storefronts: Windows**

Aluminum frame, dark anodized, insulated panels, fixed double glazed sealed units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace 72 m2 storefronts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$106,300	Unassigned

Updated: MAR-10

B2020.03 Glazed Curtain Wall**

Aluminum framed dark anodized units, sloped, double glazed sealed units, locate above main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace 22 m2 sloped curtain wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$42,200	Unassigned

Updated: MAR-10

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum frame, dark anodized, single swing style, tempered glass full lite, and hardware (panic hardware, closure, lock, hinges, weatherstripping, and auto openers on selected doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 8 door assemblies

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$35,200	Unassigned

Updated: MAR-10

B2030.01.06 Automatic Entrance Doors**

Aluminum frame, dark anodized, single tempered glass full lite, auto opener hardware system, and standard hardware (hinges, push-pulls, weatherstripping, locks).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 4 units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$70,000	Unassigned

Updated: MAR-10

B2030.02 Exterior Utility Doors**

Galvanized metal doors, reinforced, insulated, hardware (hinges, closure, exit hardware, threshold, weatherstripping)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Repair 1 pair exterior utility doors

Concern:

Door frame has come loose from masonry wall surrounding the frame. Owner has install angle iron to temporarily hold the door frame in place. Masonry wall has minor cracking.

Recommendation:

Remove doors and frame. Repair wall. Provide interior steel reinforcing frame if required. Re-install door frame and doors and repaint doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$5,000	Low

Updated: MAR-10

Event: Replace 4 units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,060	Unassigned

Updated: MAR-10

B2030.03 Large Exterior Special Doors (Overhead)*

Type-1: Ambulance overhead panel doors (2), painted steel finish, glazed panels, motorized, radio and manual controllers.

Type-2: Receiving overhead panel door (1), painted, glass panels, motorized, with manual controller. 2003/2004 auto operators were replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replacement 3 units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$26,200	Unassigned

Updated: MAR-10

B3010.01 Deck Vapor Retarder and Insulation*

Vapour retarder with rigid insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

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

Built-up roofing assembly with pea gravel ballast.
Roof is scheduled to be replaced in 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	25	MAR-10

Event: Replace 1300 m2

Concern:

The roof is at the end of its lifecycle and has already required patching and repair work for leaks.

Recommendation:

Replace roof membrane and verify condition of vapour membrane and insulation. Replace membrane and insulation if required.

Consequences of Deferral:

Continued roof leaks and high maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$236,600	Medium

Updated: MAR-10

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

SBS Roofing, 2 ply, light grey colour, with flashings.
Roof replaced for main core and mechanical mezzanine roof areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-10

Event: Replace 1542 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$363,900	Unassigned

Updated: MAR-10

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Gypsum Board Assemblies: gypsum board, metal studs, batt insulation, rated and non-rated, painted.
 Masonry Assemblies: 140 and 190 mm, smooth face, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

C1010.05 Interior Windows*

Metal frame, single pane glass, clear and wire glass, rated and non-rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	80	MAR-10

C1010.06 Interior Glazed Partitions and Storefronts*

Welded steel frames, rated and non-rated, tempered glass to wire glass, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	80	MAR-10

C1010.07 Interior Partition Firestopping* 1983

Various firestopping systems to suit application at rated wall penetration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

C1010.07 Interior Partition Firestopping* Upgrades

Firestopping systems not observed at upgrade work penetrating rated partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1995	50	MAR-10

Event: Repair Partition Firestopping

Concern:

No firestopping at partition penetrations.

Recommendation:

Provide firestopping systems to locations recommended in study.

Consequences of Deferral:

Continued exposure to safety risk.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$10,000	Medium

Updated: MAR-10

Event: Study Partition Firestopping*

Concern:

No firestopping observed at upgrade work penetration rated partitions.

Recommendation:

Conduct study to determine extent of missing firestopping.

Consequences of Deferral:

Exposure to unnecessary safety risk.

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

Updated: MAR-10

C1020.01 Interior Swinging Doors (& Hardware)*

Welded metal doors with metal or wood doors, rated and non-rated, painted and clear finished, with tempered or wire glass, and hardware suitable for assembly and condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

C1020.03 Interior Fire Doors*

Metal fire doors in rated frame, painted or clear finish, glazed or non-glazed, wire glass, rating varies, rated hardware to suit condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

C1030.01 Visual Display Boards**

Tackboards, talk/chalk boards and chalk boards, various locations and sizes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

Event: Replace 40 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$8,000	Unassigned

Updated: MAR-10

C1030.05 Wall and Corner Guards*

Stainless steel, 50x50 mm, yo 850 mm above finished floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-10

C1030.06 Handrails*

Wood guard rails, bumper rails, handrails and wall rails, plywood with hardwood edging or solid wood, clear finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

C1030.08 Interior Identifying Devices*

Style: Laminated plastic, slide-in slots, blue back ground with black lettering.
Types: room signs with numbers, exit signs, nursing desk signs, and wing signs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

C1030.10 Lockers**

Single tier lockers, prefinished metal, slope top, single colour doors, single colour frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 67 Lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$52,600	Unassigned

Updated: MAR-10

C1030.12 Storage Shelving*

Stainless steel wire shelving, wood shelves, plastic laminate shelves, metal shelving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

C1030.14 Toilet, Bath, and Laundry Accessories*

Dispensers for hand sanitation, soap, toilet tissue, and paper towels. Coat hooks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

C2010 Stair Construction*

Steel stair construction, metal pans with concrete fill, painted exposed surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

C2020.05 Resilient Stair Finishes**

Resilient (rubber) treads and risers and landings with raised round bubble pattern.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

Event: Replace 20 m2 Resilient Stair Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,100	Unassigned

Updated: MAR-10

C2020.08 Stair Railings and Balustrades*

Metal pipe railing and support brackets, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

C2020.10 Stair Painting*

Painted steel stair with concrete fill for treads, risers and stringers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

C3010.01 Concrete Wall Finishes (Unpainted)*

Concrete walls and columns on lower level in storage areas are unfinished.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board with metal stud wall assemblies are unfinished in lower level storage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	MAR-10

C3010.06 Tile Wall Finishes**

Ceramic tile finish, 50x50 mm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace 160 m2 Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$14,600	Unassigned

Updated: MAR-10

C3010.11 Interior Wall Painting*

Wall painting, high to low gloss, colours varies. Repainting program is on a 5-year cycle.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	10	MAR-10

C3020.01.01 Epoxy Concrete Floor Finishes* 1984

Epoxy floor system with cove at wall and 150 mm base. Colour brownish. Versa system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

C3020.01.01 Epoxy Concrete Floor Finishes* Kitchen

Floor finish coat is patchy in kitchen, hall and wash areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	0	MAR-10

Event: Finish coat 110 m2 floor

Concern:

Surface protection layer has worn off in many locations, exposing the base epoxy layer.

Recommendation:

Provide new protective wear layer with non-slip aggregate.

Consequences of Deferral:

Total wear-through of base layer, then requiring replacement of system of large areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2010	\$15,000	High

Updated: MAR-10

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete floors aged with exposed concrete in many areas. Locations include general storage with ancillary areas and mechanical room with ancillary rooms all located on lower level. Mechanical mezzanine floor is also painted; condition 4 acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	10	MAR-10

Event: Repaint 570 m2 concrete floors

Concern:

Protective finish worn from concrete floors.

Recommendation:

Repaint floors.

Consequences of Deferral:

Exposed concrete subjected to surface degradation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$8,850	Low

Updated: MAR-10

Event: Repair 77 m2 floor

Concern:

Ambulance Bay: Surface coating is worn off. The concrete surface is pitted due to salt deposits. There is no floor drain nor trench drain.

Recommendation:

Sawcut floor and install trench with drain. Pour new concrete. Install slopped surface topping slopped to drain. Provide protection coating to floor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$30,000	High

Updated: MAR-10



Ambulance bay floor.

C3020.02 Tile Floor Finishes**

Ceramic floor tile, 50x50 mm

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

Event: Replace 30 m2 Tile Floor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$11,000	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring 1983**

Resilient sheet flooring with integral cove and base or rubber base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

Event: Replace 2690 m2 Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$306,000	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring 2006**

Sheet resilient flooring with rubber base. Renovation in Clinic and cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	20	MAR-10

Event: Replacement 200 m2 Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$22,700	Unassigned

Updated: MAR-10

C3020.08 Carpet Flooring 1983**

Carpet flooring with rubber base, low cut pile, direct glue down.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	15	MAR-10

Event: Replace 210 m2 Carpet Flooring

Concern:

Carpet is past it's expected life. The surface is worn and seams have some frayed edges.

Recommendation:

Replace carpet.

Consequences of Deferral:

Continued carpet deterioration and high maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$18,300	Low

Updated: MAR-10

C3020.08 Carpet Flooring 2003**

Carpet Flooring with rubber base, lower floor training room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	15	MAR-10

Event: Replace 70 m2 Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$83,253	Unassigned

Updated: MAR-10

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Concrete ceiling in general storage area, mechanical room and ancillary areas, are unpainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	MAR-10

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings for storage rooms within general storage area are unpainted

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	60	MAR-10

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

Suspended T-bar ceiling with acoustic drop-in tiles, flat profile, fissured pattern, washable tiles in kitchen area, white colour.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Replace 2360 m2 Acoustic Ceiling Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$143,000	Unassigned

Updated: MAR-10

C3030.07 Interior Ceiling Painting*

Painted gypsum board ceilings with bulkheads and concrete ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

C3030.09 Other Ceiling Finishes*

Linear metal ceiling system, prefinished, with supporting system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

D1010.01.02 Hydraulic Passenger Elevators**

Hydraulic passenger elevator(1) serving 2 floors, side opening painted doors to 2 ends. Stainless steel entrance jamb, panel and trim components, plastic laminate interior wall panels, resilient flooring, by Montgomery Elevator Co., and adjacent machine room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Refurbish 1 Hydraulic Passenger Elevator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$108,200	Unassigned

Updated: MAR-10

D1090 Other Conveying Systems*

Dumbwaiter, serving two floors, stainless steel enclosure and cab, vertical bi-parting doors. Energy dumbwaiter from Philadelphia, model 12, capacity 227 kg.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

S4 MECHANICAL

D2010.04 Sinks**

600X600 mop sinks, molded stone, floor mounted , SS strainer.
 Single and double compartment stainless steel sinks complete with chrome plated swing spout, aerator, indexed lever handles.
 Stainless steel commercial sinks serving Kitchen.
 Wall hung vitreous china sinks with wall mounted faucet.
 Single and double compartment scrub station with knee controls.
 Stainless steel countertop sinks with marine ledge.
 Shampoo sink - terrazo complete with hanger and hose holder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 40 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$100,000	Unassigned

Updated: MAR-10

D2010.05 Showers**

Pressure balanced mixing valve with integral thermometer, hand spray with flex hose and in-line vacuum breaker.
 Drench shower - stainless steel, single head, horizontal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 18 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$70,000	Unassigned

Updated: MAR-10

D2010.06 Bathtubs**

Porcelain enameled steel, slip resistant with overflow and waste fitting. Pressure balanced valve complete with thermometer, hand spray and hose.
 Assisted bath tub Bowl complete with automatic disinfections system, locking door, thermoscopic mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 10 Bathtubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$78,000	Unassigned

Updated: MAR-10

D2010.08 Drinking Fountains / Coolers**

Stainless steel refrigerated wall hung drinking fountains with removable louvered front panel and automatic stream regulator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace 4 Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$20,000	Unassigned

Updated: MAR-10

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

WC - Wall hung, vitreous china, open front seat, flush valve.

LV - Stainless steel, countertop c/w two handle faucets. Vitreous china, wall hung c/w single lever mixing faucets.

UR - Vitreous china, washout, wall hung urinal with flushing rim and flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace 48 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$185,000	Unassigned

Updated: MAR-10

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

D2020.01.02 Valves: Domestic Water**

All plumbing fixtures isolated.

Domestic water distributed to commercial flush valve fixtures installed throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	40	MAR-10

Event: Boiler Room Mechanical Upgrade

Concern:

The six and eight inch valves in the boiler room require replacement with two, three and four inch valves on the main water and heating lines. The large valves are aged gate valves that are worn and do not hold when closed.

Recommendation:

Replace existing valves in Mechanical Room with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$75,000	Medium

Updated: MAR-10

Event: Replace Approx. 150 Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$120,000	Unassigned

Updated: MAR-10

D2020.01.03 Piping Specialties (Backflow Preventors)**

Reduced pressure backflow preventers serving incoming 100mm diameter domestic water line and 150mm diameter fire line.

Double check valve assembly on 150mm diameter fire line from siamese connection.

Backflow prevention installed on boiler make-up water.

Double check valve arrangement serving chilled water system.

Vacuum breakers serving NFHB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	20	MAR-10

Event: Replace Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$125,000	Unassigned

Updated: MAR-10

D2020.02.02 Plumbing Pumps: Domestic Water**

Three in-line domestic hot water recirculation pumps serving domestic hot water systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

Event: Replace 3 Plumbing Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Unassigned

Updated: MAR-10

D2020.02.04 Domestic Water Conditioning Equipment**

Duplex water softener package complete with brine tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

Event: Replace Domestic Water Conditioning Equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$14,000	Unassigned

Updated: MAR-10

D2020.02.06 Domestic Water Heaters**

Domestic hot water heating system consist of two (2) hot water tanks complete with heating coils and 3-way mixing valves. Tanks serve 80 and 60deg.C domestic water systems (Kitchen and Laundry) as well as 40deg.C system (plumbing fixtures). Both tanks have capacity of 1,600l. Tanks are manufactured by Westeel, 86kPa.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	20	MAR-10

Event: Replace Domestic Water Heaters and accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$125,000	Unassigned

Updated: MAR-10

D2020.03 Water Supply Insulation: Domestic*

Water piping insulated with fiberglass insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

D2030.01 Waste and Vent Piping*

Cast iron and PVC sewer lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

D2030.03 Waste Piping Equipment*

Grease trap serving Kitchen sinks.
 Double compartment mud interceptor.
 Oil interceptor.
 Sump pit complete with duplex pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D2040.01 Rain Water Drainage Piping Systems*

Cast iron and PVC.
 Rain water collection via roof drains and storm water piping to storm mains.
 Three storm catch basins (dry well) located on parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

D2090.11 Oxygen Gas Systems**

The medical supply manifold and tanks are located in Mechanical Room. Manifold consists of header connections and pigtails for oxygen cylinders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	MAR-10

Event: Replace Oxygen Gas System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$105,000	Unassigned

Updated: MAR-10

D2090.13 Vacuum Systems (Medical)**

Vacuum drawn by duplex vacuum pump complete with piping and exhaust mufflers , located in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	30	MAR-10

Event: Replace Vacuum Systems (Medical)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$105,000	Unassigned

Updated: MAR-10

D2090.16 Medical Air System*

Medical air provided from duplex compressor located in mechanical room. System consists of packaged compressor with low water pressure alarm sensor, fresh air intake filters, aftercooler, refrigerated air dryers, line pressure regulator and main shut-off valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-10

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

225 l capacity day tank located in Emergency Generator Room complete with low level alarm, supply and return oil lines to pump, pressure controlled valves, 20mm diameter oil supply and return lines to each boiler, pump located in concrete well controlled by gas pressure interlock to generator day tank fill switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	MAR-10

D3010.02 Gas Supply Systems*

150mm diameter gas line enters the building in Mechanical Room. Pressure gas service for all gas fired appliances. Regulator at each fixture. Steel schedule 40 piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	MAR-10

D3020.01.01 Heating Boilers & Accessories: Steam**

One Cleaver Brooks MAS-200 boiler (147 kW heating output) serving humidification. System complete with blow down tank, soft water connection and pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace Steam Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$175,000	Unassigned

Updated: MAR-10

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

Individual breechings to common vent up through the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace Chimney

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$10,000	Unassigned

Updated: MAR-10

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

Two Cleaver Brooks M5W-6000 Water Tube Boilers, Natural gas, 140 psi, 1290kW heating output each.
 Two base mounted primary heating pumps circulate water via closed loop to heat exchanger and perimeter heating units.
 Radiation heating, ceiling radiant panels and glycol heat exchanger secondary loops are complete with individual bass
 mounted circulation pumps. Each pump is sized for 60% of demand load.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace heating boilers and accessories (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$528,744	Unassigned

Updated: MAR-10

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

Each boiler connected to common 700mm vent up through the roof.
 Combustion air provided by Trane air handling unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace Chimneys &Comb. Air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$40,000	Unassigned

Updated: MAR-10

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

Chemical pot feeder, by-pass filter, by-pass filter cartridge, in-line flow restrictor device.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D3030.02 Centrifugal Water Chillers**

One Trane CCACD10 centrifugal liquid chiller complete with three stage compressor. 200 tons cooling capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Chiller Conversion

Concern:

The current chiller uses R-11 refrigerant which needs to be converted to R123 refrigerant in order to comply with Alberta Regulation 181/200, of the Environmental Protection and Enhancement Act.

Recommendation:

Upgrade existing chiller to new environmental friendly refrigerant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$130,000	Medium

Updated: MAR-10

Event: Replace 1 Chiller

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$900,000	Unassigned

Updated: MAR-10

D3030.05 Cooling Towers**

One Baltimore cooling tower, 38.8l/s water flow at 2.6psi spray pressure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Replace Cooling Tower

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$385,000	Unassigned

Updated: MAR-10

D3030.06.02 Refrigerant Condensing Units**

Remote condensing units serving Mitsubishi AC split system serving Radiology. Mitsubishi PCA-A-GA, 36 kW cooling capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-10

Event: Replace 3 Split AC Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$60,000	Unassigned

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution**

Ventilation system consist of three indoor air handling units located in Penthouses.

All units are manufactured by Trane, complete with supply and return air fans, re-heat coils, summer and winter filters, steam grid humidifier and cooling coils. Airflow capacities vary from 3,000l/s to 14,000l/s.

AS-1: Variable air volume unit serving nursing station and administration area - multi zone.

AS-2: Variable air volume unit serving operating suites - clinic area - 24 hrs operation.

AS-3: Constant volume air handling unit serving combustion air to mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 3 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,800,000	Unassigned

Updated: MAR-10

D3040.01.03 Air Cleaning Devices:Air Distribution*

Replaceable media filters serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D3040.01.04 Ducts: Air Distribution*

Overhead ductwork distribution in ceiling space up to SMACNA standards. Constant and variable volume air distribution to terminal units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

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

Constant and variable volume, single duct boxes, fan powered terminal boxes provide cooling and ventilation with 100% primary air shut-off. Airflow varies from 45 to 500 l/s.
Total of 70 variable air volume units serving Chassis A and Module 1.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 38 Air Terminal Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$320,000	Unassigned

Updated: MAR-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

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

Steam generator complete with feed lines, receiver tank with pumps, blow down tank, high pressure steam lines distribution, storage tank, still, cold water supply etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Steam Distribution Systems: Piping/Pumps -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$180,000	Unassigned

Updated: MAR-10

D3040.03.01 Hot Water Distribution Systems**

Steel and copper piping distribution from boilers 250mm diameter primary heating loop to secondary loops.
 100mm diameter HWS and HWR loop to perimeter radiation and unit heaters.
 50mm diameter HWS and HWR loop to ceiling radiant panels.
 150mm diameter HWS and HWR loop to hot water/ glycol heat exchanger.
 Each loop complete with two base mounted Bell and Gossett circulation pumps each. Glycol heat exchanger is fed of the two (2) primary heating pumps.
 In-line circulation pump designated for each boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Hot Water Distribution System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$700,000	Unassigned

Updated: MAR-10

D3040.03.02 Chilled Water Distribution Systems**

150mm diameter CWS and CWR lines serving chiller and condenser. 150mm diameter chilled water loop to cooling coils serving air handling units.
 Three base mounted circulation pumps, one condenser pump, one chilled water pump and one stand-by pump.
 Copper and steel pipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Chilled Water Distribution System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$200,000	Unassigned

Updated: MAR-10

D3040.04.01 Fans: Exhaust**

Hospital is complete with 18 central exhaust fans located in Mechanical Rooms or roof mounted. Exhaust fans are upblast centrifugal, inline cabinet, centrifugal blowers with forward curved wheels etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 18 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$95,000	Unassigned

Updated: MAR-10

D3040.04.03 Ducts: Exhaust*

Medium velocity galvanized steel exhaust ducts up to SMACNA standards. Stainless steel exhaust air ducts serving special exhaust, fume hoods etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

D3040.04.05 Air Outlets and Inlets: Exhaust*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D3040.05 Heat Exchangers**

Alfa Laval plate heat exchanger serving glycol system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	MAR-10

Event: Replace 1 Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$45,000	Unassigned

Updated: MAR-10

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

One packaged Trane Airpak 100 rooftop unit complete with glycol heating coils serving Active Care, 2,000 l/s airflow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Replace 1 Packaged Rooftop Air Conditioning Units & Heating Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$95,000	Unassigned

Updated: MAR-10

D3050.03 Humidifiers**

Steam grid humidifiers serving Air Handling Units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Replace 3 Humidifiers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$105,000	Unassigned

Updated: MAR-10

D3050.05.02 Fan Coil Units**

Ceiling mounted, recessed force flow heaters serving vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 5 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$25,000	Unassigned

Updated: MAR-10

D3050.05.03 Finned Tube Radiation**

Perimeter wall fin radiation complete with various type enclosure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$175,000	Unassigned

Updated: MAR-10

D3050.05.06 Unit Heaters**

Trane cabinet horizontal and vertical discharge hot water unit heaters serving Ambulance Bay and Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 4 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$25,000	Unassigned

Updated: MAR-10

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

Radiant ceiling panels serving Patients Rooms, 610mm width aluminum linear type, mounted in the T-bar, or GWB ceiling along the perimeter wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace Radiant Ceiling Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$125,000	Unassigned

Updated: MAR-10

D3060.02.02 Pneumatic Controls**

Pneumatic Honeywell thermostats and control valves.
Air compressor complete with refrigerated dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	40	MAR-10

Event: Replace Pneumatic Controls with New DDC

Concern:

The pneumatic controls require frequent maintenance. Wear of individual components would contribute to poor control of building environment.

Recommendation:

The original control system should be upgraded to DDC and BMCS installed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$365,000	Medium

Updated: MAR-10

D4010 Sprinklers: Fire Protection*

The building is sprinklered as per NFPA13. Automatic sprinkler system consists of wet pipes. Automatic wet pipe sprinkler alarm valve.

Fire department connection at the front entrance. 150mm fire line to sprinkler tree in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	MAR-10

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers provided throughout:- carbon dioxide, multi-purpose dry chemical. All units complete with up-to-date certification tags.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

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

Range Guard kitchen fire suppression system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Dry Chemical Fire Extinguishing System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$40,000	Unassigned

Updated: MAR-10

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

The Main transformer is a padmount transformer located on the west side of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Main Electrical Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$72,200	Unassigned

Updated: MAR-10

D5010.02 Secondary Electrical Transformers (Interior)**

There are a number of Westinghouse stepdown transformers located in each electrical closet and the main electrical room in the facility.

These transformers range in size from 15 KVA to 225 KVA and stepdown voltages from 600 to 120/208 voltages.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Secondary Electrical Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$134,600	Unassigned

Updated: MAR-10

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

The main Switchboard is a Westinghouse 1600 Amp 600/347 volt 3 phase 4 wire MDP located in the main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	MAR-10

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$33,200	Unassigned

Updated: MAR-10

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

The secondary panel boards are made by Westinghouse and are located throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$129,100	Unassigned

Updated: MAR-10

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

The MCC,s are Westinghouse Five Star Motor Control Centers 600 Volts and are located in the main electrical room and the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$63,700	Unassigned

Updated: MAR-10

D5010.07.02 Motor Starters and Accessories**

There are NOVA by Westinghouse Motor disconnects located in the main electrical room and the mechanical room, these are 600 volt 3phase disconnects.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$63,000	Unassigned

Updated: MAR-10

D5020.01 Electrical Branch Wiring*

Wiring through out the facility consists of EMT conduit c/w with wire, armored cable and liquid tight conduit c/w wiring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	MAR-10

D5020.02.01 Lighting Accessories (Lighting Controls)*

Lighting accessories consist of G.E.Low voltage switching and line voltage switching (120 volt).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D5020.02.02.01 Interior Incandescent Fixtures*

The incandescent fixture bulbs should be replaced with energy efficient cfl bulbs. There are approximately 60 Lighting fixtures that need replacing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Change 60 light fixtures

Concern:

The incandescent lighting is energy inefficient.

Recommendation:

Change light bulbs out to energy efficient cfl bulbs

Consequences of Deferral:

Waste of resources and higher energy costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Energy Efficiency Upgrade	2013	\$13,000	Low

Updated: MAR-10

D5020.02.02.02 Interior Florescent Fixtures**

The florescent fixtures are of the energy inefficient T-12 lamps and Magnetic ballasts. These should be changed out to efficient T-8 lamps and electronic ballasts. Estimate Quantity Based on Total Building Area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace Florescent Fixtures (4,509 sm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$393,600	Unassigned

Updated: MAR-10

D5020.02.03.03 Exit Signs*

The exit lighting emergency power is through the Emergency Generator. The lights are Electrolier with 2-25 watt T-6 bulbs at 120 volt.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

The exterior lighting made by two suppliers,one is a Holophane 70 watt HPS pot light located in the exterior soffit,the other is a Revel 70 watt HPS wall pack located in the ramp walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

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

The exterior lighting controls are a electronic photo cell energizing the exterior lighting panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

D5030.01 Detection and Fire Alarm**

The fire alarm system is a Simplex 4100U located in the main electrical room c/w Simplex 4200 remote annunciators located at the nurses desk in the ER and the doctors office.

There is an active graphic map located at the front door.The initiating devices are pull stations ,smoke detectors and tamper/flow valves on the sprinkler system.

The emergency power for the fire alarm system is through the emergency generator.the fire alarm system was upgraded between 2004 and 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-10

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$131,200	Unassigned

Updated: MAR-10

D5030.02.02 Intrusion Detection**

The intrusion detection system is four American Dynamics Cameras AD1404A located at the exits to the facility. The cameras are monitored at the main nurses station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Replace Intrusion Detection

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$33,500	Unassigned

Updated: MAR-10

D5030.02.03 Security Access**

The security access is through a Simplex Panel c/w number pads and card swipes at each entrance to the facility. The security panel was upgraded in 2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-10

Event: Replace Security Access

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$15,000	Unassigned

Updated: MAR-10

D5030.02.04 Video Surveillance**

The video surveillance uses the same equipment as the Intrusion detection. There are four cameras at the exits in the building. These are wired back to a monitoring computer at the nurses station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

Event: Replace Video Surveillance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$33,500	Unassigned

Updated: MAR-10

D5030.03 Clock and Program Systems*

The clocks in the facility run through a Simplex 2350 Master Time Panel. There are 30 clocks in this facility plus the Master Clock Panel

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	25	MAR-10

Event: Replace the clock system

Concern:

The clocks in the facility are failing.

Recommendation:

Replace the clock system.

Consequences of Deferral:

The clock system will ultimately fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$22,500	High

Updated: MAR-10

D5030.04.01 Telephone Systems*

The telephone system is through the NEC ELECTRA ELITE PIK and the Telus Main Backboard.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	MAR-10

D5030.04.03 Call Systems**

The nurse call system is through the Rauland NCBBK c/w battery backup.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-10

Event: Replace Call Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$85,000	Unassigned

Updated: MAR-10

D5030.04.04 Data Systems*

The data system uses a Nortel Networks Contivity 1100 router.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

D5030.04.05 Local Area Network Systems*

The area network system is through Alberta Supernet

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	15	MAR-10

D5030.05 Public Address and Music Systems**

The public address system is through the nurse call system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	25	MAR-10

Event: Replace Public Address and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$85,000	Unassigned

Updated: MAR-10

D5030.06 Television Systems*

The television system is through Persona Cable Company

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

D5090.01 Uninterruptible Power Supply Systems**

The UPS Systems are APC 1200 and backup the Lab computer system,the telephone system and the main computer system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-10

Event: Replace Uninterruptible Power Supply Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$1,000	Unassigned

Updated: MAR-10

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

The emergency generator is a 500 KW Brown Boveri driven by a V-12 Detroit Diesel.

This is located in its own room located in the basement of the facility.

The emergency transfer switch is a Automatic Switch Company ASCO 962 automatic and transfer switch rated at 347/600volts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	35	MAR-10

Event: Replace Emergency Generator

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$320,000	Unassigned

Updated: MAR-10

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.05.01 Barber and Beauty Shop Equipment*

Hair dryers, wash sink chairs, and work counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

Commercial Washers: 1 Wascomat FI184 with unknown age, 1 Wascomat FLE 220, 25 years young.
 Commercial Dryers: 2 Huebsch Originators model 65 CBI, are 25 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

E1030.03 Loading Dock Equipment*

Level loading lift, slab recessed, safety side rails, power operated, extension plate, and checker plate deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

E1090.03 Food Service Equipment*

Age of equipment varies.

Service Equipment: Stainless service line with tray, microwave, coffee dispenser, hot and cold food service, reach in cooler.

Cooking Equipment: Pots and pans storage rack, convection oven 2004, ovens with burners and grille 2004, range hood with suppression system 2004.

Prep Equipment: Stainless counters, trays, mobile carts, dispensing centre with mobile tray stacks.

Storage Equipment: stainless wire shelves, walk-in cooler, walk-in freezer, dry storage shelving.

Cleaning Equipment: Commercial washer 2004, stainless drainage trays, wash tables, compartment sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	MAR-10

E1090.04 Residential Equipment*

Various stoves, fridges, and microwaves of various years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	10	MAR-10

E2010.02 Fixed Casework**

Plastic laminate with melamine interiors.
 Oak with oak interiors, clear finish.
 Countertops are plastic laminate.
 Nursing Stations in CC and AC to be renovated 2008/2009.
 HIS Admitting/Reception Desk Renovated 2007/2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	MAR-10

Event: Replace 310 m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$324,300	Unassigned

Updated: MAR-10

E2010.03.01 Blinds**

Vertical vinyl blinds with and without valances, colour and textures vary.
 Horizontal blinds without valances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	MAR-10

Event: Replace 225 m2 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$32,000	Unassigned

Updated: MAR-10

F1040.05 Liquid and Gas*: Storage Tanks*

Oxygen storage room, lower level.
 Diesel storage tank, double wall, exterior location.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	MAR-10

F2020.01 Asbestos*

No reports. There are damaged asbestos protection panels to building perimeter at grade. Refer to B2010.01.99 Other Exterior Wall Skin.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

F2020.02 PCBs*

No reports.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

F2020.04 Mould*

No reports.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

F2020.08 Biohazardous Materials*

Biohazard waste stored on site and disposed of off site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

S8 FUNCTIONAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Access is available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

K4010.02 Barrier Free Entrances*

Barrier-free entrances at main entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

K4010.03 Barrier Free Interior Circulation*

Circulation within centre is acceptable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10

K4010.04 Barrier Free Washrooms*

Barrier-free washrooms are available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	MAR-10