AVS

Asset Assessment Report

La Crete Continuing Care Centre B1106A

Details	Values
Asset ID	B1106A
Asset Name	La Crete Continuing Care Centre
Location	La Crete
Address	P. O. Box 295
Verification Audit Maintenance Costs	$490,917.00
Replacement Cost	$11,918,789.00
Gross Area (All Sections)	3,034
Measurement Unit	Sq. M.
Construction Year (Original Section A)	0
Verification Audit Date	10/14/2011
Verification Prime Audit Firm	AHS
Verification Auditor Name	David Ponich
Verification Audit Replacement Costs	$11,918,789.00
Verification Audit Mech Sub-consultant	
Verification Audit Elect Sub-consultant	
Verification Specialist Sub-consultant	
Historical Designation	None
Verification Auditor Phone Number	
Verification Audit FCR	4.12%

Narratives

General Summary

The La Crete Continuing Care Centre is located at 10603 - 100 Ave in La Crete Alberta. The Continuing Care facility was constructed in 1999 and opened in 2000. The total area of the building is 3034 square meters. The facility has 20 long term care beds with an additional 2 respite beds and 1 palliative suite. The facility is a single storey, wood framed construction on top of concrete slab on grade. The exterior is clad with vinyl siding and brick masonry. The Continuing Care Centre is connected to the Advanced Ambulatory Care Clinic that was constructed in 1980. The facility is generally in good condition.

Structural Summary

The foundation of the building consists of concrete pile assembly with slab on grade concrete floors. The single storey building is wood framed with wood truss roof structure. The facility is clad with brick and vinyl siding. The sloped perimeter of the roof is asphalt shingle. The interior portion of the roof is SBS over wood decking. The structure of the facility is generally in good condition.

Envelope Summary

The majority of the facility is clad with brick veneer from the grade level to 24" height. Above the masonry is vinyl siding with metal fascia and metal soffit. The exterior windows are double glazed PVC. The main entrance doors are aluminum framed glass doors with glass side panels. The perimeter sloped portion of the roof is asphalt shingle with the interior portion of the roof constructed of SBS membrane. The building envelope is generally in good condition.

Interior Summary

The majority of the interior walls throughout the facility have painted gypsum board

finish. The walls of the resident tub rooms and the walls of the resident washrooms are finished with ceramic wall tile. The majority of the ceiling is suspended acoustic tile. The majority of the floors in the facility are finished with resilient sheet flooring and rubber wall base. The resident washrooms are ceramic floor tile and the office space has carpet flooring. The interior finishes of the building are generally in good condition.

Electrical Summary

The facility electrical service is supplied from a pad mount transformer fed from the power utility. The transformer provides the main distribution with 120/208 volt 3 phase power to the main 1200 Amp bus. Power is distributed to several sub distribution panels in the facility and to a 125 Amp emergency bus. The emergency distribution is connected to the 26 KW Natural Gas fueled generator. A transfer switch transfers power to the emergency bus upon loss of utility power. Light fixtures include compact fluorescent, incandescent and fluorescent tube. Electrical outlets are conveniently located throughout the facility. The facility has a fire detection and alarm system and a nurse call system. In addition, the facility has closed circuit security system and a door access control system. The facility electrical system is generally in good condition.

Mechanical Summary

The facility has two mechanical sections, one in the newer section and a secondary system in the older section. The newer section utilizes two hot water boilers for primary heating. The hot water supply feeds the radiation panels along the exterior walls and provides a supply to the glycol heat exchange which supplies controlled glycol to the air units. There are 3 main air handling units located on the roof of the newer section and one air handling unit in the upper mechanical room of the original section. There are two small makeup air units used for the kitchen and the ambulance bay. There are two hot water boilers in the original section. Domestic hot water is supplied by natural gas hot water heaters. Humidification is supplied by the low pressure steam boiler in the newer section. A sprinkler system is installed in the newer section. The mechanical system is generally in good condition.

S1 STRUCTURAL

A1010 Standard Foundations*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description

The facility foundation includes concrete piles, with slab on grade construction.

A1030 Slab on Grade*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description

Reinforced concrete slab on grade utilized throughout facility.

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)*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description

The structural exterior walls utilize 38mm x 89mm wood stud with 12.7mm OSB sheathing.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Significant corrosion	
Existence	No
Cracking	
Existence	No
Significant deflection	
Existence	No

B1020.02 Structural Interior Walls Supporting Roofs*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Interior structural walls are wood stud construction.

B1020.03 Roof Decks, Slabs, and Sheathing*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Roof deck is constructed with structural wood roof trusses, sheathed with 13mm exterior grade plywood.

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	75
ACL	ACL 2 - Check List

Narratives

Description

Brick masonry utilized from ground elevation to below window sills approximately 24" in height.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

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

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	75
ACL	ACL 2 - Check List

Narratives

Description

38mm board insulation used on exterior wall between exterior finish and peel and stick vapor barrier.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

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

B2010.01.06.05 Vinyl Siding**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description

Newer section of building utilizes vinyl siding from above brick masonry to soffits.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
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)

Details	Values
Short Title	Replace vinyl siding (855 sq. m)
Cost	$220,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1989

Details	Values
Condition Rating	3 - Marginal
Year Installed	1989
Theoretical Design Life	75
ACL	ACL 2 - Check List

Narratives

Description

Stucco finish on exterior of older section.

ACL Level: ACL 2 - Check List

Element Condition: 3 - Marginal

Assessment Criteria	Existence
Corrosion or rot	
Existence	No
Inconsistent surface finish	
Existence	No
Visible deformation/ loose sections	
Existence	Yes
Significant staining	
Existence	No

Repair (classified as Repair)

Details	Values
Short Title	Repair Stucco on Lower Sill Section (94 m)
Cost	$35,000.00
Start Year	2012
Impact	Moderate
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Lower sill section of exterior wall on older section of building has stucco portions missing exposing the wood.

Recommendation

Remove and replace stucco on lower sill section approx 8" width and the entire perimeter of building (94 m)

B2010.01.09 Expansion Control: Ext. Wall* - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	75
ACL	ACL 1

B2010.01.11 Joint Sealers (caulking): Ext. Wall** - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

Joint sealer used on older section of building between window sills and stucco finish.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Joint Sealer (100 m)
Cost	$20,702.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	2 - Poor
Year Installed	1989
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description

Painted wood flashing on upper perimeter of older section.

Repair (classified as Repair)

Details	Values
Short Title	Repaint Wood Flashing (93 m)
Cost	$25,000.00
Start Year	2012
Impact	Minor
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Wood (cedar) flashing on upper perimeter of older section is exposed and weathered.

Recommendation

Sand and paint wood flashing.

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description

Vapor barrier consists of peel and stick air vapor barrier membrane applied to the OSB sheathing.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Evidence of significant air leakage	
Existence	No

B2010.05 Parapets*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description

Parapet (410 mm high x 200 mm wide) on flat portion of roof on newer section of building used to separate roof sections.

B2010.06 Exterior Louvers, Grilles, and Screens*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description

Exterior louvers installed on emergency generator room for cooling and ventilation.

B2010.09 Exterior Soffits*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description

Perimeter of facility has colored metal soffits.

B2020.01.01.01 Steel Windows (Glass & Frame)** - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	40
ACL	ACL 2 - Check List

Narratives

Description

Steel framed windows utilized in older section of building. 7 sets of 10' x 5' and 2 sets of 5' x 5'.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Corrosion or rot on frame	
Existence	No
Winter condensation between panes or on inside surface (ask operator)	
Existence	No
Significant perimeter air seal leaking	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Windows (37 sq. m.)
Cost	$53,864.00
Start Year	2029
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified

Event Status	Not Approved

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description

PVC Double Glazed thermally broken windows installed in the 2000 construction.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace PVC Windows (145 sq m)
Cost	$204,885.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description

Aluminum Framed Storefront Doors utilized at exits.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
Closer not working	
Existence	No
Poor air seal	
Existence	No
Hardware in poor condition	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Storefront Doors (6)
Cost	$15,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.01.06 Automatic Entrance Doors**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

Stanley Automatic Entrance Doors (swing open) installed, 2 sets of double doors. Activated by pulling/pushing door or button on rail. No motion sensor installed.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Automatic Entrance Doors (2 sets of Double Doors)
Cost	$90,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.02 Exterior Utility Doors**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description

Metal Utility Doors installed at some exits.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Utility Doors (5)
Cost	$12,500.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.03 Large Exterior Special Doors (Overhead)*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description

Two overhead doors (10' high x 15' wide) installed in ambulance bay

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
Closer not working	
Existence	No
Poor air seal	
Existence	No
Hardware in poor condition	
Existence	No

B3010.01 Deck Vapour Retarder and Insulation*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description

Rigid insulation installed under SBS membrane.

B3010.02.01 Shingles

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Majority of new section is Asphalt Shingles on a 7/12 pitch roof.

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

Details	Values
Condition Rating	3 - Marginal
Year Installed	1989
Theoretical Design Life	25
ACL	ACL 2 - Check List

Narratives

Description

Bituminous roofing utilized on lower section of building.

ACL Level: ACL 2 - Check List

Element Condition: 3 - Marginal

Assessment Criteria	Existence
Problems with leakage (ask operator)	
Existence	Yes
Debris or insufficient gravel cover	
Existence	No
Bubbles / soft spots	
Existence	Yes
Evidence of significant ponding	
Existence	Yes

Failure Replacement (classified as Failure Replacement)

Details	Values
Short Title	Replace Bituminous Roof Section (455 sq m)
Cost	$115,115.00
Start Year	2012
Impact	Moderate
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Older section of facility has several roof leaks.

Recommendation

Replace roof with SBS membrane.

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
ACL	ACL 2 - Check List

Narratives

Description

Interior roof section adjacent exterior sloped sections utilize SBS roof membrane.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
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

Repair (classified as Repair)

Details	Values
Short Title	Repair Roof Drains (16)
Cost	$40,000.00
Start Year	2012
Impact	Significant
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Roof drains are slightly raised causing water to pool adjacent roof drain.

Recommendation

Reconstruct and lower roof drain to allow proper drainage.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace SBS Roof Membrane (550 sq m)
Cost	$139,150.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B3010.08.02 Metal Gutters and Downspouts**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description

Metal Gutters (5") and downspouts installed on facility. Concrete splash pads utilized.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Insufficient drainage away from building	
Existence	Yes

Repair (classified as Repair)

Details	Values
Short Title	Repair Concrete Splashpad Elevation (8)
Cost	$5,000.00

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

Narratives

Concern

Ground settlement next to facility caused splash pad to sink. Water from downspouts is not directed away from building.

Recommendation

Add fill material under splash pad to re-slope and provide proper drainage.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Gutter and Downspouts (292 m)
Cost	$7,977.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B3020.01 Skylights**

Details	Values
Condition Rating	2 - Poor
Year Installed	1989
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

2 sections of metal framed skylights in the older section of the building.

Failure Replacement (classified as Failure Replacement)

Details	Values
Short Title	Replace Skylights (4.5 sq m)
Cost	$45,000.00
Start Year	2012
Impact	Moderate
Probability	Likely

Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Skylights are leaking

Recommendation

Replace the two skylight sections.

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Interior fixed partitions are wood stud framed.

C1010.05 Interior Windows*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	80
ACL	ACL 1

Narratives

Description

Interior windows utilized in offices (38"wide x 46" high) with inset upper decorative bars.

C1010.07 Interior Partition Firestopping*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
ACL	ACL 1

C1020.03 Interior Fire Doors*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Resident room doors are 3/4 hr. fire rated solid core, wood veneer with steel frame. Office doors are same as resident room door with upper section glass panel.

C1030.01 Visual Display Boards**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

Display boards located in facility 3 - 4'x8'.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Display Boards (3)
Cost	$3,600.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C1030.05 Wall and Corner Guards*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description

All corridors have wall protection from hand rail to floor.

C1030.06 Handrails*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description

Wooden bar type hand rail installed on all corridors.

C1030.08 Interior Identifying Devices*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

All rooms are identified by room number.

C1030.10 Lockers**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

5 lockers in the male change room and 15 in the female change room.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Lockers (20)
Cost	$16,880.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C1030.12 Storage Shelving*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

Stainless Steel shelving used in storage rooms and walk in freezer/cooler.

C1030.14 Toilet, Bath, and Laundry Accessories*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

All washrooms have grab bars including fixed and swing down type. Other components include paper dispensers and towel holders.

C2010 Stair Construction*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description

Steel stair case to the mechanical room in the older section of facility.

C3010.06 Tile Wall Finishes**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description

Tile wall finish used in washrooms and the entire kitchen.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Tile Wall Finish (242 sq m)
Cost	$913,702.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3010.11 Interior Wall Painting*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description

All interior walls are painted gypsum board.

C3020.01.02 Painted Concrete Floor Finishes*

Details	Values
Condition Rating	3 - Marginal
Year Installed	2000
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description

Painted concrete floor surface in maintenance shop, boiler room and loading dock.

Repair (classified as Repair)

Details	Values
Short Title	Paint Concrete Floor (140 sq m)
Cost	$7,500.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Paint is worn and peeled.

Recommendation

Repaint concrete floors.

C3020.02 Tile Floor Finishes**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description

Ceramic tile (3"x3") floor in resident washrooms.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Tile Floor (78 sq m)
Cost	$18,963.00

Start Year	2050
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3020.07 Resilient Flooring**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

Resilient sheet flooring in majority of facility including all resident rooms and corridors.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Resilient Flooring (2050 sq m)
Cost	$239,850.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3020.08 Carpet Flooring**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description

Commercial low pile carpet installed in offices and palliative care suite.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values

Short Title	Replace Carpet Flooring (400 sq m)
Cost	$37,600.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3030.02 Ceiling Paneling (Wood)*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	60
ACL	ACL 1

Narratives

Description

Stained wood paneling installed on vaulted ceiling of large meeting room.

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

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description

Suspended ceiling tile in majority of facility including resident room, office and corridors.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Suspended Ceiling (2000 sq m)
Cost	$128,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S4 MECHANICAL

D2010.04 Sinks**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

2 floor mount housekeeping sinks and 2 stainless steel sinks installed.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Sinks (4)
Cost	$8,352.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.05 Showers**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Shower stalls incorporated into the corner of resident washroom utilizing ceramic wall tile and floor tile (identified in C3010 & C3020).

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Shower Stall Components (19 stalls)

Cost	$47,500.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.06 Bathtubs**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

2 - therapeutic stretcher tubs installed in facility.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Stretcher Tubs (2)
Cost	$60,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Washrooms have floor mount water closets and counter mount lavatory.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Washroom Fixtures (20 Water Closet & 20 Lavatory)
Cost	$61,120.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.01.01 Pipes and Tubes: Domestic Water*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Domestic Water Piping is primarily copper pipe.

D2020.01.02 Valves: Domestic Water**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Domestic Water Supply has 4" main isolation valve and various other isolation valves ranging in size from 1/2" to 2".

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Domestic Water Valves (10)
Cost	$16,240.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.01.03 Piping Specialties (Backflow Preventers)**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Watts Double Check Assembly installed on fire sprinkler supply line.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
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	Yes

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Backflow Preventor in Fire Supply (1)
Cost	$19,911.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Backflow Preventor installed on Fire Sprinkler Line Only. No Backflow Preventor on Domestic Building Supply.

D2020.02.06 Domestic Water Heaters**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

2 natural gas domestic water heaters installed 100 US Gallon (AO Smith Commercial).

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Water supply temperature too hot or cold	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Domestic Water Heater (2)
Cost	$32,442.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2030.01 Waste and Vent Piping*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Piping observed is original and generally type ABS.

D2030.02.04 Floor Drains*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Floor drain observed in mechanical room, resident washrooms and kitchen.

D2040.02.04 Roof Drains*

Details	Values
Condition Rating	3 - Marginal
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Roof Drains installed on flat portion of roof. Deficiency identified in B3010.04.04

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Diesel fuel tank installed in Generator Room.

D3020.01.01 Heating Boilers & Accessories: Steam**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Low Pressure Steam Boiler installed for humidification (Well McLain 300,000 BTU)

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Steam Boiler (300,000 BTU)
Cost	$85,000.00
Start Year	2035
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

12" chimney for low pressure steam boiler.

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)

Details	Values
Short Title	Replace Chimney (12" x 20')
Cost	$5,529.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.02.01 Heating Boilers and Accessories: H.W.** - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Raypack hot water boiler installed in older section mechanical room (125,000 BTU/HR) and a second back up boiler installed in the older section storage room.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Hot Water Boiler (2)
Cost	$175,000.00
Start Year	2024
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.02.01 Heating Boilers and Accessories: H.W.** - 2000

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

2 hot water boilers for primary heating (Superhot Model AAE 1800)

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Hot Water Heating Boilers (2)
Cost	$153,308.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler** - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

12" chimney installed for Hot Water Boiler in older mechanical room. Length is 15'

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)

Details	Values
Short Title	Replace 12" x 15' Chimney
Cost	$10,125.00
Start Year	2024
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler** - 2000

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Chimney for Hot Water Boilers is 21" x 20'.

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)

Details	Values
Short Title	Replace Chimney (20')
Cost	$13,502.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Chemical Pot Feeder in Hot Water line.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Treatment program not followed (ask operator)	
Existence	No

D3040.01.01 Air Handling Units: Air Distribution** - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Air Handling Unit installed in upper mechanical room of older building.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Occupants dissatisfied with ventilation (ask operator)	
Existence	No
Inside of unit and coils dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values

Short Title	Replace Air Handling Unit (1)
Cost	$95,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.01.01 Air Handling Units: Air Distribution** - 2000

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Air Handling Units installed on Roof Top (Engineered Air). One unit is 5510 CFM, the second is 6250 CFM and the third is 12,545 CFM. All three units have refrigeration compressors for cooling and evaporator coils installed.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
Occupants dissatisfied with ventilation (ask operator)	
Existence	No
Inside of unit and coils dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Roof Top Air Handling Units (3)
Cost	$335,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.01.03 Air Cleaning Devices: Air Distribution*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Air Handling Units have filter banks including pre and final filter sections.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Filters dirty, not changed as required	
Existence	No
Inappropriate filtration provided in air handling units	
Existence	No

D3040.01.04 Ducts: Air Distribution*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

The distribution ductwork is original sheet metal.

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

The grilles and diffusers are typical and original throughout the building.

D3040.03.01 Hot Water Distribution Systems**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

The hot water is circulated by 2 - 3 HP circulation pumps.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Leaks or corrosion (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Hot Water Circulation Pumps (2)
Cost	$12,000.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.04.01 Fans: Exhaust**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Exhaust fans range in Horse Power from fractional to 3 HP. Total of 10 exhaust fans installed in facility.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Exhaust Fans (10)
Cost	$25,520.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)** - 1989

Details	Values
Condition Rating	4 - Acceptable
Year Installed	1989
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Packaged DX Cooling Unit installed in older section of building.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Inappropriate filtration	
Existence	No
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace DX Cooling Unit (1)
Cost	$65,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.03 Humidifiers**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Low Pressure steam used for humidity by steam injection in the 3 roof top air units.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Steam Injection System & Control (3)
Cost	$36,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.05.02 Fan Coil Units**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Two fan coil units installed at entrances.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Fan Coil Units (2)
Cost	$6,602.00

Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.05.06 Unit Heaters**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

5 force flow heaters installed with fractional horse power motors.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Unit Heaters (5)
Cost	$40,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Radiant Heat Panels installed in ceiling adjacent exterior wall in each resident room.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Radiant Panels (261 l. m.)
Cost	$324,684.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

The facility utilizes a Siemans Apogee Building Management Control System. All HVAC systems are controlled by the BMCS.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Parts and service unavailable	
Existence	No
Insufficient control provided (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Building Management Control System (3100 sq m)
Cost	$31,602.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D4010 Sprinklers: Fire Protection*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Building utilizes a sprinkler system connected to the main municipal water supply and has a fractional horse power pressure booster pump. There is a Fire Department Connection at the front entrance.

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Fire Extinguishers located in various locations throughout building.

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Dry Chemical Extinguishing system installed in the kitchen hood fan (Range Guard - Pyrene).

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Dry Chemical Extinguishing System (1)
Cost	$18,413.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Pad Mount 300 KVA, 120/208 Volt Federal Pioneer Transformer located at back of property. Transformer fed by power utility from nearby power pole.

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

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Main Switchboard is Cutler Hammer 1200 amp, 120/208 volt with a Westinghouse 1200 amp breaker.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
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)

Details	Values
Short Title	Replace Main Switchboard (1)
Cost	$63,806.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

10 Branch Circuit Panelboards consist of sizes of 30 Amp to 200 Amp.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
Lack space for addition of breakers	
Existence	No
Missing filler plates	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Branch Circuit Panelboards (10)
Cost	$67,290.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Motor Control Centre is Klockner Moeller, one connected to the regular utility the other to the emergency side.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Motor Control Centre (2)
Cost	$73,900.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.01 Electrical Branch Wiring*

Details	Values
Condition Rating	5 - Good
Year Installed	1989
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

All branch circuit wiring is copper wire installed in conduit or NMD cable utilized in attic space.

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

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

All lighting controls utilize line voltage switching.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
Operational issues (ask operator)	
Existence	No

D5020.02.02.01 Interior Incandescent Fixtures*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Limited use of incandescent lighting.

D5020.02.02.02 Interior Fluorescent Fixtures**

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Primary lighting of facility utilizes fluorescent fixtures (T12) in suspended ceiling or valance lighting.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria	Existence
Significant blackening of lamp ends	
Existence	No
Inappropriate relamping strategy	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Fluorescent Fixtures (175)
Cost	$66,325.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.02.03.02 Emergency Lighting Battery Packs**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

4 emergency light packs located in facility.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
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)

Details	Values
Short Title	Replace Emergency Light Packs (4)
Cost	$6,412.00
Start Year	2020
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.02.03.03 Exit Signs*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Limited use of Exit Light Fixtures (4)

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Operational issues (ask operator)	
Existence	No

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

HP Sodium Fixtures used on for the exterior on wall mount fixtures and pole mount.

D5030.01 Detection and Fire Alarm**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Fire detection and alarm system is an Edwards, ESA-2000, utilizing a combination of heat, smoke and duct detection and manual pull stations.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Trouble or ground lights lit on main panel	
Existence	No
Yearly audit not performed	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Fire Alarm System (2520 sq m)
Cost	$157,202.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.03 Security Access**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Doors magnetically locked with access provided by numeric keypad.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Door Security System (8 doors)
Cost	$20,000.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.04 Video Surveillance**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Video Surveillance system installed utilizing cameras at entrances.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Video Surveillance (4 locations)
Cost	$12,500.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.04.01 Telephone Systems*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

D5030.04.03 Call Systems**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Nurse Call System is a Rauland Responder System 3000.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Nurse Call System (75 stations)
Cost	$41,502.00
Start Year	2025
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.04.04 Data Systems*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria	Existence
Operational issues (ask operator)	
Existence	No

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

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Emergency Generator is a 26 KW, 33 KVA Kohler (#20ROZJ) powered by a John Deer Diesel engine. Transfer Switch is an ASCO.

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 Emergency Generator (26 KW) & Transfer Switch (1)
Cost	$129,693.00

Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.03 Food Service Equipment*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description

Full compliment of commercial kitchen equipment including gas range, oven, dishwasher and related cooking equipment.

E2010.02 Fixed Casework**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	35
ACL	ACL 1

Narratives

Description

Fixed case work, including upper and lower cabinets and counter tops installed at nursing station, offices and staff lunch room.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace Fixed Casework (114 l. m.)
Cost	$125,000.00
Start Year	2035
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

E2010.03.06 Curtains and Drapes**

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

Resident rooms use curtains and valences for window covering.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details	Values
Short Title	Replace window curtains (30 windows)
Cost	$30,000.00
Start Year	2030
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

K4010.02 Barrier Free Entrances*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Swing open automatic doors installed at main entrance.

K4010.03 Barrier Free Interior Circulation*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

K4010.04 Barrier Free Washrooms*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

K4030.01 Asbestos*

Details	Values
Condition Rating	5 - Good
Year Installed	2000
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Since the majority of the facility is constructed after 1990, it is understood that asbestos containing materials were not used. No report available on the older section constructed in 1989.