

RECAPP Facility Evaluation Report

Aspen Regional Health Authority



Elk Point Health Centre

B1044A

Elk Point

Facility Details

Building Name: Elk Point Health Centre
Address: 5310 - 50 Avenue
Location: Elk Point

Building Id: B1044A
Gross Area (sq. m): 0.00
Replacement Cost: \$37,502,045
Construction Year: 0

Evaluation Details

Evaluation Company: Koliger Schmidt Architect Engineer
Evaluation Date: July 6 2009
Evaluator Name: Steve Horvath

Total Maintenance Events Next 5 years: \$3,104,100
5 year Facility Condition Index (FCI): 8.28%

General Summary:

The hospital is a one storey building, with a penthouse above the roof, constructed in 1976 (~4120m²). An addition (~1856m²) was added in 1994 for long term care residents, named the pavilion building. In 1994 sections of the 1976 structure were renovated, the north wing (~ 480m²) as well as some offices in the 200 wing (~280 m²) totaling ~760m² both. The building has a central area with three wings. The central area consisting of main reception; waiting area; board room; administrative offices; diagnostic rooms; lab areas and x-ray. The 200 and 300 wings contain patient rooms. The north wing has rehabilitation area; exam rooms, pharmacy and staff room with shower and lockers. The pavilion area houses two elevators. In general this facility is in fair condition.

Structural Summary:

The health care building structure consists of deep concrete foundations consisting of concrete piles with a structural slab on grade. The superstructure consists of steel columns beams and joist. The structural elements of this facility are in fair condition. The pavilion building structure is steel joist with concrete pad in steel pans supported by concrete beams and piles for the main floor areas. The super structure is steel columns, beams and joist. The building structure is in fair condition.

Envelope Summary:

The exterior façade consist of brick for all sides for the hospital. The windows are commercial grade sealed window units in anodized pre-finished aluminum frames. The pavilion building has mainly brick exterior cladding with a band of stucco at the top portion of the wall. The roof is built-up roofing consisting of tar and gravel for the health care portion; approximately 10 years old. Some bubbles were noted in the roofing. The pavilion building has a combination of tar and gravel roof and sloped metal roofing. The building envelope is generally in fair condition.

Interior Summary:

The buildings interiors are generally in fair condition, the flooring is worn in many areas. The main entries and emergency entrance have quarry tile floors. The remainder of the areas mostly vinyl; epoxy flooring is provided for tub rooms, O. R. area, staff change rooms and kitchen area. Carpet is provided in the offices. Painted concrete flooring in mechanical and electrical rooms. The non load bearing partitions have painted gypsum board finish for the walls. Some of the vinyl base is damaged also some poor joints in the vinyl flooring is evident, mostly from poor original installation for both buildings.

Mechanical Summary:

The Elk Point Healthcare Centre is heated with hot water boilers. The air handling units have preheat and heating coils, there is perimeter radiant heating panels in the addition and baseboard radiation and duct reheat coils in the original building, unit heaters and fan coil units through out the facility. There is roof top condensing units that feed R-22 refrigerant to the cooling coils in the air handling units. The air handling units supply VAV boxes some with heating coils. There is are steam boilers that provide steam to the nozzles in the air handling humidification sections. There are medical compressed gas, nitrous oxide gas, vacuum , oxygen, and medical air systems. There is a diesel storage tank for the emergency generator. The domestic hot water is provided by heat exchangers, storage tanks and boilers. The mechanical systems are in fair condition.

Electrical Summary:

The main power service is a 1200A 347/600V 3ph 4w service. The main breaker is rated for 800Amps. There are 6 CDP panels and 7 transformers located throughout the Health Care (H.C.) building and the Parkview L.T.C. building. Branch circuit panel boards are located throughout and there is approximately 25% spare capacity in each panel. There are 4 MCC panels to control motor loads. Small loads are controlled by manual starters. Wiring is primary conductors in conduit and devices are standard style, hospital grade receptacles are in patient/resident rooms O.R. Rooms and Hallways. Incandescent fixtures are used throughout, 50% of fixtures have been retrofitted with fluorescent bulbs. 10% of fluorescents in the H.C. Centre and all of the fluorescents in the Parkview L.T.C. are T8.

Lighting is controlled by line voltage switches in the H.C. Centre, and L.V. switching in the L.T.C. area. Emergency lighting is provided by fluorescents on generator backup, and Exit signs have been retrofitted with LED bulbs. Exterior lighting is incandescent, H.P.S. And M.H. And are controlled via photocell/timeclock. There are 2 Simplex fire alarm systems, one for each system. The system covering the H.C. Building requires attention. There are two Surveillance Systems. The telephone handsets are used to perform paging functions and are manufactured by Mitel. The nurse call system is a Rauland Responder III and requires attention. A 250KW 347/600V 3ph diesel generator is located in the H.C. Building to provide back-up for critical loads. Overall the electrical systems are in fair condition however the fire alarm system and nurse call systems require attention.

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* -1994**

Reinforced concrete grade beams and walls on concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	100	MAR-10

A1020 Special Foundations* -1976

Reinforced concrete piles, supporting a structural concrete slab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	MAR-10

A1030 Slab on Grade* -1976

Reinforced structural concrete slab on grade supported by concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	MAR-10

A1030 Slab on Grade* -1994

Concrete floor for mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	100	MAR-10

A1030 Slab on Grade* -1994 walks

Sloped concrete walk at entry to pavilion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	100	MAR-10

Event: Replace ~20m² of Concrete**Concern:**

The concrete slab is shifted cracked and is flaking.(Pavilion main entry)

Recommendation:

Replace slab as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$6,500	High

Updated: MAR-10

B1010.03 Floor Decks, Slabs, and Toppings*

Steel joist with concrete filled steel pans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

B1010.06 Ramps: Exterior*

Concrete ramps at main entry and secondary entries.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	40	MAR-10

Event: Repair two Ramps: Exterior**Concern:**

Ramps are too steep at front entry and will require replacing with new ramps.

Recommendation:

Replace ramps, and install handrails.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$7,200	High

Updated: MAR-10

B1010.10 Floor Construction Firestopping*

Firestopping at floors integral, pipes and conduits tight to surrounding areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

B1020.01 Roof Structural Frame* -1976

Steel girders, beams and joist supporting steel deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	MAR-10

B1020.01 Roof Structural Frame* 1994

Steel girders, beams and joist supporting steel deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	100	MAR-10

B1020.03 Roof Decks, Slabs, and Sheathing* -1976

Steel joist supporting steel pans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

B1020.03 Roof Decks, Slabs, and Sheathing* -1994

Steel joist supporting steel pans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

B1020.06 Roof Construction Fireproofing* -1976

Sprayed cellulose on steel members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

B1020.06 Roof Construction Fireproofing* -1994

Sprayed cellulose on steel members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* -1976

Face brick - exterior cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	MAR-10

Event: Repair Missing brick at soffit

Concern:

Missing bricks at soffit in corner.

Recommendation:

Repair areas where brick are missing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$1,000	Medium

Updated: MAR-10



Missing brick at soffit.

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* -1994

Face brick - exterior cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	75	MAR-10

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* -1994

Stucco band at top of exterior walls and soffit perimeter for pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	75	MAR-10

Event: Repair ~10m² of stucco

Concern:

Stucco damaged at exterior face of over hang at pavilion.

Recommendation:

Repair damaged areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$2,800	Low

Updated: MAR-10



Damaged stucco at fascia of pavilion.

B2010.01.09 Expansion Control: Exterior Wall Skin* -1976

Architectural caulk at expansion joints in brick installed in 1994.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	75	MAR-10

B2010.01.09 Expansion Control: Exterior Wall Skin* -1994

Architectural caulk at expansion joints in brick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	75	MAR-10

B2010.01.11 Joint Sealers (caulking): Ext. Wall -1976**

Caulk at junction of window and door frames with exterior cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	MAR-10

Event: Replacement ~680lm of caulk**Concern:**

Caulk brittle at junction of window and door frames with cladding.

Recommendation:

Replace caulk as required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$22,000	Medium

Updated: MAR-10

B2010.01.11 Joint Sealers (caulking): Ext. Wall -1994**

Caulk at junction of exterior door and window frames with cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

Event: Replace ~300 lm of caulk

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,000	Unassigned

Updated: MAR-10

B2010.02.99 Other Exterior Wall Construction* -1976

Steel stud backer wall for brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

B2010.02.99 Other Exterior Wall Construction* -1994

Steel stud backer wall for brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* -1976

Polyethylene vapour barrier and batt insulation assumed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	MAR-10

B2010.03 Exterior Wall Vapor Retarders, Air Barriers, and Insulation* -1994

Polyethylene vapour barrier and batt insulation assumed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	100	MAR-10

B2010.05 Parapets* -1976

Heights of parapets appear to be approximately 250mm high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

B2010.05 Parapets* -1994

Parapets utilized at flat roof portions of pavilion building. Heights of parapets appear to be approximately 250mm high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

B2010.06 Exterior Louvers, Grilles, and Screens*

Pre-finished metal grilles used for mechanical intake and exhaust wall openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

B2010.09 Exterior Soffits* -1976

Pre-finished non vented metal soffits used at main entry canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

B2010.09 Exterior Soffits* -1994

Pre-finished non vented metal soffits used at main entry canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

B2020.01.01.02 Aluminum Windows (Glass & Frame) -1976**

Prefinished anodized aluminum windows used. Patient room windows have operable sash.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace 75 sealed window units.**Concern:**

The seal has gone in 75 sealed glazing window units.

Recommendation:

Replace sealed glazing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$122,900	Medium

Updated: MAR-10

Event: Replace ~220m² aluminum Windows (Glass & Frame)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$280,100	Unassigned

Updated: MAR-10

B2020.01.01.02 Aluminum Windows (Glass & Frame) -1994**

Prefinished anodized aluminum windows used. Occupant room windows have operable sash.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace ~ 245 m² of windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$312,000	Unassigned

Updated: MAR-10

B2020.02 Storefronts: Windows -1976**

Storefront windows (aluminum anodized) at entry lobby area of hospital

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace ~ 36m² Storefronts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$46,000	Unassigned

Updated: MAR-10**B2020.02 Storefronts: Windows** -1994**

Storefront (aluminum anodized) windows at entry to pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace ~ 80m² Storefronts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$102,000	Unassigned

Updated: MAR-10**B2030.01.01 Aluminum-Framed Storefronts: Doors** -1976**

Aluminum storefront doors at basement lounge and dining room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 2 Aluminum-Framed Storefront Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,300	Unassigned

Updated: MAR-10**B2030.01.01 Aluminum-Framed Storefronts: Doors** -1994**

Storefront doors at pavilion secondary entries

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 2 storefront doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$7,300	Unassigned

Updated: MAR-10

B2030.01.06 Automatic Entrance Doors -1976**

Automatic aluminum sliding doors at front entry, emergency entries.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	MAR-10

Event: Replace 2 sets of Automatic Entrance Doors**Concern:**

Doors are functioning sporadically and are at the end of their life expectancy.

Recommendation:

Replace doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$44,600	High

Updated: MAR-10

B2030.01.06 Automatic Entrance Doors -1994**

Automatic sliding aluminum doors at main entry to pavilion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace two sets Automatic Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$44,600	Unassigned

Updated: MAR-10

B2030.02 Exterior Utility Doors -1976**

Hollow metal doors in pressed steel frames at fire exits by stairwells, side exits from building and at loading area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace 16 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,800	Unassigned

Updated: MAR-10

B2030.02 Exterior Utility Doors -1994**

Utility doors at fire exits from pavilion building are hollow metal doors in pressed steel frames .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replacement 6 Utility doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$6,000	Unassigned

Updated: MAR-10

B2030.03 Large Exterior Special Doors (Overhead)* -1976

Overhead doors at ambulance garage bays.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

B3010.01 Deck Vapor Retarder and Insulation* -1976

Emulsified asphalt vapour retarder for built-up roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

B3010.01 Deck Vapor Retarder and Insulation* -1994

Emulsified asphalt vapour retarder under built-up roofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) -1976**

Built up tar and gravel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	25	MAR-10

Event: Repair ~270m² of roofing**Concern:**

The roofing is bubbled in several areas which could result in roof leaks.

Recommendation:

Repair affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$55,000	High

Updated: MAR-10**Event: Replace ~ 4200m² of Built-up Bituminous Roofing (Asphalt & Gravel)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$860,000	Unassigned

Updated: MAR-10**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)** -1994**

Built up tar and gravel roofing on flat portions of pavilion building roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace ~750m² of Built-up Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$114,100	Unassigned

Updated: MAR-10**B3010.07 Sheet Metal Roofing** -1994**

Sheet metal roofing provided for pavilion building sloped roofs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace ~ 1200m² of roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$306,400	Unassigned

Updated: MAR-10

B3010.08.02 Metal Gutters and Downspouts -1976**

Downspouts and spill pads provided for roof drains from flat roofs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace ~120 lm of downspouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,800	Unassigned

Updated: MAR-10

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* -1976

Roof hatches, plumbing vents and mechanical equipment supply piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

B3020.02 Other Roofing Openings (Hatch,Vent, etc)* -1994

Roof penetrations at plumbing vents and mechanical equipment supply piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

S3 INTERIOR**C1010.01 Interior Fixed Partitions* -1976**

Non load bearing steel stud walls clad with gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

C1010.01 Interior Fixed Partitions* -1994

Non load bearing steel stud walls clad with gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

C1010.05 Interior Windows* -1976

Interior windows, wired glass in steel frames at offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	80	MAR-10

C1010.05 Interior Windows* -1994

Interior windows, wired glass in steel frames at offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	80	MAR-10

C1010.07 Interior Partition Firestopping* -1976

Gypsum board firestopping above interior partition in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

C1010.07 Interior Partition Firestopping* -1994

Gypsum board firestopping above interior partition in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

C1020.01 Interior Swinging Doors (& Hardware)* -1976

Interior solid core doors at entry to ward rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace Latches and Locks for ~160 doors**Concern:**

Latches not lever type also re-key Parkview to match.

Recommendation:

Repair affected doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2010	\$28,000	Medium

Updated: MAR-10

C1020.01 Interior Swinging Doors (& Hardware)* -1994

Interior solid core doors at entry to tenant rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Provide self closers for 20 doors**Concern:**

Staff requesting self closing devices on tenant entry doors off corridors.

Recommendation:

Provide self closers on tenant suite doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$4,500	Medium

Updated: MAR-10

C1020.03 Interior Fire Doors* -1976

Interior steel fire rated doors with wired glass, complete with closers and panic hardware at corridors and stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

C1020.03 Interior Fire Doors* -1994

Interior steel fire rated doors with wired glass, complete with closers and panic hardware at corridors and stairwells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

C1020.05 Interior Large Doors* -1976

Large doors at O.R. rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

C1030.01 Visual Display Boards -1976**

White board in hospital board room and tack boards in offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

Event: Replace one whiteboard and 4 tackboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$3,800	Unassigned

Updated: MAR-10**C1030.01 Visual Display Boards** -1994**

White board in conference room and tack boards in two offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

Event: Replacement whiteboard and two tackboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,200	Unassigned

Updated: MAR-10**C1030.02 Fabricated Compartments(Toilets/Showers)****

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 8 Fabricated Compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,700	Unassigned

Updated: MAR-10

C1030.05 Wall and Corner Guards* 1994

Vinyl wall guards at wall corners in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	15	MAR-10

C1030.05 Wall and Corner Guards*1976

Vinyl wall guards at wall corners in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	15	MAR-10

C1030.06 Handrails* -1976

Vinyl coated aluminum rails in corridors of hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

C1030.06 Handrails* -1994

Wood railings with lacquer finish in corridors of pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

C1030.08 Interior Identifying Devices* -1976

Plastic laminated directional signs on walls and identification signs on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

C1030.08 Interior Identifying Devices* -1994

Plastic laminated directional signs on walls and identification signs on doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

C1030.10 Lockers**

Metal lockers used for staff in staff rooms and doctor's change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 100 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$23,000	Unassigned

Updated: MAR-10

C1030.12 Storage Shelving* -1976

Particle board shelving in storage areas, linen rooms and patient rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

C1030.12 Storage Shelving* -1994

Particle board shelving in storage areas, linen rooms and tenant rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

C1030.14 Toilet, Bath, and Laundry Accessories* -1976

Paper dispensers, grab bars and soap dispensers in public and patient washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

C1030.14 Toilet, Bath, and Laundry Accessories* -1994

Paper dispensers, grab bars and soap dispensers in patient washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

C2010 Stair Construction* -1976

Cast in place reinforced concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	100	MAR-10

C2020.05 Resilient Stair Finishes -1976**

Vinyl tile for stair treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

Event: Replace ~40m² Resilient Stair Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,500	Unassigned

Updated: MAR-10**C2020.05 Resilient Stair Finishes** -1994**

Vinyl tile for stair treads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10

Event: Replacement ~50m² resilient stair finish

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,500	Unassigned

Updated: MAR-10**C2020.08 Stair Railings and Balustrades* -1976**

Pipe wall mounted handrails and guards at stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

C2020.08 Stair Railings and Balustrades* -1994

Wood rails with lacquer finish at stairs in pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

C3010.06 Tile Wall Finishes -1976**

Tile wall finishes in kitchen, bathing room, OR rooms and some exam rooms, as well as patient room showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace ~650m²Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$189,200	Unassigned

Updated: MAR-10

C3010.06 Tile Wall Finishes -1994**

Tile wall finishes for tub rooms in pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace 104m² Tile Wall Finish

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$30,300	Unassigned

Updated: MAR-10

C3010.11 Interior Wall Painting* -1976

Painted walls throughout hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	10	MAR-10

Event: Paint ~250m² of wall surfaces**Concern:**

Paint peeling at concrete block walls in electrical rooms.

Recommendation:

Paint affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$16,400	Low

Updated: MAR-10

C3010.11 Interior Wall Painting* -1994

Interior wall surfaces are painted gypsum boards in pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	15	MAR-10

Event: Paint ~630m² of wall surface**Concern:**

The corridor walls are scratched from wheel chairs and scooters.

Recommendation:

Repair affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$16,500	Medium

Updated: MAR-10

C3020.01.01 Epoxy Concrete Floor Finishes* -1976

Epoxy floor finishes in kitchen, tub, laundry and linen rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	0	MAR-10

Event: Replace ~550m² of Epoxy flooring**Concern:**

Numerous cracks in epoxy flooring and bases.

Recommendation:

Replace / repair affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$100,300	Medium

Updated: MAR-10

C3020.01.01 Epoxy Concrete Floor Finishes* -1994

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

C3020.01.02 Paint Concrete Floor Finishes* -1976

Painted concrete floors in mechanical, shop and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	10	MAR-10

Event: Paint ~220m² of Concrete floor surfaces**Concern:**

Paint peeling and worn on floors several cracks have also developed.

Recommendation:

Repair affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$15,000	Low

Updated: MAR-10

C3020.02 Tile Floor Finishes -1976**

Quarry tile floor finishes at entries and waiting area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

Event: Replace ~140m² Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$53,150	Unassigned

Updated: MAR-10

C3020.02 Tile Floor Finishes -1994**

Quarry tile finish at main entry and waiting area of pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

Event: Replace ~50m² of Tile Floors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$9,500	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring -1976**

Resilient flooring through out building in most areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	20	MAR-10

Event: Replace ~2900m² of Resilient flooring**Concern:**

The resilient flooring is worn and a lot of separations are occurring at joint and base.

Recommendation:

Replace affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$274,300	High

Updated: MAR-10

C3020.07 Resilient Flooring -1994**

Resilient flooring utilized in most areas of the pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	20	MAR-10

Event: Replace ~1650m² of Resilient Flooring**Concern:**

Seams in flooring lifting and also separating at junction of base in many areas.

Recommendation:

Replace affected areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$156,100	Medium

Updated: MAR-10

C3020.08 Carpet Flooring -1976**

Carpet flooring in office areas and board room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	15	MAR-10

Event: Replace ~72m² Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2010	\$4,500	Unassigned

Updated: MAR-10

C3020.08 Carpet Flooring -1994**

Carpet utilized in offices and conference room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	15	MAR-10

Event: Replace ~80m² of Carpet

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

Updated: MAR-10

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) -1976**

Suspended ceiling in most areas except mechanical room and shops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

Event: Replace ~3900m² of Acoustic Ceiling Treatment (Susp.T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$197,000	Unassigned

Updated: MAR-10

C3030.06 Acoustic Ceiling Treatment (Susp.T-Bar) -1994**

Suspended ceiling in most areas in pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace ~1800m² of Acoustic Ceiling Treatment (Susp.T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$91,000	Unassigned

Updated: MAR-10

C3030.07 Interior Ceiling Painting*

Painted gypsum board ceilings in small storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

D1010.01.02 Hydraulic Passenger Elevators -1994**

Hydraulic 2 elevators used in the Parkview pavilion building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Refurbish 2 Hydraulic Elevators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$180,400	Unassigned

Updated: MAR-10

S4 MECHANICAL**D2010.04 Sinks**1976**

There are various stainless steel counter mounted sinks through out the building. The sinks in the kitchen are included in E1090.03 Food Service Equipment. The service sinks are floor mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 23 Stainless Steel Sinks and 4 Janitor Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$52,000	Unassigned

Updated: MAR-10**D2010.04 Sinks**1994 Parkview**

There are stainless steel sinks, one shampoo sink and one service sink.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 2 Stainless Steel Sinks, 1 Shampoo Sink and 1 Service Sink

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$5,000	Unassigned

Updated: MAR-10**D2010.05 Showers** 1976**

The showers are tiled enclosures with a tempering mixing valves and fixed shower heads. The controls for the shower are at the back of the stalls so you cannot adjust the water temperature without getting wet (a problem for the staff assisting patients). When the showers are replaced a different configuration should be considered.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 25 Showers and Tempering Valves

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

Updated: MAR-10

D2010.05 Showers1994 Parkview**

There are two showers one in each of the bath rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 2 Showers and Tempering Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$2,000	Unassigned

Updated: MAR-10

D2010.06 Bathtubs 1976**

Four of the patient rooms have bathtubs and there is an ARJO and a Century tub in the central bath room. Pediatrics has two small elevated tubs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 4 Bathtubs, 2 Pediatrics Tubs and 2 Institutional Tubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$24,000	Unassigned

Updated: MAR-10

D2010.06 Bathtubs1994 Parkview**

There is one Century tub and 3 ARJO tubs in the central bath room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 4 Institutional Tubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$40,000	Unassigned

Updated: MAR-10

D2010.08 Drinking Fountains / Coolers**

There are 2 refrigerated drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-10

Event: Replace 2 Refrigerated Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,000	Unassigned

Updated: MAR-10

D2010.09 Other Plumbing Fixtures*1976

There is an emergency eye wash in the laboratory.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

D2010.09 Other Plumbing Fixtures*1994 Parkview

The Facility has bed pan cleaners.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

D2010.10 Washroom Fixtures (WC, Lav, Urnl) 1976**

There are flush valve water closets and counter mounted lavatories. The faucets have been replaced this year with a motion sensor type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-10

Event: Replace 35 Water Closets and 44 Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$140,000	Unassigned

Updated: MAR-10

D2010.10 Washroom Fixtures (WC, Lav, Urnl)1994 Parkview**

There are flush valve water closets and counter mounted lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

Event: Replace 23 Water Closets and 23 Lavatories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$90,000	Unassigned

Updated: MAR-10

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

D2020.01.02 Valves: Domestic Water**

There are shut off valves on the domestic water main building supply and the various domestic water branch lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace 10 Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,000	Unassigned

Updated: MAR-10

D2020.01.03 Piping Specialties (Backflow Preventors)**

There are a backflow preventors on the fire protection line, the boiler makeup water and the main service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	20	MAR-10

Event: Replace 100 mm Backflow Preventor**Concern:**

A 100mm backflow preventor is not operating.

Recommendation:

Replace the 100 mm backflow preventor.

Consequences of Deferral:

Treated water getting back into the domestic water system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$7,000	Low

Updated: MAR-10

Event: Replace 2 Backflow Preventors

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

Updated: MAR-10

D2020.02.02 Plumbing Pumps: Domestic Water 1976**

There is a domestic hot water recirculation pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

Event: Replace the Domestic Water Recirculation Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$1,500	Unassigned

Updated: MAR-10

D2020.02.03 Water Storage Tanks1976**

The domestic hot water storage tank is manufactured by Westeel Rosco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 1 Domestic Hot Water Storage Tank

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$30,500	Unassigned

Updated: MAR-10

D2020.02.03 Water Storage Tanks1994 Parkview**

The domestic hot water storage tank is manufactured by Westeel Rosco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	30	MAR-10

Event: Replace 1 Domestic Hot Water Storage Tank

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$30,500	Unassigned

Updated: MAR-10

D2020.02.04 Domestic Water Conditioning Equipment**

The domestic hot water is softened with a Watertech FAF90MI.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

Event: Replace Water Softener

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,500	Unassigned

Updated: MAR-10

D2020.03 Water Supply Insulation: Domestic*

The domestic hot, cold and recirculation piping is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

D2020.03.02 Equipment Insulation: Domestic Water

The domestic hot water storage tanks are insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-10

D2030.01 Waste and Vent Piping*

The waste and vent piping is both cast iron and PVC.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

Event: Repair Open Pipe

Concern:

Drainage pipe is open.

Recommendation:

Cap open pipe.

Consequences of Deferral:

Possibility of fumes or backup of drainage.

Type

Repair

Year

2010

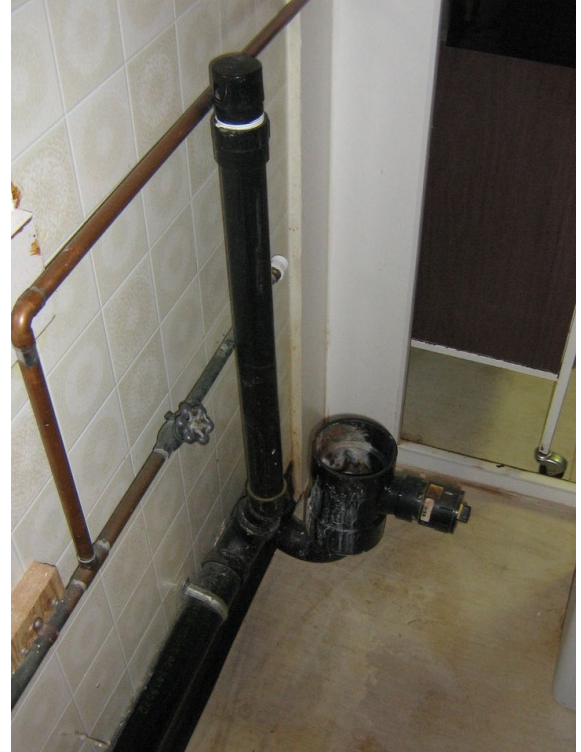
Cost

\$1,000

Priority

Low

Updated: MAR-10



Open pipe.

D2030.02.04 Floor Drains*

There are floor drains in the mechanical rooms, service rooms, kitchen, laundry and in the central bath rooms. Behind the washing machines there is a trench drain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

Event: Add Grating to the Trench Drain

Concern:

The trench drain behind the washing machines does not have grating.

Recommendation:

Provide grating for the trench drain.

Consequences of Deferral:

The open trench is a safety issue for the maintenance staff.

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

Updated: MAR-10



Washing machine drains.

D2030.03 Waste Piping Equipment*

There is a sump with a pump for the elevator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

D2030.03.01 Interceptors: Waste

The kitchen has a grease interceptor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

D2040.01 Rain Water Drainage Piping Systems*

The roof is drained to the site. The rain water leaders are heat traced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

D2040.02.04 Roof Drains*

The roof drains are the cast iron dome type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

D2040.02.06 Area Drains*

There is an area drain in the patio.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

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

There is medical air at the medical gas panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace the Compressed Air Systems (Compressor, Air Dryer, 29 Outlets and 250 m of Piping)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$75,000	Unassigned

Updated: MAR-10

D2090.10 Nitrous Oxide Gas Systems**

The Nitrous Oxide gas system is for the operating theatres and labour and delivery, both areas are not used see K2030.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Remove the Nitrous Oxide System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,000	Unassigned

Updated: MAR-10

D2090.11 Oxygen Gas Systems**

There are oxygen outlets in the medical gas panels throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace ~250m of Piping and 29 Outlets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$50,000	Unassigned

Updated: MAR-10

D2090.13 Vacuum Systems (Medical)**

There are medical vacuum outlets on the medical gas panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace ~250m of Piping and 29 Outlets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$50,000	Unassigned

Updated: MAR-10

D2090.16 Medical Air System*

The medical gas panels have medical air outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

D3010.01.01 Storage Equipment (Fuel Oil, Diesel)*

There is a day tank in the emergency generator room and a 2,300 litre underground storage tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

D3010.01.02 Transfer Equipment (Fuel Oil, Diesel)*

There are diesel pumps for the emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

D3010.02 Gas Supply Systems*

Natural gas is supplied to the mechanical equipment, kitchen equipment and laundry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	60	MAR-10

D3020.01.01 Heating Boilers & Accessories: Steam 1976**

There is a Bryan CLS-905-15-FDG natural gas fired steam boiler in the Penthouse that supplies steam to the humidification nozzles in the air handling units. The housekeeping pad under the boiler is crumbling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

Event: Replace 1 Steam Boiler and Housekeeping Pad

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$80,500	Unassigned

Updated: MAR-10

Event: Replace the Make-up Water Tank**Concern:**

The Facility has requested the make-up water tank be replaced.

Recommendation:

Replace the make-up water tank.

Consequences of Deferral:

Loss of humidification.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,700	Medium

Updated: MAR-10

D3020.01.01 Heating Boilers & Accessories: Steam1994 Parkview**

There is a Bryan steam boiler to provide humidification to the Parkview wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

Event: Replace 1 Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$80,000	Unassigned

Updated: MAR-10

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers1976**

The steam boiler has its own chimney and the penthouse has combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-10

Event: Replace the Chimney and Combustion Air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,000	Unassigned

Updated: MAR-10

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers1994 Parkview**

The steam boiler has its own chimney and the penthouse has combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

Event: Replace the Chimney and Combustion Air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$5,000	Unassigned

Updated: MAR-10

D3020.02.01 Heating Boilers and Accessories: H.W.1976**

There are two Cleaver brooks M4W-5000 natural gas boilers(5,000,000 Btuh Input).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	35	MAR-10

Event: Replace 2 Hot Water Heating Boilers and Associated Accessories**Concern:**

The facility has requested these boilers be replaced.

Recommendation:

Replace two boilers.

Consequences of Deferral:

Loss of heat.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$350,000	Medium

Updated: MAR-10

D3020.02.01 Heating Boilers and Accessories: H.W.2005**

There is one Cleaver Brooks M5W-4000 natural gas boilers(3,200,000 Btuh Input). This boiler is relatively new but that exact date of installation is not confirmed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	35	MAR-10

Event: Replace Hot Water Heating Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$175,000	Unassigned

Updated: MAR-10

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

There are two natural gas fired boilers that heat the domestic hot water (947,000 Btuh input).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-10

Event: Replace 2 Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$90,000	Unassigned

Updated: MAR-10

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

The three heating boilers are connected to one chimney and the two domestic hot water boilers are connected to one chimney. The boiler room has combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace the Chimneys and Combustion Air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,000	Unassigned

Updated: MAR-10

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

The water treatment for the boilers is added through a chemical pot feeder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

D3030.06.02 Refrigerant Condensing Units 1976**

There are York air cooled condensing units on the roof that supply refrigerant to the coils in the air handling units. They use R-22 refrigerant. The name plate on the unit supplying AS-1 was not legible, AS-2's condensing unit is a York model CA340-58B and AS-3's unit is a York CA181-58A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	25	MAR-10



Rusted condensing units.

Event: Replace 3 Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$22,500	Unassigned

Updated: MAR-10

Event: Replace the Condensing Unit for AS-4

Concern:

The condensing unit fro AS-4 has failed and was described as "junk."

Recommendation:

Replace the condensing unit for AS-4 with a condensing unit with refrigerant that meets the current codes.

Consequences of Deferral:

If the unit is not replaced there will be no air conditioning for the administration areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$7,500	High

Updated: MAR-10

D3030.06.02 Refrigerant Condensing Units1994 Parkview**

The condensing units for the Parkview wing are York model H2CA360A558 air cooled units charged with R-22.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace 2 Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$14,900	Unassigned

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution1976**

There are four Engineered Air air handling units supplying air to the original building. AS-1 is made up of a supply air fan, preheat coil, reheat coil, cooling coil, filters and steam humidifier section. AS-1 ventilates the pharmacy and physiotherapy areas. AS-3 is made up of a supply air fan, preheat coil, reheat coil, cooling coil, filters and steam humidifier section. AS-3 ventilates the 200 and 300 wings. AS-4 is made up of a supply air fan, return air fan, preheat coil, reheat coil, cooling coil, filters and steam humidifier section. AS-4 ventilates the the service areas, corridors, maintenance and administration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 3 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$300,000	Unassigned

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution1989**

AS-2 is made up of a supply air fan, preheat coil, reheat coil, cooling coil, filters and steam humidifier section. AS-2 ventilates the laundry, offices, two operating rooms(not in use) and doctors lounge. The coils and fans in AS-2 were replaced in 1994.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

Event: Replace 1 Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$100,000	Unassigned

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution1994 Parkview**

The Parkview extended care section of the building has two Engineered Air air handling units. AS-1 is made up of a supply air fan, return air fan, heating coils, cooling coil, filters and steam humidifier section. AS-2 is made up of a supply air fan, return air fan, heating coils, cooling coil, filters and steam humidifier section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 2 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$225,000	Unassigned

Updated: MAR-10

D3040.01.03 Air Cleaning Devices:Air Distribution*

The air handling units all have filter sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

D3040.01.04 Ducts: Air Distribution* 1976

The supply air distribution ductwork is galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

D3040.01.04 Ducts: Air Distribution*1994

The supply air distribution ductwork is galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

D3040.01.06 Air Terminal Units: Air Distribution (VAV Box)1976**

The 1976 section of the building has VAV boxes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 30 VAV Boxes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$46,000	Unassigned

Updated: MAR-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*1976

There are square diffusers, linear grilles and registers. The return air grilles are egg crate type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*1994 Parkview

There are linear grilles and registers. The return air grilles are egg crate type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

D3040.02 Steam Distribution Systems: Piping/Pumps1976**

The steam is piped to the humidification sections of the air handling units of the AS-1, AS-2, AS-3 and AS-4 in the 1976 section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace 50 m (unconfirmed) of Steam Piping, Valves and Traps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$40,000	Unassigned

Updated: MAR-10

D3040.02 Steam Distribution Systems: Piping/Pumps1994 Parkview**

The steam is piped to the humidification sections of the air handling units of the AS-1 and AS-2 in the 1994 section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace 50 m (unconfirmed) of Steam Piping, Valves and Traps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$40,000	Unassigned

Updated: MAR-10

D3040.03.01 Hot Water Distribution Systems 1976**

The hot water heating piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace the Hot Water Heating Piping(4,120 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$385,000	Unassigned

Updated: MAR-10

D3040.03.01 Hot Water Distribution Systems1994 Parkview**

The hot water heating piping is copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace the Hot Water Heating Piping(1,856 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$175,000	Unassigned

Updated: MAR-10

D3040.04.01 Fans: Exhaust1976**

There are roof mounted exhaust fans and in-line cabinet fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 17 Exhaust Fans

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

Updated: MAR-10

D3040.04.01 Fans: Exhaust1994 Parkview**

There are roof mounted exhaust fans and in-line cabinet fans. The residential kitchen off the lounge area has a recirculation range hood.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 4 (unconfirmed) Exhaust Fan

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$9,100	Unassigned

Updated: MAR-10

Event: Replace the Range Hood

Concern:

The range hood was inoperable.

Recommendation:

Replace the range hood.

Consequences of Deferral:

The fumes from cooking, even if it is only snacks, will get into the lounge area.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$1,500	Low

Updated: MAR-10



Existing range hood.

D3040.04.03 Ducts: Exhaust*

The exhaust ductwork is galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

D3040.04.05 Air Outlets and Inlets: Exhaust*

The exhaust grilles are eggcrate type grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

D3040.05 Heat Exchangers 1976**

The domestic hot water system has a shell and tube heat exchanger.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 1 Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$18,000	Unassigned

Updated: MAR-10

D3040.05 Heat Exchangers1994 Parkview**

There is a Alfa Laval plate type hot water to glycol heat exchanger for the heating system. The original one was replaced when the addition was added.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2024	30	MAR-10

Event: Replace 1 Heat Exchanger

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$18,000	Unassigned

Updated: MAR-10

D3050.03 Humidifiers 1976**

All the air handlers have a steam humidification nozzle section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

Event: Replace the 4 Sets of Humidification Nozzles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$12,000	Unassigned

Updated: MAR-10

D3050.03 Humidifiers1994 Parkview**

All the air handlers have a steam humidification nozzle section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace the Humidification Nozzles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$6,000	Unassigned

Updated: MAR-10

D3050.05.02 Fan Coil Units1976**

There are fan coil units at the entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 7 Fan Coil units

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

Updated: MAR-10

D3050.05.02 Fan Coil Units1994 Parkview**

There are fan coil units at the entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 2 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$4,000	Unassigned

Updated: MAR-10

D3050.05.03 Finned Tube Radiation 1976**

The perimeter heating in the original building is finned tube radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace Finned Tube Radiation (192,000 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$29,000	Unassigned

Updated: MAR-10

D3050.05.06 Unit Heaters1976**

There are hot water unit heaters in the service areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace 5 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$20,500	Unassigned

Updated: MAR-10

D3050.05.06 Unit Heaters1994 Parkview**

There is a unit heater in the Penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 1 Unit Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$4,100	Unassigned

Updated: MAR-10

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

The perimeter heating in the Parkview addition is radiant ceiling panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

Event: Replace the Radiant Heating Ceiling Panels (~50 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$70,000	Unassigned

Updated: MAR-10

D3060.02.01 Electric and Electronic Controls1976**

A portion of the controls are electric and electronic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace Electric and Electronic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,300	Unassigned

Updated: MAR-10

D3060.02.01 Electric and Electronic Controls1994 Parkview**

The controls are electric and electronic in this addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace the Electric and Electronic Controls (1,856 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$3,300	Unassigned

Updated: MAR-10

D3060.02.02 Pneumatic Controls 1976**

The controls compressor is an AirKing located the mechanical room. It appears to have been repaired over its lifetime.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Add 2 Thermostats

Concern:

The Facility has requested the addition of a thermostat to both the Administration and Community Health Service areas.

Recommendation:

Add two thermostats. Add control valves, piping and control tubing

Consequences of Deferral:

Poor temperature control.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$4,000	Medium

Updated: MAR-10

Event: Replace the Controls Compressor and Pneumatic Controls (4,120 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

Updated: MAR-10

D4010.01 Wet-Pipe Fire Sprinkler Systems* 1976

There are regular sprinkler heads in the sprinklered areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

D4010.01 Wet-Pipe Fire Sprinkler Systems*1994 Parkview

The Parkview area has concealed sprinkler heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	0	MAR-10

D4020 Standpipes*

There are fire hoses in cabinets with the fire extinguishers. The siamese connections are at the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	60	MAR-10

D4030.01 Fire Extinguisher, Cabinets and Accessories*

There are dry chemical fire extinguishers in cabinets and on wall brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

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

The commercial kitchen range hood had a dry chemical fire extinguishing system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10

Event: Replace Kitchen Hood Dry Chemical Extinguishing System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$16,300	Unassigned

Updated: MAR-10

S5 ELECTRICAL

D5010.02 Secondary Electrical Transformers (Interior)** - 1976 Structure

There are 5 Westinghouse transformers located throughout the health centre. The transformer details are as follows;

Transformer T1 300KVA 600V 120/208V 3ph 4w (located in the main electrical room #517)

Transformer T2 150KVA 600V 120/208V 3ph 4w (located in mechanical penthouse)

Transformer T3 25KVA 600V 120/240V 1ph 3w (located in the mechanical penthouse)

Transformer T4 75KVA 600V 120/208V 3ph 4w (located in the mechanical room #502)

Transformer ? 50KVA 600V 120/240V 1ph 3w (located in the mechanical penthouse)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10



Typical floor mounted transformer

Event: Replace 5 Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$60,000	Unassigned

Updated: MAR-10

D5010.02 Secondary Electrical Transformers (Interior)** - 1994 Parkview Structure

There are 2 Square D transformers located in the mechanical room of the Parkview L.T.C. area. The transformer details are as follows;

Transformer T5 75KVA 600V 120/208V 3ph 4w

Transformer T6 225KVA 600V 120/208V 3ph 4w

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	40	MAR-10

Event: Replace 2 Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$35,000	Unassigned

Updated: MAR-10

D5010.03 Main Electrical Switchboards (Main Distribution) - 1976 Structure**

The main distribution panel is a Westinghouse 1200A-347/600V 3ph 4w w/ an 800A main breaker. The distribution panel consists of 2 cells. The main cell contains the main breaker and c/t compartment the second cell contains the distribution breakers. There are 2 spare breakers and 8 spaces for future. The main power service experiences frequent power surges - an upgrade to add a TVSS is identified under K3010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	1200	amps	



The Westinghouse 1200A 120/208V 3ph 4w main distribution

Event: Replace Main Distribution Panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$33,000	Unassigned

Updated: MAR-10

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1976 Structure**

There are approximately 10 branch circuit panelboards and 5 central distribution panels that are located in the Health Centre. Panels are manufactured by Westinghouse and rated for 120/208V or 347/600V 3ph 4w. Panels are color coded for the voltage of the system. Sand color for 347/600V and gray for 120/208V. There is approximately 25% spare capacity overall in the panels and approximately 60% space capacity in the CDP panels. There is 1-50A 120V isolation panel for the O.R. Rooms. The isolation panel is manufactured by Measurement Engineering Limited. The panel is located at the mop sink in the janitor room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	30	MAR-10



Typical Westinghouse branch circuit panel

Event: Relocate 1 isolation panel

Concern:

The O.R. Rooms isolation electrical panel is located at the janitor mop sink.

Recommendation:

Relocate the electrical panel away from the mop sink.

Consequences of Deferral:

There is a significant electrical shock risk to personnel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2010	\$5,000	High

Updated: MAR-10



Isolation panel located at the mop sink

Event: Replace 11 branch circuit panels and 5 CDP's

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$95,000	Unassigned

Updated: MAR-10

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1976 Structure - 2007 Reno.**

There is one 24cct 120/208V 3ph 4w Cutler Hammer panel installed in the main electrical room.

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



Cutler hammer panelboard

Event: Replace 1 Branch Circuit Panelboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2047	\$5,000	Unassigned

Updated: MAR-10

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1976 Structure-1994 Reno**

There are 3 branch circuit panelboards that are located in the Health Centre dating from the 1994 renovation . Panels are manufactured by Square D and c/w lockable panel covers. The panels are rated for 120/208V. The panel details are as follows;

- Panel F - 8 spaces
- Panel W - 21 spaces
- Panel V - 15 Spaces

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10



Typical Square D panelboard

Event: Replace 3 Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$15,000	Unassigned

Updated: MAR-10

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1994 Parkview Structure**

There are approximately 5 branch circuit panelboards and 1 central distribution panel that are located in the Parkview L.T.C. area. Panels are manufactured by Square D and c/w lockable panel covers. The panels are rated for 120/208V. The panels have about 25% spare capacity for future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 5 branch circuit panels and 1 CDP

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$33,000	Unassigned

Updated: MAR-10

D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers - 1976 Structure**

There are 2 MCC panels located in the Health Care building. The MCC's are manufactured by Westinghouse. The MCC details are as follows;

MCC E1 - Westinghouse 600A 600V 3ph 3w (4 sections) Located in the mechanical room. 2 spaces for future.
 MCC 2/E2 - Westinghouse 600A 600V 3ph 3w (3 sections. 1 section on normal power, 2 sections on EM power) Located in the mechanical penthouse. 2 spaces for future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10



Westinghouse 4 section MCC

Event: Replace 2 MCC panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$60,000	Unassigned

Updated: MAR-10

D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers - 1976 Structure-1994 Reno.**

There is 1 MCC panel located in the Health Centre dating from the 1994 renovation. The MCC panel is manufactured by Square D. The MCC details are as follows;
 MCC E3 - 600A 600V 3ph 3w (4 sections) Located in the mechanical room. 4 spare and 5 spaces for future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 1 MCC panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$30,000	Unassigned

Updated: MAR-10

D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers - 1994 Parkview Structure**

There is 1 MCC panel located in the Parkview L.T.C. Area. The MCC panel is manufactured by Square D. The MCC details are as follows;
 MCC 3 - 600A 600V 3ph 3w (3 sections). Located in the mechanical penthouse. 3 spare, 1 space for future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10



Square D 3 section MCC

Event: Replace 1 MCC panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$30,000	Unassigned

Updated: MAR-10

D5010.07.02 Motor Starters and Accessories - 1976 Structure**

Small motor loads in are controlled by Westinghouse manual motor starters c/w pilot lights. Westinghouse magnetic motor starters are used for larger motors not controlled by MCC's.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10



Typical Westinghouse manual motor starters

Event: Replace 4 Mag starters and 20 Manual starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: MAR-10

D5010.07.02 Motor Starters and Accessories - 1994 Parkview Structure**

Small motor loads in are controlled by Square D manual motor starters c/w pilot lights and on/off toggle switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace 10 manual motor starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$6,000	Unassigned

Updated: MAR-10

D5020.01 Electrical Branch Wiring* - 1976 Structure

The majority of the building is wired via conductors in conduit. Armoured BX cable is used for lighting drops. Receptacles are standard style, with stainless steel coverplates. The receptacles are colored according to the source of the power or type (ivory - Regular Power, Red - Emergency power) Hospital grade receptacles are used in patient rooms, the O.R. And in corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-10

D5020.01 Electrical Branch Wiring* - 1976 Structure - 1994 Reno.

Conductors in conduit is used for the majority of the 1994 renovation. BX cable is used for in the utility areas. Sealtite flex cable is used in all areas where moisture may be present (Laundry, Coolers, Dishwashing, etc.). All conduits are color coded at conduit ends. Receptacles are standard style with stainless steel coverplates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

D5020.01 Electrical Branch Wiring* - 1994 Parkview Structure

The majority of the Parkview L.T.C. area is wired via conductors in conduit. BX cable is used for lighting drops and very sparingly in other areas. Sealtite flex cable is used in all areas where moisture may be present . C Conduits are color coded at conduit ends via painted markings. Receptacles are standard style, with nylon coverplates. The receptacles are colored according to the source of the power (Ivory - Regular Power, Red - Emergency power)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	50	MAR-10

D5020.02.01 Lighting Accessories (Lighting Controls)* - 1976 Structure

The primary method of switching is line voltage switches. The switches are standard ivory toggle type w/ stainless steel coverplates, or ivory coverplates. Approximately 20% of the switches have ivory nylon coverplates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

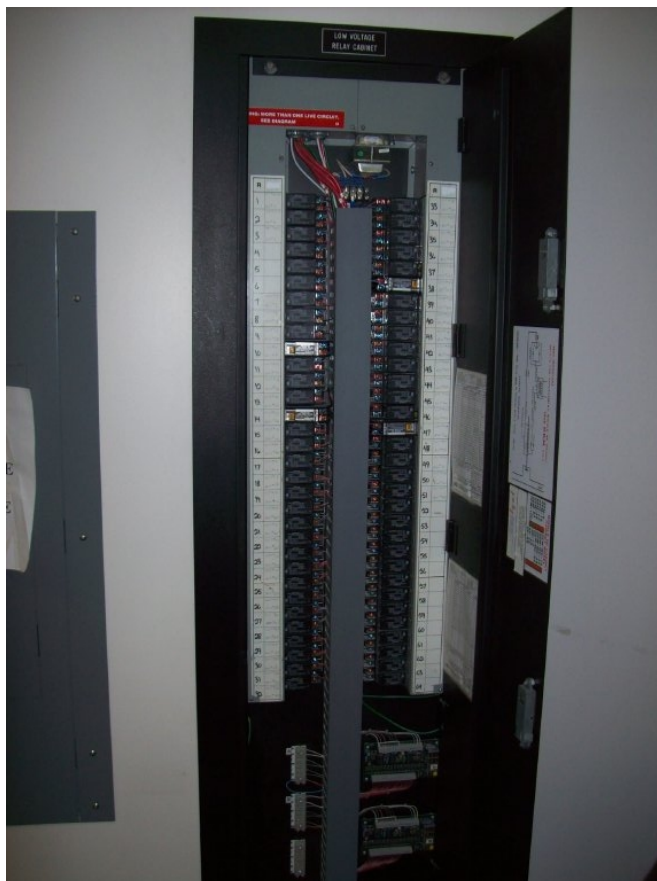


Typical line voltage toggle switches.

D5020.02.01 Lighting Accessories (Lighting Controls)* - 1994 Parkview Structure

The primary method of switching in the Parkview L.T.C. Area is via L.V. switches. Public areas are controlled from switch locations at staff areas (i.e. Nurse Stations, Front Desk, etc.) Non-public areas have local L.V. switches located at main entries/exits of the room. Line voltage toggle switches are located in resident suites. LVRC's are located adjacent to the 120V branch circuit panels feeding lighting in the soiled utility room. The L.V. System is manufactured by Douglas and the relays are W6321-88.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	30	MAR-10



Douglas L.V. Relay panel

D5020.02.02.01 Interior Incandescent Fixtures* - 1976 Structure

Incandescent shower lights are located in the men's, woman's locker rooms and above the shower stall in the central bathing room. Incandescent pot lights are used in the waiting areas, and in the X-ray room. Incandescent dome lamps are located in the patient rooms above the bed, at the main room entry and in the washroom. Some patient rooms have the original incandescent drum fixtures installed. The fixtures contain asbestos. Explosion proof fixture installed in the medical gas room. Surface mount vapourtite fixtures are installed in the rear laundry room. The building personnel have noted that the majority of fixtures have been retrofitted with fluorescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10



Incandescent drum lights that contain asbestos

D5020.02.02.01 Interior Incandescent Fixtures* - 1976 Structure - 1994 Reno.

There are 9 decorative incandescent pendant fixtures in the dining area. The fixtures have been retrofitted with fluorescent lamps. 4 quartz halogen wall sconce floods have been installed on the walls each side of the dining area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

D5020.02.02.01 Interior Incandescent Fixtures* - 1994 Parkview Structure

Incandescent pendant fixtures are installed in the common area at activity stations and above desks located in each resident suite. Pot lights c/w black baffles are located in the suite entry. The pot lights have been retrofitted with fluorescent lamps. Incandescent night lights are located in the suites adjacent the bathrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10



Typical incandescent pendant fixture

D5020.02.02.02 Interior Florescent Fixtures - 1976 Structure**

Various types of fluorescent fixtures are installed throughout the Health Center. 2x2 (610x610mm) recessed fluorescents c/w drop acrylic lenses are installed in corridors. 4 lamp 2x4 (610x1220mm) fixtures are located in offices. 3 lamp 2x4 (610x1220mm) fixtures are located in the kitchen. 4' (1220mm) fluorescent wall brackets are located above public washroom, and locker room vanities. Some patient rooms have fluorescent dome lamps installed and all rooms have 4' (1220mm) 2 lamp wall fixture at the head of the bed. Approximately 90% of the fluorescent lighting have T12 lamps and ballasts. Overall the lighting levels are acceptable and are as follows;

Corridors - 18 to 27FC
 Kitchen - 43 FC
 Patient Room - 19FC (at head of bed)

T12 lamps and ballasts will no longer be available for purchase after 2011. Lamps and ballasts will need to be retrofitted at once, or part of a maintenance program by 2010.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10



Drop lens fluorescent fixtures in health centre corridor.

Event: Replace Interior Fluorescent Fixtures (3180sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$280,000	Unassigned

Updated: MAR-10

D5020.02.02.02 Interior Florescent Fixtures - 1976 Structure - 1994 Reno.**

There are 5 2x3 (610x914mm) 2 lamp recess fixtures in the laundry folding room. 4 1x4 (305x1220mm) 2 lamp fluorescents are located in the main laundry area. 7 fluorescent downlights c/w clear lenses are located in the Dining Area. 4 lamp 2x4 (610x1220mm) fixtures and 5 downlights w/ clear lenses are installed in the Physio area. Lighting levels are as follows;

Laundry Area - 21FC
 Physiotherapy - 63FC (at bed)

Lighting levels in the laundry area are poor and need to be improved.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Add 4 additional fluorescent fixtures

Concern:

The lighting levels in the folding area of the laundry room are too low. IES lighting recommendations require lighting levels double of existing to perform required tasks.

Recommendation:

Add 4 additional fluorescent fixtures

Consequences of Deferral:

Personnel can experience discomfort and develop eye strain due to performing the required tasked with significantly reduced lighting levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$3,000	Low

Updated: MAR-10

Event: Replace Interior Fluorescent Fixtures (920sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$82,000	Unassigned

Updated: MAR-10

D5020.02.02.02 Interior Florescent Fixtures - 1994 Parkview Structure**

Fluorescent lighting is used throughout the Parkview area. Fluorescent strip lights are used in coves in the main corridors. 8" (200mm) 2-lamp fluorescent downlights are located in the main dining, and common area. 6" (150mm) downlights w/ clear reflectors are installed at corridor intersections. 4' (1220mm) 2 Lamp wall mounted fluorescent fixtures are mounted above the beds in resident rooms. T8 lamps and ballasts are used throughout. Lighting levels are very good and are as follows;

Main Corridors - 59FC
Main Dinning Area - 40FC

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10



Typical fluoescent cove lighting in main corridors.

Event: Replace Interior Fluoescent Fixtures (1856 sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$165,000	Unassigned

Updated: MAR-10

D5020.02.02.03 Interior Metal Halide Fixture*

Metal halide downlights are used in the Parkview L.T.C. Area. The downlights are 6" (150mm) c/w clear reflectors. The lights are located at the main elevator lobby, and above the main nursing desk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

D5020.02.03.01 Emergency Lighting Built-in*

Various fluorescent fixtures in the hospital are connected to the emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-10

D5020.02.03.02 Emergency Lighting Battery Packs - 1976 Structure**

There is 1 EMOH Servelite emergency backup panel located in the Janitor Room #605.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10



O.R. Area emergency lighting backup panel

Event: Replace 1 emergency lighting battery pack

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$3,000	Unassigned

Updated: MAR-10

D5020.02.03.02 Emergency Lighting Battery Packs - 1976 Structure - 1994 Reno.**

There is one dual head emergency battery pack located in the generator room. The batteries have been replaced in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10



Emergency battery pack in generator room

Event: Replace 1 Emergency lighting battery pack

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,000	Unassigned

Updated: MAR-10

D5020.02.03.03 Exit Signs* - 1976 Structure

The exit signs in the Health Care Centre are incandescent type and have been retrofitted with LED lamps. Coverage of exits by signs is good throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10



Typical 1975 exit signs.

D5020.02.03.03 Exit Signs* - 1994 Parkview Structure

Exit signs located in the Parkview L.T.C. Area are fluorescent type and have been retrofitted with LED lamps. The majority of the exit signs are surface mounted on walls, some exit signs are recessed in the door/window frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10



Recessed exit sign in Parkview L.T.C.

D5020.02.11 Operating Room Lighting*

The minor O.R. Room has 6 2'x4' (610x1220mm) 4-lamp fluorescent fixtures. There is one single head adjustable surgical light mounted above the bed. The major O.R. Rooms have 9 - 2'x4' (610x1220mm) 4-lamp fluorescent fixtures around the perimeter. A three head surgical light is mounted above the bed. The major O.R. Rooms are no longer in use and are being used for storage. The lighting level of the Minor O.R. is 180FC (at bed)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	0	MAR-10



The minor O.R. room

D5020.03.01.01 Exterior Incandescent Fixtures*

There is 1 exterior incandescent wall fixture located outside of the man door from the mechanical penthouse to the roof. Recessed incandescent downlights are located at the main entrance canopy and at each secondary entry/exit of the Health Care Centre. The downlights at the main entry are missing the trims.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	30	MAR-10



Exterior incandescent fixture at roof

Event: Replace 3 downlight trims

Concern:

The 3 downlights at the main entry canopy are missing trims

Recommendation:

Provide new black baffle trims on existing downlights.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$1,500	Low

Updated: MAR-10



Missing trim on downlight

D5020.03.01.03 Exterior Metal Halide Fixtures* - 1976 Structure - 1994 Reno.

One metal halide low bay fixture is mounted at the canopy at the maintenance area entrance of the Health Care Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10



Low bay fixture at maintenance entry

D5020.03.01.03 Exterior Metal Halide Fixtures* - 1994 Parkview Structure

The are 5 recessed M.H. Downlights at the main entry to the Parkview L.T.C. Building. The fixtures are complete with glass fresnel lenses. Wall mounted cylinder fixtures are mounted at each secondary entry/exit of the Parkview L.T.C. Building. The front canopy fixture require attention.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	30	MAR-10

Event: Repair 2 downlight fixture trims

Concern:

Some of the trims have started to come away from the downlight fixture.

Recommendation:

Repair the trims that are coming of the downlights.

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

Updated: MAR-10



Trims separating from downlights.

D5020.03.01.04 Exterior H.P. Sodium Fixtures* - 1976 Structure

There are 6 H.P.S canopy fixtures and 2 semi recessed H.P.S. downlights mounted at the front entry canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10



HPS Canopy fixtures.

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)* - 1976 Structure

Exterior lighting is controlled via photocell and timeclock. The photocell is located on the roof, and the timeclock and HOA switch is located in the maintenance office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1975	30	MAR-10



Exterior lighting relay control cabinet

D5020.03.02 Lighting Accessories: Exterior (Lighting Controls)* - 1994 Parkview Structure

Exterior lighting is controlled via photocell and timeclock. The photocell is located on the roof, and the timeclock and HOA switch is located in the mechanical penthouse of the L.T.C. area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10



Exterior lighting relay cabinet and timeclock

D5030.01 Detection and Fire Alarm - 1976 Structure**

The fire alarm system in the Health Care Centre is manufactured by Simplex. The model # is unknown at the time of inspection. The main control panel is located in the maintenance office. A Fire alarm annunciator panel is located in the administrator office. Initiating devices consist of breakglass stations at exit doors and exit pathways, and smoke detectors / heat detectors located at various locations. Duct smoke detectors are located on the air handling units. Audio devices consist of fire alarm gongs located throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	25	MAR-10



Simplex FACP dating from 1976 Const.

Event: Replace Fire Alarm System (4120sq m)

Concern:

The fire alarm system is obsolete. Parts and servicing for the fire alarm system is no longer available

Recommendation:

Replace the fire alarm system with new.

Consequences of Deferral:

If parts of the fire alarm system fail, there are no replacement parts or personnel available for servicing. The life safety system will not be operational until the system can be replaced. In extreme cases this can cause a considerable safety hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$120,000	Medium

Updated: MAR-10

D5030.01 Detection and Fire Alarm - 1994 Parkview Structure**

The fire alarm control panel for the Parkview L.T.C. Building is located in the main entry of the building. The fire alarm control panel is a Simplex 4020 system. A fire alarm graphic is installed adjacent to the panel to annunciate zone locations. The system is tied into the Health Care centre as a zone. A simplex 4602 annunciator panel is located adjacent the main nursing desk. Audio/Visual devices are combination gong/strobes and provide good coverage throughout. Breakglass stations are located at each exit. Tamper and flow devices monitor the sprinkler tree for the Parkview building, and sprinkler heads are located throughout however various smoke and heat detectors are located throughout the building in high profile areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10



The Simplex 4120 FACP

Event: Replace Fire alarm system (1856sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$55,000	Unassigned

Updated: MAR-10

D5030.01 Detection and Fire Alarm -1976 Structure - 1994 Reno.**

Smoke detectors throughout the Health Care Building have been replaced in 1994 with new. Fire alarm strobe devices have been added adjacent to fire alarm gongs as part of the 1994 renovation. The strobes are connected to the existing Simplex fire alarm signal circuits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace Smoke Detectors and Strobes (4120sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$30,000	Unassigned

Updated: MAR-10

D5030.02.02 Intrusion Detection - 1994 Parkview Structure**

A Paradox security system is installed in the Parkview L.T.C. Mechanical room to monitor the fire alarm system only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace 1 Intrusion Detection System (Panel Only)

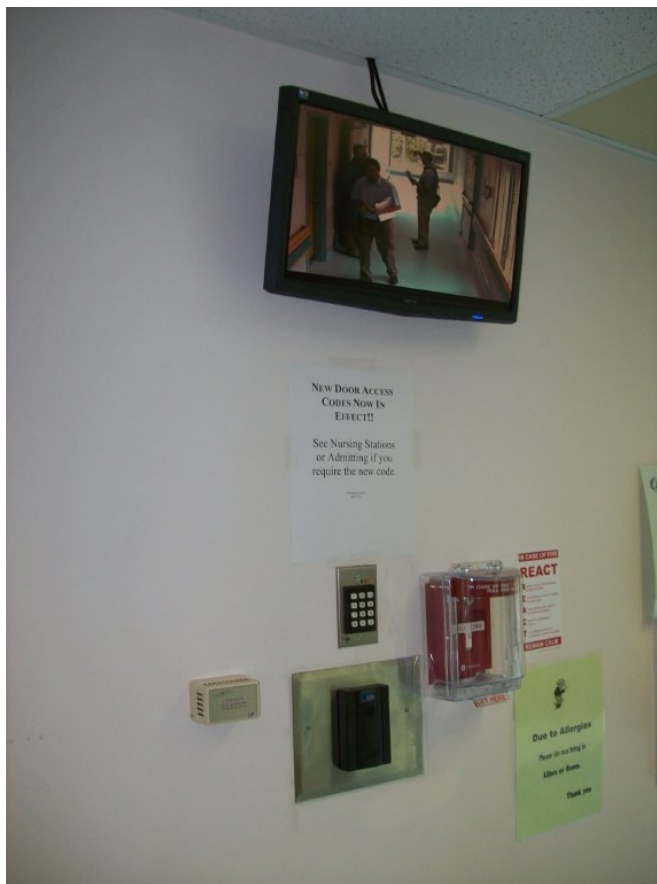
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$5,000	Unassigned

Updated: MAR-10

D5030.02.03 Security Access - 1976 Structure and 1994 Parkview Structure**

A Card Access/Keypad Access system are installed throughout the Health Care Centre and Parkview L.T.C. Area. Door security is located at the following areas; Exterior staff door, Pharmacy, and the double doors in the Parkway L.T.C. link. The door security system is controlled for a P.C. Located in the Heath Care Centre Telephone Room.

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



Door security located at the Parkview L.T.C. Corridor Link

Event: Replace door security system and 3 remote stations

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$35,000	Unassigned

Updated: MAR-10

D5030.02.04 Video Surveillance - 1976 Structure and 1994 Parkview Structure - 2007 Reno**

There is an 8 Channel Digital Watchdog DVR Unit located in the Storage Room #400 for coverage of 7 color video cameras located around the Health Care Centre. 6 Cameras monitor the interior (Nursing Desk and main Lobby Areas) and 1 camera monitors the front exterior. There is an 8 Channel Digital Watchdog DVR Unit located at the Main Nursing Desk at the Parkview L.T.C. Building for coverage of 5 color video cameras located around the Parkview Building. 3 Cameras monitor the interior (Nursing Desk, Main Entry, and the Health Care Link) and 2 cameras monitor the front exterior.

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

Event: Replace 2 8-Channel DVR's and 11 cameras

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$40,000	Unassigned

Updated: MAR-10



Parkview Video Surveillance System

D5030.04.01 Telephone Systems* - 1976 Structure

The main telephone demarcation is located in the Main Telephone Room of the Health Care Centre. The main telephone cable is terminated to telephone blocks. A telephone zone box is located in the 300 wing. Standard POTS cabling is run from the telephone room and zone box to staff areas and patient rooms throughout the Health Care building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10



The main telephone demarcation

D5030.04.01 Telephone Systems* - 1976 Structure and 1994 Parkview Structure - 2002 Upgrade

A Mitel SX-200 PBX is located in the main telephone room of the Health Care Centre. Cat 5e cables/conduit are run from the main telephone room to various outlets in the hospital. Mitel handsets are located throughout the Health Care Centre and the Parkview L.T.C. building. Some modular telephone outlets w/ surface mounted wiremold are used for additional outlets in the office areas and staff areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-10



The Mitel PBX equipment in the telephone room

D5030.04.01 Telephone Systems* - 1994 Parkview Structure

A terminated telephone tie cable is run from the main telephone room in the Health Care Centre to the mechanical room on the Parkview L.T.C. building. Standard telephone POTS cabling is run from the telephone blocks to resident suites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

D5030.04.03 Call Systems**

A Rauland Responder III nurse call system is installed throughout the building. Rauland pull cord stations are located in patient/resident room showers, and in the central Bath facility. Emergency panic stations are located at the bed in patient/resident rooms. Nurse call dome lights are located in main corridors in front of patient rooms. Power supplies are located in the local service/utility rooms located throughout the building. The main handsets are located at the main nursing desk in both the Health Care Centre and the Parkview L.T.C area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1994	25	MAR-10

Event: Replace Nurse Call System (5976sq m)

Concern:

Parts and Servicing for the Rauland Responder III nurse call system are no longer available.

Recommendation:

Replace the system with new.

Consequences of Deferral:

In the event that the system, or parts of the system fail. Replacements are no longer available. The system will remain unoperational until the system can be replaced.

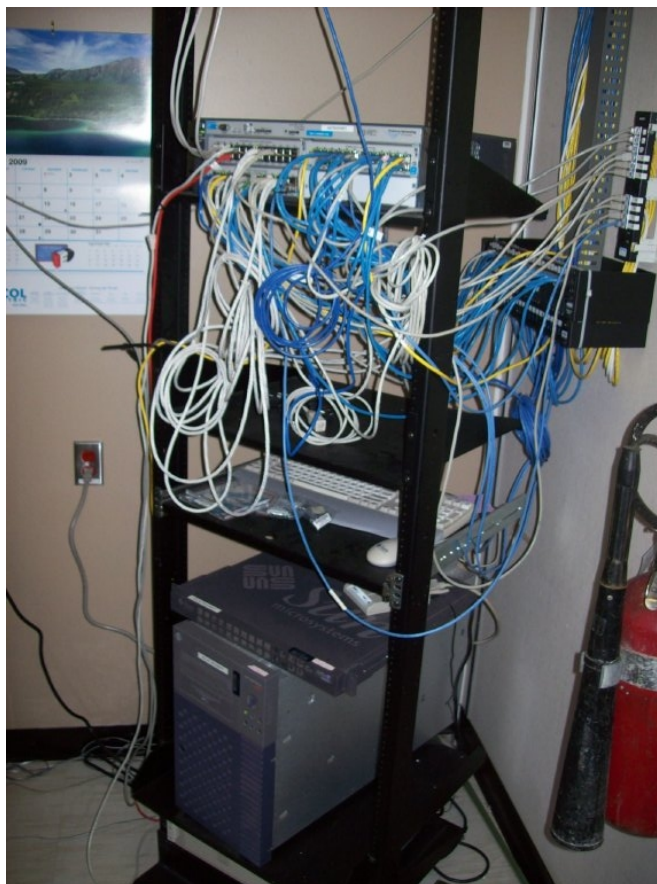
<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$70,000	Medium

Updated: MAR-10

D5030.04.05 Local Area Network Systems* - 1976 Structure

The main network server is located in the Communication Room in the Administration Office. Data cable are run free air throughout the building. Approximately 25% of cables are Cat 6, 25% are Cat 5e and 50% are Cat 5. The data cabling and components are of mixed manufactures; Hubbell, Leviton, and Amp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	15	MAR-10



The network server and data rack.

D5030.05 Public Address and Music Systems - 1976 Structure and 1994 Parkview Structure**

P.A. Speakers are located throughout the building in corridors, common areas, and staff areas. The Paging system amplifiers for both the Parkview L.T.C. area and the Health Care Building are located in the Parkview mechanical room. There are 2 TOA Series 900 II amplifiers, one for each building. Paging functions are performed by the telephone handsets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-10

Event: Replace Public Address System (5976sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$80,000	Unassigned

Updated: MAR-10

D5030.06 Television Systems* - 1976 Structure and 1994 Parkview Structure

The CATV demarcation for the building is located in the CATV cabinet located in the maintenance office. Coax cables are run free air to various locations (common areas and staff areas) throughout the Health Care Center and the Parkview building. The service mast for the arial CATV incoming service requires attention.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1976	20	MAR-10



The main CATV demarcation

Event: Repair CATV service mast

Concern:

The CATV service mast is bent, or has been damaged and is leaning at an extreme angle

Recommendation:

Repair the CATV service mast

Consequences of Deferral:

The CATV service mast could break and cause the overhead service to fall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$3,000	Low

Updated: MAR-10



Crooked CATV service mast

D5030.07 Other Communications and Security Systems* - 1976 Structure

A large steel radio antenna is located adjacent the Health Care Building for Ambulance communications. Building personnel have noted that the antenna is still used for communications and is in good working order.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1993	0	MAR-10



Radio antenna located adjacent to the Health Care Building

D5090.02 Packaged Engine Generator Systems (Emergency Power System) - 1976 Structure and 1994 Parkview**

A diesel 250KVA 347/600V 3ph 4w Detroit Diesel/Kohler generator is located in the generator room of the Health Care Centre. A 120V Kohler electric battery charger is located adjacent the generator. The Automatic transfer/Bypass switch is an Asco 962 transfer station. The transfer switch is located in the main electrical room. Critical loads for the entire building are connected to the generator system. Emergency lighting, emergency plugs, critical loads in CSR and the Administration Office, and Critical Mechanical Loads (MCC E1, E2 and E3)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	250	kW	



250KW Kohler/Detroit Diesel Genset.

Event: Replace 250KW Generator System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$190,000	Unassigned

Updated: MAR-10

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.06 Commercial Laundry and Dry Cleaning Equipment***

Commercial washers and dryers are utilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

E1020.07 Laboratory Equipment*

Laboratory equipment being utilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

E1020.08 Medical Equipment*

Full range of medical equipment being utilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

E1090.02.03 Bins*

Large storage bins for waste are utilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

E1090.03 Food Service Equipment*

A full range of commercial food equipment is being utilized.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-10

E1090.04 Residential Equipment* -1976

Refrigerators are utilized at staff rooms and snack stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	10	MAR-10

E1090.04 Residential Equipment* -1994

Residential washers and dryers utilized in hair salon.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	10	MAR-10

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Athletic equipment utilized in physical rehabilitation area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	15	MAR-10

E2010.02 Fixed Casework -1976**

Fixed case work used in offices, patient rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-10

Event: Replace ~260m² Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$26,500	Unassigned

Updated: MAR-10**E2010.02 Fixed Casework** -1994**

Fixed case work used in offices, resident rooms and washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	35	MAR-10

Event: Replace ~100m² Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$10,200	Unassigned

Updated: MAR-10**E2010.03.01 Blinds** -1976**

Blinds used at patient rooms, exterior windows and interior glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-10

Event: Replace ~ 240m² Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$29,700	Unassigned

Updated: MAR-10

E2010.03.01 Blinds -1994**

Blinds used at patient rooms, exterior windows and interior glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	30	MAR-10

Event: Replace ~280m² Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$34,600	Unassigned

Updated: MAR-10

F1040.05 Liquid and Gas*: Storage Tanks*

Liquid storage tanks are contained in secured designated rooms and in appropriate containers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-10

F2020.01 Asbestos*

An investigation was completed and none was found.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

F2020.02 PCBs*

None observed or reported by on site personnel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

F2020.04 Mould*

None observed or reported by on site personnel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

F2020.06 Radioactive Compounds*

Radio active compounds for diagnostic equipment located in appropriate and secure areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

F2020.07 Chloroflorocarbons (CFC Refrigerants)*

The refrigeration systems contain R-22.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

F2020.08 Biohazardous Materials*

Located in special secure area for that purpose.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

S8 FUNCTIONAL ASSESSMENT

K2030 Program Layout

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

Event: Renovate the Nursery ~120m²

Concern:

Nursing practice has changed in regards to use of Nurseries in Health Care. This space could be better utilized to serve patients.

Recommendation:

Design and renovate the existing ~120m² O.R. area and nursery to meet the current needs and nursing practice of Acute Care.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$505,000	High

Updated: MAR-10

K3010 Building Services

There is no TVSS installed in the building. The main power service experiences frequent power surges.

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

Event: Install a TVSS on the main distribution

Concern:

The power service experiences frequent power surges.

Recommendation:

Install a TVSS on the main distribution.

Consequences of Deferral:

Sensitive electrical equipment can be damaged by electrical surges. Building personnel have noted that monitors are frequently damaged.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$20,000	Medium

Updated: MAR-10

K3010 Building Services - BMCS

The building should have a mechanical Building Management Controls System (BMCS).

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

Event: Incorporate a BMCS for Entire Facility (5,976 m²)**Concern:**

HVAC systems are not being controlled as efficient as current industry standards.

Recommendation:

Incorporate a BMCS for Entire Facility

Consequences of Deferral:

Higher than necessary operating costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$152,000	Medium

Updated: MAR-10

K3020 Indoor Environment - Recirculation Pum

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

Event: Add a Recirculation Pump and ~ 60 m of Piping**Concern:**

There is no recirculation pump for the Parkview wing, the facility has requested one be added.

Recommendation:

Add a recirculation pump and necessary piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$6,500	Medium

Updated: MAR-10

K4010.01 Barrier Free Route: Parking to Entrance* - 1976 and 1994

Barrier free access for parking areas and at vehicular drop off's for clients at main entries at hospital and the Parkview pavilion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

K4010.02 Barrier Free Entrances* - 1976 and 1994

Ground level entry or ramps as well as automatic doors are provided at main entries of hospital and the Parkview pavilion.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

K4010.03 Barrier Free Interior Circulation* - 1976 and 1994

Sufficiently wide corridors provided for hospital and pavilion and elevators are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10

K4010.04 Barrier Free Washrooms* - 1976 and 1994

Public washrooms (appear to be barrier free compliant) are provided with sufficient wide entries and interior circulation and accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-10