

RECAPP Facility Evaluation Report

Alberta Health Services-Central



Stettler Hospital and Care Centre

B1162A

Stettler

Facility Details

Building Name: Stettler Hospital and Care C.
Address: 5912 - 47 Avenue
Location: Stettler

Building Id: B1162A
Gross Area (sq. m): 11,853.00
Replacement Cost: \$61,883,984
Construction Year: 1971

Most Recent Consultant Evaluation

Evaluation Company: L. M. O'Connor Consulting Inc.
Evaluation Date: October 30 2013
Evaluator Name: Len O'Connor
Evaluation FCR: 18.09%

Total Maintenance Events Next 5 years: \$11,193,385
Current 5 year Facility Condition Index (FCI): 18.09%

General Summary:

Main Building Function: The Stettler Care Centre offers services in acute care, continuing care, 24-hour emergency, pediatrics, surgical and obstetrical care, and a renal dialysis unit. This facility is partially sprinklered with both combustible and non-combustible construction. This centre is wheel chair accessible and operates 24 hour service. There are 30 active treatment beds and 50 continuing care beds. The 1973 section beds are inactive.

Location: 5912 - 47 Avenue; Stettler, AB

Services Provided: Adult community mental health, asthma education program, cafeteria services, cardiac rehabilitation, child and adolescent program, continuing care counseling, diagnostic imaging, emergency services, gift shop, hair dressing; health information records and resource centre; health promotion, hemodialysis, hospitals, lab services, long term care, mental health, nutrition services, obstetrics services, occupational therapy, palliative health, pastoral care, food services, pharmacy, physical therapy, prenatal and post-natal services, recreational therapy, respiratory therapy, respite care, seniors mental health programs, sleep program, speech language pathology, surgical services, tuberculosis testing and volunteer services.

Number of Stories: Single (1) storey structure with a roof top mechanical mezzanine, basement and crawlspace areas..

Construction Years:

1971: 3,159 m2 original construction, single storey, steel frame building.

1973: 2,098 m2 Pine Ridge wood frame single storey, continuing care building constructed to the north. This building has been abandoned (2013) with residents moving to a new facility in Stettler.

1987: 4,992 m2 additions to the south and east; connecting link between the 1971 and the 1973 Sections.

2005: 190 m2 renal dialysis addition on the west side.

Gross Main Floor Area: 10,439 m2 on the main floor.

Gross Basement Area: 390 m2.

Gross Penthouse Area: 260 m2.

Total Facility Area: 11,089 m2.

Sprinklered Areas:

1971: No Sprinkler system.

1973: No Sprinkler system.

1987: Sprinkler system in crawlspaces areas only.

Community Health Building: There is a Community Health Unit, not included in this evaluation, located north of and connected to the Hospital via corridor link. Main and 2nd floor area = 1,423 m2. Basement area = 190 m2. The community health unit is not part of this evaluation. The unit is operated by the Town of Stettler.

Ambulance Building: This building is on the hospital site, east of the hospital, and operates independently from the hospital. This building are nor part of this evaluation

Maintenance Storage Buildings: These buildings are on the hospital site, east of the hospital, not attached to the man facility and are used for storage, yard equipment storage, and have a woodworking shop. These building are nor part of this evaluation.

Construction: Wood framed, brick veneer, asphalt shingle roofing, insulated overhead doors, wood man doors, concrete

floors.

Structural Summary:

The foundation structure of the 1971 Section and the 1987 Section are metal deck on open web steel joists on steel columns with concrete pile and grade beam foundations. The foundation structure of the 1973 Section is wood trusses on load-bearing wood stud walls with concrete pile and grade beam foundations.

Structural Events: Foundation study, preventative maintenance to metal deck, and repair to floor firestopping,

Structural Condition: The structure is in acceptable condition.

Envelope Summary:

Envelope wall veneer elements include , EIFS, metal siding, cement parging, expansion controls, and joint sealers. The exterior wall construction assemblies are metal stud, wood stud and load-bearing masonry. The exterior wall vapour retarders and insulation both internal and externally applied. Other envelope components also include parapet, louvers and grilles and soffit assemblies. The envelope openings are enclosed with aluminum window assemblies; metal wood and aluminum door assemblies; and large insulated doors. Roofing systems include asphalt shingles, standing seam metal systems, built-up asphalt membranes, and SBS membranes. Other roofing envelope components include exterior applied insulation and vapour retarders, and prefinished gutters, scuppers and rainwater leaders. There are also skylight systems.

Envelope Events: Joint sealer replacement, aluminum window replacements, window flashing repairs, wood door replacement, utility door replacement, and skylight replacement.

Envelope Condition: The envelope is in acceptable condition.

Interior Summary:

Interior elements include both fixed and operable partitions, interior windows, firestopping, interior swing, fire doors and folding. Other interior elements include visual display boards, fabricated toilet compartments, wall and corner guards, hand rails, identifying devices, lockers, storage shelving, and toilet accessories. There are interior stairs. The interior wall finishes include painted gypsum board, wood wall paneling, and tile. The floor finishes include quarry and ceramic tile, tile and sheet resilient flooring, and carpeting. The interior ceilings include acoustic T-bar and paint. Other interior elements include conveying systems. Interior equipment is provided for laundry services, beauty salon services, lab and medical services, material handling, vacuum cleaning, food services, residential equipment therapeutic and recreational services. There is fixed casework element, blinds, curtains and drapery, and interior landscape elements.

Interior Events: Firestopping, interior door and door hardware, painted concrete floors, VCT flooring, and fixed casework.

Interior Condition: The interior is in good condition.

Mechanical Summary:

Ventilation is provided by variety of air handling units located in Mechanical Rooms and on the roof. Total of 13 air handling units.

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

Air conditioning is provided by indoor reciprocating water chiller chiller and condensers.

Heating system includes three natural gas fired boilers and three steam boilers. Boilers are located in 1971 and 1987 Mechanical Rooms.

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

Two low pressure steam boilers serve humidification system, one high pressure steam boilers installed in 1971, serves the laundry

Domestic hot water is generated by three hot water tanks fed from the main boilers, which provide 45, 60 and 80 deg.C water. Copper piping distribution to plumbing fixtures complete with domestic hot water recirculation systems, and two gas fired domestic hot water tanks serving the nursing home.

Controls include a combination of pneumatic and digital programmable building management control system.

Medical gas systems include the piping, fittings, valves, air compressor and vacuum pumps. Medical oxygen, nitrous oxide, medical air and vacuum system. Medical gas consoles are located in Patient Rooms, plug ins for oxygen, NO, medical air and vacuum. Alarms monitor system installed in Nurses Stations. Valved shut-off stations provided. Fire protection system for the facility consists of partial sprinkler system, standpipe system, hand held fire extinguishers and chemical suppression system for kitchen exhaust canopy. Sanitary and storm services to Town's mains.

Domestic water supplied from the municipal systems.
Municipal natural gas service to gas fired appliances.

Overall mechanical system is in acceptable condition.

Electrical Summary:

The Main Electrical Service for the Building is a 347/600V - 3 Phase - 4 Wire, 2000A and the Facility has two (2) 187kVA Emergency Generators for the emergency power.
The 347/600V Panels, step-down dry type transformers are only located in the Main Electrical Room and the 347/600V and 120/208V panels are installed throughout entire Facility for all the power distribution.
The main lighting source for the interior of the Building is fluorescent lights and most fixtures are T8 type fixtures.
The Nurse Call System is a Rauland Responder IV.
The Telephone System is a AVAYA System.
The Fire Alarm System is a Notifier System.
Voice/Data cabling is a Cat. 5 System.

Overall electrical system components are in acceptable condition.

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

S1 STRUCTURAL**A1010 Standard Foundations* - 1971 & 1973 Sections**

Reinforced concrete concrete grade beam and piers on pad footings (sizes vary). 1971 and 1973

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

A1010 Standard Foundations* - 1987 Section

Cast-in-place concrete grade beam, pile caps on pad footing, with reinforcing, sizes vary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

A1030 Slab on Grade* - 1987 Section

Cast-in-place concrete slab, with reinforcing.

Locations: Connecting link and ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

A1030 Slab on Grade* - 2005 Dialysis

Cast-in-place concrete slab, with reinforcing, on compacted aggregate.

Locations: Dialysis addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-14

A2020 Basement Walls (& Crawl Space)* - 1973 Section

1973 Section: Cast-in-place concrete, with reinforcement, partial basement.
Crawl space throughout remainder of area - dirt slopes up to face of grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

A2020 Basement Walls (& Crawl Space)* - 1987 Section

1987 Section: Cast-in-place concrete, with reinforcement, partial basement area,
Crawl space - dirt slopes up to face of grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)* - 1971 & 1973 Sections

1971 & 1973 Sections: Open web steel joists on steel beams and steel columns. There is a hump in the cafeteria floor which indicates that a footing has pushed upward. Refer to A1010 Standard Foundations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)* - 1973 Section

Dimensional lumber assemblies, 38 x 285 wood joists, laminated wood beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)* - 1987 Section

Open web steel joists, steel beams, and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B1010.02 Structural Interior Walls Supporting Floors (or Roof)* - 1973 Section

Dimension lumber assemblies, 38 x 140 wood stud, load-bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1010.03 Floor Decks, Slabs, and Toppings* - 1971 Section

Concrete topping, 100 mm thickness, on metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	MAR-14

Event: Spray Paint 3,159 m2 Underside of Floor Deck.

Concern:

The floor deck in the area viewed is rusted.

Location 1971 Section.

Assumed Area = 3159 m2; the complete 1971 section.

Recommendation:

Mechanically remove humidity.

Option-1: Remove rust scales with sandblast. Apply paint to underside of floor deck.

Option-2: Spray on rust inhibitor.



floor deck.JPG

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$20,385	Medium

Updated: MAR-14

B1010.03 Floor Decks, Slabs, and Toppings* - 1973 Section

Plywood assembly, 2 layers 19mm plywood sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1010.03 Floor Decks, Slabs, and Toppings* - 1987 Section

Concrete topping, 100 mm thickness, on metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B1010.09 Floor Construction Fireproofing* - 1973 Section

Gypsum board on underside of joists, 1973 basement area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1010.10 Floor Construction Firestopping*

Mechanical penetrations in basement areas of 1973 Section.

Location: 1973 basement areas, areas vary

Area: 390 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	0	MAR-14

Event: Provide 390 m2 Fire Stopping Penetrations**Concern:**

Mechanical penetrations in basement of 1973 Section are not properly fire stopped.

Recommendation:

Provide fire stopping around floor penetrations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$2,000	Medium

Updated: MAR-14

B1020.01 Roof Structural Frame* - 1971 Section

Open web steel joists on structural W-beam on steel supporting columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B1020.01 Roof Structural Frame* - 1973 Section

Engineered wood truss frame roof assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1020.01 Roof Structural Frame* - 1987 Section

Open web steel joists on structural W-beam on steel supporting columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B1020.02 Structural Interior Walls Supporting Roofs*

1973 Section: Wood Framed assemblies, 38 x 140 wood stud walls, in corridor supporting roof trusses.

1971 Section: Load-bearing masonry assemblies, 200 mm thickness, reinforced, smooth face, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1020.03 Roof Decks, Slabs, and Sheathing* - 1971 Section

Structural metal roof decking, spanning over supporting members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-09

B1020.03 Roof Decks, Slabs, and Sheathing* - 1973 Section

Plywood sheathing, over wood framed assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B1020.03 Roof Decks, Slabs, and Sheathing* - 1987 Section

Structural metal roof decking, spanning over supporting members.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

B1020.04 Canopies*

Main Entrance canopy - Steel frame, reinforced concrete columns, with brick and glazed tile cladding.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1971 Section**

Masonry veneer assemblies, standard size brick modules, multi-tone brown colours, with reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1987 Section

Masonry veneer assemblies, standard size brick modules, multi-coloured (red with brown and black mix), with reinforcement.

Feature Banding: 100 x 200 glazed ceramic wall tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.01.05 Exterior Insulation and Finish Systems (EIFS)* - 2005 Section

EIFS Assembly, acrylic stucco, gold colour, with 300 mm red accent banding above windows, vertical control joints; rigid insulation, vapour retarder, on back-up wall assembly.

Location: Exterior wall of Dialysis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.01.06.03 Metal Siding**

Type-1: Standing Seam style, 610 mm centres, light grey colour, with flashings, matched to metal roofing.

Locations: Skylight vertical up-stand cladding,

Quantity = 115 m2.

Type-2: Profiled raised cladding, 200 mm centers, light grey colour, horizontal application.

Locations: Roof mechanical penthouse, roof mechanical equipment screens, loading dock screens for mechanical equipment.

Quantity = 735 m2.

Total = 730 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 850 m2 Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$128,000	Unassigned

Updated: MAR-14

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* - 1973 Section

Traditional Stucco Assembly (Pine Ridge) 1973: White rock chip cement stucco below windows and in a band along top edge of wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B2010.01.08 Cement Plaster (Stucco): Ext. Wall* 1987 Section

Traditional Stucco Assembly (1987): Smooth cement stucco, red-pink colour, above and below windows and in a band along top edge of wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.01.09 Expansion Control: Ext. Wall* - 1971 Section

Control joints, backer rod with exposed joint sealant, brick assemblies at side of each window.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B2010.01.09 Expansion Control: Ext. Wall* - 1973 Section

Control joints, backer rod with exposed joint sealant, at veneer transitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B2010.01.09 Expansion Control: Ext. Wall* - 1987 Section

Control joints, backer rod with exposed joint sealant, at veneer transitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

Joint sealant, with and without backing rod, at perimeter of exterior openings (windows, doors, mechanical and electrical penetrations).

Quantity = 1200 meters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	20	MAR-14

Event: Replace 1200 m Joint Sealant

Concern:

Caulking is brittle and cracked.

Recommendation:

Remove existing sealant.

Clean and prepare surfaces to receive new sealant.

Install new joint sealant.

Consequences of Deferral:

.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$40,200	High

Updated: MAR-14

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

1971 Section: Load-bearing masonry assemblies, 200 mm thickness, reinforced, smooth face, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

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

Metal stud assemblies, exterior gypsum sheathing, interior gypsum board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.02.05 Wood Framing: Ext. Wall Const.*

Wood framed assemblies, 38 x 140 studs, with plywood sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1971 Section

Exterior applied rigid insulation, membrane vapour barrier, on exterior sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1973 Section

Interior applied batt insulation in stud cavities, poly vapour retarder to interior faces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation* - 1987 Section

Exterior applied rigid insulation, membrane vapour barrier, on exterior sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.05 Parapets* - 1971 Section

Pre-finished metal flashing, exterior grade sheathing, batt insulation to stud cavity, metal stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B2010.05 Parapets* - 1973 Section

Pre-finished metal flashing, exterior grade sheathing, batt insulation to stud cavity, wood stud framing.

Pre-finished metal cap flashings were replaced in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B2010.05 Parapets* - 1987 Section

Pre-finished metal flashing, exterior grade sheathing, batt insulation to stud cavity, metal stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.06 Exterior Louvers, Grilles, and Screens* - 1973 Section

Cast aluminum crawl space vents around perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	FEB-09

B2010.06 Exterior Louvers, Grilles, and Screens* - 1987 Section

Pre-finished metal louvers and grilles with screens.

2 air intake grilles.

One is a large supply air grill at exterior wall of main mechanical plant. ~2.4m x 4.8m

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2010.09 Exterior Soffits* - 1973 Section

Vented pre-finished metal soffit with matching trims.

Quantity = 250 meters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

B2010.09 Exterior Soffits* - 1987 Section

Vented pre-finished metal soffit with matching trims.

Quantity = 500 meters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1971 Section**

Aluminum assemblies, re-painted red finish, fixed lites, double glazed sealed units.

Aluminum assemblies, fixed and sliding, white colour, with sealed clear glazing.

Quantity = 52 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	40	MAR-14

Event: Replace 52 m2 Aluminum Windows - 1971 Section

Concern:

Aluminum assemblies are past their life expectancy.
 The window frames had been painted to match 1987 windows.
 Paint is peeling and faded.
 Perimeter sealant is cracked and peeling.
 There is no sill drip flashing.

Quantity = 40 m2.

Recommendation:

Replace units with new aluminum window assemblies.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$60,000	Medium

Updated: MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1973 Section**

Aluminum framed assemblies, fixed and horizontal sliding units, double glazed sealed units, colour white.

Locations: Resident rooms, clerestory areas, and offices.

Quantity = 80 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	MAR-14

Event: Replace 80 m2 Aluminum Windows - 1973 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$92,000	Unassigned

Updated: MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1987 Section**

Aluminum framed assemblies, colour painted red, fixed units, double glazed sealed units.

Quantity = 285 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	40	MAR-14

Event: Repair 100 m sill flashings**Concern:**

Some sills are loose, have separated laps and many have a tarnished finish (south facing).

Some frames have separations and require joint sealant.

There are separations between the sill flashing and the frame.

Sill flashing have negative slopes towards the window frames

Quantity 100 m sill flashing.

Recommendation:

Replace tarnished flashings with new; slope flashing to exterior minimum 2%, colour match to frames.

Apply sealant to separations in frame joints; colour match to frames.

Apply continuous sealant at frame flashing transition; colour match to frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$8,500	Medium

Updated: MAR-14

Event: Replace 285 m2 Aluminum Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$286,600	Unassigned

Updated: MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2005 Section**

Aluminum framed assemblies, colour painted red, fixed units, double glazed sealed units.

Quantity = 13 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	40	MAR-14

Event: Replace 13 m2 Aluminum Windows - 2005 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$15,000	Unassigned

Updated: MAR-14

B2020.02 Storefronts: Windows - 1973 Section**

Aluminum framed assemblies, colour painted black, fixed and sliding units, double glazed sealed units.

Location: 1973 Section Pine Ridge Lodge, north patio, lounge and chapel areas.

Quantity = 26 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	MAR-14

Event: Replace 46 m2 Storefront Windows - 1973 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$51,200	Unassigned

Updated: MAR-14

B2020.02 Storefronts: Windows - 1987 - Section**

Aluminum framed assemblies, colour painted red, fixed units, double glazed sealed units.

Location: Continuing Care.

Quantity = 15 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 15 m2 Storefrond Windows - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$17,000	Unassigned

Updated: MAR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors - 1971 Section**

Aluminum Assembly, clear anodized finish, double-glazed, wide stile, with side lite.

Location: Near cafeteria.

Quantity = 1.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-14

Event: Replace 1 Aluminum-Framed Storefronts: Door - 1971 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$3,900	Unassigned

Updated: MAR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors - 1987 Section**

Aluminum Assembly, painted red finish, double-glazed, wide stile, with and without sidelites.

Locations: Continuing Care patios

Quantity = 6.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 6 Aluminum-Framed Storefronts: Doors - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$23,250	Unassigned

Updated: MAR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors - 2005 Section**

Aluminum Assembly, painted red finish, double-glazed, wide stile, with and without sidelites.

Locations: Dialysis unit.

Quantity = 2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-14

Event: Replace 2 Aluminum-Framed Storefronts: Doors - 2005 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$7,800	Unassigned

Updated: MAR-14

B2030.01.06 Automatic Entrance Doors - 1987 Section**

Main entrance exterior and vestibule doors are fully glazed, aluminum, double, automatic entrance doors in aluminum frames c/w sidelights.

Location: Main facility entrance.

Quantity = 2 sets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace 2 Sets Double Automatic Entrances

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$48,000	Unassigned

Updated: MAR-14

B2030.01.10 Wood Entrance Door - 1973 Section**

Solid core wood doors, metal frame, painted finish.

Locations: At ends of corridors.

Quantity = 9

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1973	30	MAR-14

Event: Replace 9 Wood Entrance Doors - 1973 Section**Concern:**

Doors are battered with heavy use and hardware is failing.

Recommendation:

Replace with metal door and frame assemblies, including hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$25,300	High

Updated: MAR-14

B2030.01.11 Metal Entrance Door - 1971 & 1973 Sections**

Metal assembly, painted dark brown finish, half-glazed, with sidelites, with hardware to suit opening condition.

Locations: Exit Location

Quantity = 6.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-14

Event: Replace 6 Metal Entrance Doors - 1971-1973 Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$16,800	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors - 1971 Section**

Insulated hollow metal doors and frames, glazed and non-glazed with hardware to suit opening.
 Corridor exit door with top half double glazed panel (2).
 w/ no glazing (4).

Quantity = 6

Solid core wood door, metal frames, painted finish, non-glazed with hardware to suit opening.
 Double door in mechanical penthouse(2).

Quantity = 2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	40	MAR-14

Event: Replace 2 Wood Utility Doors - 1971 Section

Concern:

Wood doors painted finish has peel off. Wood veneer is weathered and cracked.

Location: Mechanical penthouse.

Quantity = 2.

Recommendation:

Replace with insulated metal door and frame assembly.
 Paint assembly.
 Replace hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$4,100	High

Updated: MAR-14

Event: Replace 6 Exterior Metal Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,000	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors - 1987 Section**

Insulated hollow metal doors and frames, painted finish, glazed and non-glazed with lever hardware.
 Corridor exit door with top half double glazed panel (5)
 Corridor exit door with small double glazed panel (3)
 Double door at service shop - 900mm + 460mm (1)

Quantity = 10.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 10 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$9,800	Unassigned

Updated: MAR-14

B2030.03 Large Exterior Special Doors (Overhead)*

2 insulated metal overhead doors at materials management loading area. (1998)
 2 polycarbonate panel overhead doors at abumulance bay. (2000)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-14

B3010.01 Deck Vapour Retarder and Insulation* - 1971 & 1973 Sections

1971 Section: Rigid insulation on vapour barrier on gypsum sheathing on metal deck.

1973 Section: Rigid insulation on vapour barrier on wood deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

B3010.01 Deck Vapour Retarder and Insulation* - 1987 Section

Rigid insulation on vapour barrier on gypsum sheathing on metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

B3010.02.01.01 Asphalt Shingles - 1973 Section**

Asphalt shingles, 3-tab, colour grey, with ice and water membrane, on wood sheathing.

Location: Pine Ridge lodge, vacant lodge.

Quantity = 1750 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-14

Event: Replace 1750 m2 asphalt shingles.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$102,500	Unassigned

Updated: MAR-14

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1987**

Membrane roofing, built-up membrane, rigid insulation, vapour retarder, decking, with pea gravel ballast.

Locations: vary.

Quantity: 1350 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-14

Event: Replace 1350 m2 BUR membrane Roofing - 1987

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$282,300	Unassigned

Updated: MAR-14

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 2002**

Membrane roofing, built-up membrane, rigid insulation, vapour retarder, decking, with pea gravel ballast.

Locations: vary.

Quantity: 2,022 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-14

Event: Replace 2,022 m2 BUR Membrane Roofing - 2002

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$423,000	Unassigned

Updated: MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1999**

SBS assembly, 2-ply, fibreboard, rigid insulation, vapour retarder, gypsum sheathing, roof decking.

Locations: vary.

Quantity = 550 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-14

Event: Replace 550 m2 SBS Membrane Roofing - 1999

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$115,000	Unassigned

Updated: MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2005**

SBS assembly, 2-ply, fibreboard, rigid insulation, vapour retarder, gypsum sheathing, roof decking.

Location: Dialysis suite and partial adjacent 1971 roof area.

Quantity = 576 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-14

Event: Replace 576 m2 SBS Membrane Roofing - 2005

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$120,500	Unassigned

Updated: MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2009**

SBS assembly, 2-ply, fibreboard, rigid insulation, vapour retarder, gypsum sheathing, roof decking.

Locations: vary.

Quantity = 1,075 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	MAR-14

Event: Replace 1075 m2 SBS membrane Roofing - 2009

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$225,000	Unassigned

Updated: MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2013**

SBS assembly, 2-ply, fibreboard, rigid insulation, vapour retarder, gypsum sheathing, roof decking.

Location: 1987 Continuing Care wing

Quantity = 726 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2013	25	MAR-14

Event: Replace 726 m6 SBS membrane Roofing - 2013

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$152,000	Unassigned

Updated: MAR-14

B3010.07 Sheet Metal Roofing**

Standing seam galvanized metal roofing, wood strapping, underlayment, on plywood decking, with matching flashings.

Location: 1987 continuing care wings; link to 1973 Section.

Quantity = 2,760 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-14

Event: Replace 2,760 m2 Metal Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$808,000	Unassigned

Updated: MAR-14

B3010.08.02 Metal Gutters and Downspouts - 2011**

Pre-finished metal gutters and downspouts, colour white.

Location: 1973 and 1987 Sections, along the edge of the metal roofing.

Quantity = 850 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	30	MAR-14

Event: Replace 850 m Gutters & Downspouts - 2011

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$28,500	Unassigned

Updated: MAR-14

B3010.08.02 Metal Gutters and Downspouts - 1971**

Painted gutters and downspouts or scuppers with downspouts, colour red.

Location: 1971 Section, along the edge of the asphalt shingle roofing.

Quantity = 100 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-14

Event: Replace 100 m Gutters & Downspouts - 1971

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$3,350	Unassigned

Updated: MAR-14

B3020.01 Skylights - 1987 Section**

Sloped translucent fibreglass panel skylight sections (possibly Kalwall), galvanized framing, translucent fibreglass 2-faces, batt insulation fill.

Locations: Inner courtyard, central hub of the east extended care wings, and over the ambulance bay.

Quantity = 505 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	25	MAR-14

Event: Replace 505 m2 Skylight Glazing

Concern:

Skylight exterior fibreglas skin material has deteriorated with a fine powder on the exterior.

Thermal value of units is low.

The facility maintainer noted that there is heat loading in the summer months, requiring additional cooling.

Life expectancy, as noted by the manufacturer is 20-25 years.

Recommendation:

Replace with new Kalwall panels with energy efficient units with low-E coating.

Option-1: New Kalwall assemblies.

Option-2: Aluminum assemblies with doubl glazed sealed units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$758,000	High

Updated: MAR-14

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

1973 Section: Lath and plaster on wood studs in 1973 Section
 1971 & 1987 Sections: Gypsum board on metal studs.
 1987 Section: Masonry assemblies, 200 mm thickness, smooth faces, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

C1010.03 Interior Operable Folding Panel Partitions**

Component: Accordion style, vinyl face, top hung, bi-parting, manufacturer Modernfold.

Location: Recreation therapy.

Quantity = 15 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 15 m2 Folding vinyl accordion partition 15 m2

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$19,700	Unassigned

Updated: MAR-14

C1010.05 Interior Windows*

Steel frame assemblies, rated and non-rated, clear tempered wire glass, painted frame.

Locations: vary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1010.07 Interior Partition Firestopping*

Firestopping not observed for penetrations through wall assemblies with ratings.

Area = 11,089

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Upgrade 11,089 m2 Firestopping**Concern:**

Firestopping not observed for penetrations through wall assemblies with ratings.

Recommendation:

Provide review of existing conditions where firestopping is not present.

Produce floor plan of rated walls assemblies.

Select products that meet or exceed condition requirements.

Conduct manufacturer's training session on proper installations methods and procedures.

Install products.

Document installation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2015	\$44,000	High

Updated: MAR-14

C1020.01 Interior Swinging Doors (& Hardware)* - 1971 & 1973 Sections

1971 Solid core wood doors, plastic laminate finish, painted steel frames.

1973 Solid core wood doors, , metal frames, painted finish.

Corbin mortise locksets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	MAR-14

Event: Replace 24 doors and hardware on 40 other doors**Concern:**

Some locksets and closers are beginning to fail.

Doors and frames into suites of 1973 Section are damaged from walkers.

Recommendation:

Replace door hardware on approximately 40 doors. (40 x \$500 = \$20,000)

Replace 24 wide doors and hardware. (24 x \$2,500 = \$60,000)

Contingency - \$5,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$85,000	Medium

Updated: MAR-14

C1020.01 Interior Swinging Doors (& Hardware)* - 1987 Section

Solid core wood doors, plastic laminate finish, painted steel frames.
Corbin mortise locksets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Replace 200 Sets Door Hardware

Concern:

Some locksets and closers are beginning to fail.
Pins that hold the door handles on is forever breaking.
Repinning of tumblers is constant.
Parts are hard to find.

Recommendation:

Replace door locksets, passage sets and closures.

Replace door hardware on approximately 200 doors. (200 x \$500 = \$100,000)
Contingency - \$10,000

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$110,000	Medium

Updated: MAR-14

C1020.03 Interior Fire Doors*

Hollow metal doors and frames, rating varies, glazed and non-glazed, clear tempered or wire glass, with hardware to suit opening condition.

Locations: Mechanical, janitors, storage and service spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

C1020.04 Interior Sliding and Folding Doors*

Hollow core wood bifold closet doors in 1973 Section patient rooms.
3 Kinnear stainless steel rolling shutters - 1 between corridor and materials management and 2 in admitting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	FEB-09

C1030.01 Visual Display Boards**

Visual display assemblies, whiteboards and tack boards, sizes vary, aluminum trim.
 900mm x 1200mm tack boards (11),
 900mm x 1200mm white boards (6) and
 800mm x 1200 pegboards (5) in conference rooms and board room.
 Pull down screen in board room.
 900mm x 1200mm combination white board/tack board in acute care patient rooms.

Quantity = 30 full size boards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace 30 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$49,000	Unassigned

Updated: MAR-14

C1030.02 Fabricated Compartments (Toilets/Showers) - 1971 & 1973 Sections**

Prefinished metal fabricated partitions, floor mounted, colours vary, stainless steel hardware.

1971 Section:

Location: 1 male, 2 female in change rooms

Quantity = 3.

1973 Section:

Locations: 2 male, 2 female.

Quantity: 4.

Total = 7 units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-14

Event: Replace 7 Fabricated Compartments - 1971 & 1973 Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,700	Unassigned

Updated: MAR-14

C1030.02 Fabricated Compartments (Toilets/showers) - 1987 Section**

Prefinished metal fabricated partitions, floor mounted, colours vary, stainless steel hardware.

Locations: 1 maintenance, 1 male, 1 female in OR.

Quantity: 3.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 3 Fabricated Compartments - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,150	Unassigned

Updated: MAR-14

C1030.05 Wall and Corner Guards*

Molded vinyl corner guards with aluminum retainer.

Locations: Vary.

Stainless steel corner guards, sizes vary, surgical suite, and dietary locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.06 Handrails*

Molded vinyl handrails with metal retainers

Locations; Corridor locations in continuing care area (1987) and in link to 1973 Section (2001).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.08 Interior Identifying Devices*

Continuing Care Wing:

-Wayfinding Signage: Modular acrylic sign system, colour coded, white background, black lettering.

-Room Signage: Modular acrylic sign system, colour coded, white background, black lettering (room name and number).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

C1030.10 Lockers - 1973**

Pre-finished metal lockers, single tier full height, black frame, grey door, lockable, numbered, single shelf, coat hooks.

Locations: 1973 Basement staff room.

Quantity = 37.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-14

Event: Replace 37 Lockers - 1973

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$20,800	Unassigned

Updated: MAR-14

C1030.10 Lockers - 1987**

Pre-finished metal lockers, single tier full height, black frame, door colours vary, lockable, numbered, single shelf, coat hooks.

Locations: continuing care staff room (10 2-tier), maintenance (8 full height), diagnostic imaging (8).

Quantity = 26.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 26 Lockers - 1987

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$14,600	Unassigned

Updated: MAR-14

C1030.10 Lockers - 2005**

Pre-finished metal lockers, 2-tier full height, black frame, door colours vary, lockable, numbered, single shelf, coat hooks.

Locations:

1971 Section change rooms (7 2-tier in mens and 51 2-tier in womens)

1973 Section main floor closet (7 2-tier).

Quantity = 65

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-14

Event: Replace 65 Lockers - 2005

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$36,500	Unassigned

Updated: MAR-14

C1030.12 Storage Shelving*

Modular metal assemblies, painted finish, wood shelf, to storage room locations.
 Stainless steel, wire assemblies, mobile, in dietary location
 Melamine on particle board shelving; to storage and janitorial locations.
 High density file storage system on rollers in Segment A
 Pre-finished metal boot racks.
 Mobile bulk storage units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

C1030.14 Toilet, Bath, and Laundry Accessories*

Semi-recessed stainless steel paper/garbage units, stainless steel grab bars, semi-recessed double roll toilet tissue dispensers, surface mounted soap and tissue dispensers, and mirrors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

C2010 Stair Construction* - 1971 & 1973 Sections

1971 Section: Metal stair assemblies, metal grated tread, metal pipe handrailing, painted finish; location in mechanical room.

1973 Section: Wood stairs assembly, resilient tread finish, painted stringer, located to access basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

C2020.05 Resilient Stair Finishes**

VCT treads with vinyl nosings. 15R x 1220 wide

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-14

Event: Replace 7 m2 Resilient Stair Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$1,000	Unassigned

Updated: MAR-14

C2020.08 Stair Railings and Balustrades* - 1971 Section

Painted steel pipe railings in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

C2020.08 Stair Railings and Balustrades* - 1973 Section

Plastic covered metal handrail fastened to wall with metal brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	0	MAR-14

C3010.02 Wall Paneling**

Hardwood paneling (ash), rotary cut, light stain with seal finish, with raised hardwood boards and trims.

Locations: CEO and board room walls.

Quantity = 106 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 106 m2 Wood Panelling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,500	Unassigned

Updated: MAR-14

C3010.06 Tile Wall Finishes - 1971 & 1973 Sections**

Ceramic wall tile, 100 x 100 and 50 x 50 sizes, glazed, colours vary.

Location: Change rooms, showers, houskeeping, and utility spaces.

Quantity = 230 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	40	MAR-14

Event: Replace 230 m2 Ceramic Wall Tile - 1971 & 1973 Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$67,300	Unassigned

Updated: MAR-14

C3010.06 Tile Wall Finishes - 1987 Section**

75 x 75 matt glazed ceramic wall tile around assisted tubs, bed pan sinks, mop sinks, and hair washing sink.
 100 x 200 glazed ceramic wall tile in feature bands at entrance, admitting and in courtyard.

Quantity = 250 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	40	MAR-14

Event: Replace 250 m2 Ceramic Wall Tile - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$73,200	Unassigned

Updated: MAR-14

C3010.11 Interior Wall Painting*

Painted gypsum board or plaster, medium to high sheer, colours vary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

C3010.14 Other Wall Finishes*

Face brick on interior where 1971 Section meets 1987 Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-09

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floor finishes, colours vary in mechanical rooms.

Approximately 50% for floor areas require repainting.

Total Area = 1,100 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Repaint 500 m2 Concrete Floor Finish**Concern:**

Painted floor finish is worn off of the concrete floor leaving the substrate exposed to potential contamination.

Recommendation:

Prepare surfaces to receive new finish.
Apply new coating to floor areas.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$5,000	High

Updated: MAR-14

C3020.02 Tile Floor Finishes - 1971 & 1973 Ceramic Tile**

Ceramic floor tile, 75mm x 75mm size non-slip assisted bath rooms, 25mm x 25mm tile
Locations: To staff showers and utility areas, colours vary.

Quantity = 172 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	MAR-14

Event: Replace 172 m2 Ceramic Floor Finish - 1971 & 1973 Sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$34,500	Unassigned

Updated: MAR-14

C3020.02 Tile Floor Finishes - 1971 Section Quarry Tile**

Quarry Floor Tile; 100 x 200 mm size, light brow colour, with tile base

Locations: Dietary and staff.

Quantity = 160 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	50	MAR-14

Event: Replace 160 m2 Quarry Tile Floor Finish - 1971 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$50,900	Unassigned

Updated: MAR-14

C3020.02 Tile Floor Finishes - 1987 Section - Ceramic Tile**

Ceramic floor tile, 75mm x 75mm size, non-slip, colour red, with base.

Locations: Therapy area.

Quantity: 40 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	MAR-14

Event: Replace 40 m2 Ceramic Floor Tile - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$8,000	Unassigned

Updated: MAR-14

C3020.02 Tile Floor Finishes - 1987 Section - Quarry Tile**

Quarry Floor Tile; 100 x 200 mm size, dark brown colour, with tile base

Locations: Main entrance vestibule and corridor spaces.

Area 160 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	50	MAR-14

Event: Replace 140 m2 Quarry Tile Floor Finish - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$44,500	Unassigned

Updated: MAR-14

C3020.07 Resilient Flooring - Sheet 1987**

Sheet vinyl flooring, institutional grade, colours and patterns vary, integral and rubber bases.

Locations: Corridors, patient rooms and most other spaces.

Quantity = 8,100 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	20	MAR-14

Event: Replace 1000 m Resilient Flooring Welded Seams**Concern:**

Welded seams have cracked
Health safety concerns.

Recommendation:

Remove existing seams.
Replace with new seams.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$20,000	Medium

Updated: MAR-14

Event: Replace 8,100 m2 Resilient Sheet Flooring - 1987

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$745,300	Unassigned

Updated: MAR-14

C3020.07 Resilient Flooring - Sheet 2007**

Sheet vinyl flooring, institutional grade, colours and patterns vary, rubber bases.

Locations: Mental Health & Dialysis suites.

Quantity = 250 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	20	MAR-14

Event: Replace 250 m2 Resilient Sheet Flooring - 2007

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$23,000	Unassigned

Updated: MAR-14

C3020.07 Resilient Flooring - VCT**

1971 Section: 305 x 305 mm size, colours vary, with rubber base.

Location: Laundry.

Quantity = 40 m2.

1973 Section: 305 x 305 mm size, colours vary, with rubber base.

Location: basement.

Quantity = 290 m2.

Quantity = 330 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	20	MAR-14

Event: Replace 290 m2 VCT Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,000	Unassigned

Updated: MAR-14

Event: Replace 40 m2 VCT Resilient Flooring**Concern:**

VCT is broken and has been patched with odd colours.

Location: Laundry

Quantity - 40 m2.

Recommendation:

Replace with resilient sheet flooring.

Replace rubber base.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$3,700	Medium

Updated: MAR-14

C3020.08 Carpet Flooring - 1987**

Sheet carpeting, lowprofile level loop, multi-colour, locations vary, rubber base.

Locations: Link offices, operating offices and lounges, therapy offices.

Quantity = 340 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	15	MAR-14

Event: Replace 340 m2 Carpet Flooring - 1987

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$28,500	Unassigned

Updated: MAR-14

C3020.08 Carpet Flooring - 2007**

Sheet institutional carpet, low loop profile, brown colour with speckles, rubber base.

Location; Mental Health, Atrium

Quantity: 300 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	15	MAR-14

Event: Replace 300 m2 Carpet Flooring - 2007

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$25,100	Unassigned

Updated: MAR-14

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1987**

Suspended T-Bar assembly, 610 x 1220 grid and 610 x 610 grids, lay-In acoustic tile ceiling, textures vary, colour white,

Location: 1987 Addition & Renovated Areas.

Quantity: 5,033 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	25	MAR-14

Event: Replace 5,033 m2 Acoustic Tile Ceiling - 1987

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$269,500	Unassigned

Updated: MAR-14

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2007**

2005 Addition - Dialysis: Suspended T-Bar assembly, 610 x 1220 grid, lay-In acoustic tile ceiling, colour white,
 Location: Renal Dialysis
 Quantity: 235 m2

2007 Renovation - Mental Health: Suspended T-Bar assembly, 610 x 1220 grid, lay-In acoustic tile ceiling, colour white,
 Location: Mental Health suite.
 Quantity: 210 m2

Total Quantity = 445 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-14

Event: Replace 445 m2 Acoustic Tile Ceiling

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$23,800	Unassigned

Updated: MAR-14

C3030.07 Interior Ceiling Painting*

Painted finish, medium to high sheen, colour off-white, substrate gypsum board or texture.

Locations: washrooms, change rooms, janitor rooms, workspaces, staff room and patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

D1090 Other Conveying Systems*

Loading dock levelers at materials management and a 2 ton electric hoist in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

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

600X600 mop sinks, molded stone, floor mounted , SS strainer. Typical of 7.

Single and double compartment stainless steel sinks complete with chrome plated swing spout, aerator, indexed lever handles. Typical of 40.

4 - Stainless steel commercial sinks serving Kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: **Replace 40 SS single and double comp sinks, 7 Mop sinks, 4 Kitchen sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$85,000	Unassigned

Updated: MAR-14

D2010.05 Showers**

Handicap shower stalls, acrylic tub with chrome grab bars. Thermostatic mixing valve, pressure balanced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: **Replace 28 Showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$150,000	Unassigned

Updated: MAR-14

D2010.06 Bathtubs**

Fiberglass bathtubs, holders, mixing valves and removable shower heads. Typical of 28.

Assisted bath tub Bowl complete with automatic disinfections system, locking door, thermoscopic mixing valve. Typical of 5.

Handicap tub with lifts, typical of 4

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: **Replace 33 Bathtubs, 4 handi cap tubs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$240,000	Unassigned

Updated: MAR-14

D2010.08 Drinking Fountains/Coolers**

Stainless steel and vitreous china wall hung drinking fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-14

Event: Replace 8 Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$35,000	Unassigned

Updated: MAR-14

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

WC - Floor mounted, vitreous china, open front seat, flush valve.

LV - Vitreous china, wall hung or enameled steel countertop lavatories c/w two handle faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-14

Event: Replace 96 WC and 96 Lav

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$250,000	Unassigned

Updated: MAR-14

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D2020.01.02 Valves: Domestic Water**

Domestic water distributed to commercial flush valve fixtures installed throughout the building, each with an isolation valve.

Plumbing fixtures grouped in several zones, each zone with an isolation valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace 600 Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$200,000	Unassigned

Updated: MAR-14

D2020.01.03 Piping Specialties (Backflow Preventers)**

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

Double check valve assembly on 150mm diameter fire line from siamese connection.
 Backflow prevention installed on boiler make-up water.
 Double check valve arrangement serving chilled water system.
 Vacuum breakers serving NFHB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-14

Event: Replace 2-6" Backflow Preventors, and 5-1" back flow preventers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$30,000	Unassigned

Updated: MAR-14

D2020.02.02 Plumbing Pumps: Domestic Water**

Six in-line Taco and Grundfoss domestic hot water recirculation pumps serving domestic hot water systems (45, 60 and 80 deg.C).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-14

Event: Replace 6 Plumbing Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$18,000	Unassigned

Updated: MAR-14

D2020.02.04 Domestic Water Conditioning Equipment**

Duplex water softener package complete with brine tank, salt tank and two resin tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	MAR-14

Event: Replace Water Softener

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

Updated: MAR-14

D2020.02.06 Domestic Water Heaters**

Domestic hot water heating system consist of three hot water tanks complete with heating coils and 3-way mixing valves. Tank serves 45, 60 and 80 deg.C domestic water system. Each tanks has capacity of 1,200l. Two gas fired tank type domestic water heaters serve Nursing Home, Bradford White, 80kW heating output, 240 l storage capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-14

Event: Replace 3 Hot Water Tanks and 2 Gas Fired Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$120,000	Unassigned

Updated: MAR-14

D2020.03 Water Supply Insulation: Domestic*

Water piping insulated with fiberglass insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D2030.01 Waste and Vent Piping*

Cast iron and PVC waste and vent piping for the sanitary system throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D2030.02.04 Floor Drains*

Standard floor drains in the mechanical rooms, bath rooms, utility rooms, janitor rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

D2030.03 Waste Piping Equipment*

Grease trap serving Kitchen sinks. Sump pit complete with duplex pump serving weeping tile system. Pediatrics sewage pumps. Typical of 2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D2040.01 Rain Water Drainage Piping Systems*

Cast iron and PVC.
Rain water collection via roof drains and storm water piping to storm mains.
Two 250mm diameter storm mains leaves the building at the south side.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D2040.02.04 Roof Drains*

Large dome, sump roof drains with flashing flange and integral gravel stop. Open flow roof drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D2090.10 Nitrous Oxide Gas Systems**

Consist of two banks of two high pressure cylinders each, complete with check valve, operating regulators, safety relief valves, line pressure regulator and main shut-off valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-14

Event: Replace four bottles in two banks, Nitrous Oxide Gas System and piping, BOE 115 outlets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$70,000	Unassigned

Updated: MAR-14

D2090.11 Oxygen Gas Systems**

The medical supply manifold, oxygen cylinders, reserve and line pressure regulators, in-line alarm sensor. Supplying to operating and recovery rooms, and patient rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1986	30	MAR-14

Event: Replace Oxygen Gas Systems and piping, BOE 1800M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$250,000	Unassigned

Updated: MAR-14

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

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

Vacuum inlet station serving laboratory fume hoods, operating and recovery rooms, and patient rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-14

Event: Replace Vacuum System and piping, BOE 1800M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$250,000	Unassigned

Updated: MAR-14

D2090.15 Pool & Fountain Equipment**

Two pumps for the fountain with a sand filter for both.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	20	MAR-14

Event: Replace 2 pumps and sand filters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,000	Unassigned

Updated: MAR-14

D2090.16 Medical Air System*

Medical air provided from duplex Beacon compressor located in mechanical room. System consists of fresh air intake complete with mufflers, after cooler, receiver with high water level alarm, line pressure regulators and main shut-off valve. Supply to operating and recovery rooms, and patient rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-14

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

300 gallons underground tank complete with foot valve serving two oil supply pumps, supplying a 150 gallon day tank located in 1971 Mechanical Room serving Emergency Generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D3010.02 Gas Supply Systems*

100mm diameter gas line at 34kPa pressure enters the building in 1971 Mechanical Room. Pressure gas service for all gas fired appliances. Regulator at each fixture. Steel schedule 40 piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D3020.01.01 Heating Boilers & Accessories: Steam - High Pressure**

One Volcano MF500Eboiler (586 kW heating output) serving high pressure steam system, installed in 1987. System complete with blow down tank, soft water connection, feedwater pre-heater and pump, serving the laundry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-14

Event: Replace 1 High Pressure Steam Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$120,000	Unassigned

Updated: MAR-14

D3020.01.01 Heating Boilers & Accessories: Steam - Low Pressure**

Two low pressure steam boilers complete with condensate tank and pumps. 792 kW heating input, 645 kW heating output. System complete with blow down tank, soft water connection, feedwater pre-heater and pump, serving the humidifiers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	35	MAR-14

Event: Replace 1 Low Pressure Steam Boiler

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2045	\$400,000	Unassigned

Updated: MAR-14

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

Three individual class 'A' vents up through the roof, 15M in length

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	35	MAR-14

Event: Replace 3 Class A Chimneys, 21M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$60,000	Unassigned

Updated: MAR-14

D3020.01.04 Water Treatment: Steam Boilers*

Chemical pot feeder on each boiler

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

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

Three Volcano MF1120L-12 Water Tube Boilers, Natural gas only, 140 psi, 1400 kW heating output each.
Two base mounted primary heating pumps circulate water via closed loop to heat exchanger and perimeter heating units.
Each pump is sized for 60% of demand load.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-14

Event: Replace 3 Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$600,000	Unassigned

Updated: MAR-14

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

Individual 450mm vents serving each boiler connected to common 800mm dia, 15M length vent up through the roof.
Combustion air provided by designated air handling unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-14

Event: Replace 15 M length of Chimney & Comb. Air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$30,000	Unassigned

Updated: MAR-14

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

Chemical pot feeder on return line for each boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D3020.03.01 Furnaces**

Two Lennox gas fired down flow furnaces In room 200 serving the corridor: Flame Master 960 l/s, 30kW heating capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	25	MAR-14

Event: Replace 2 Furnaces

Concern:

Furnaces show signs of deterioration. Replacement parts no longer available.

Recommendation:

Replace two furnaces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$20,000	Low

Updated: MAR-14



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D3030.03 Reciprocating Water Chillers**

One reciprocating liquid chiller Trane CCACD10 approximately 200T cooling capacity. Chiller compressors replaced in 2007, located in the mechanical section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-14

Event: Replace 200 Ton Chiller

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$600,000	Unassigned

Updated: MAR-14

D3030.06.02 Refrigerant Condensing Units**

Two Trane CUA 200 air cooled condensing units on roof og mechanical section. Approx. 100T cooling each. Three air cooled condensing units serving split AC systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-14

Event: Replace 5 Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$250,000	Unassigned

Updated: MAR-14

D3040.01.01 Air Handling Units: Air Distribution - 1971**

Located in Penthouse Mechanical Room . All units are complete with supply and return air fans, pre-heat and re-heat coils, summer and winter filters, steam grid humidifier

AHU-2 - Trane Airpak, 7079 l/s. Indoor unit.

AHU-3 - Recold model unknown, 2800 l/s. Indoor unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-14

Event: Replace 2 Air Handling Units from 1971

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$375,000	Unassigned

Updated: MAR-14

D3040.01.01 Air Handling Units: Air Distribution - 1986**

Ventilation system consist of 11 indoor and outdoor air handling units located in Mechanical Rooms and on the roof. Units are manufactured by Trane, Engineered Air, Silent Aire and Recold. All units are complete with supply and return air fans, pre-heat and re-heat coils, summer and winter filters, steam grid humidifier. Some units are complete with cooling coils.

AHU-1 - Engineered Air model LMZ-6, 3400 l/s - multizone unit complete with 10 zone dampers. Indoor unit.

AHU-4 - Trane Pentpak, 5000 l/s. Outdoor unit.

AHU-5 - Trane Pentpak, 5500 l/s. Outdoor unit.

AHU-6 - Trane Pentpak, 5850 l/s. Outdoor unit.

AHU-7 - Trane Airpak, 10000 l/s. Indoor unit.

AHU-8 - Trane Airpak, 10800 l/s. Indoor unit.

AHU-9&10 - Trane Airpak, 1415 l/s. Indoor units.

AHU-11&12 - Silent Aire, 5000 l/s. Indoor units.

AHU-13 - Engineered Air HE-40, direct natural gas fired unit complete with cooling, serving Kitchen. Unit is interlock with Kitchen Canopy exhaust fan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: Replace 11 Air Handling Units from 1986

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,000,000	Unassigned

Updated: MAR-14

D3040.01.04 Ducts: Air Distribution*

Ductwork distribution in ceiling space and crawl space up to SMACNA standards. Constant volume air distribution. Complete ductwork cleaning in 1998.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-09

D3040.01.05 Duct Accessories: Air Distribution*

Fire dampers and smoke dampers, with balancing dampers at each single takeoff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

D3040.01.07 Air Outlets & Inlets: Air Distribution*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-09

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Steam Distribution System, BOE 2000M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$200,000	Unassigned

Updated: MAR-14

D3040.03.01 Hot Water Distribution Systems**

Steel and copper piping distribution from boilers 200mm diameter primary heating loop to secondary loops. 150mm diameter HWS and HWR loop to perimeter radiation, radiant panels and unit heaters. 150mm diameter HWS and HWR loop to 50/50 hot water/ glycol heat exchangers. Two base mounted main circulation pumps: Bell & Gossett 34.8l/s @ 180kPA. Two base mounted secondary loop heating pumps: Bell & Gossett 14.5 l/s @ 285kPA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Hot Water Distribution System, BOE 11089SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$1,200,000	Unassigned

Updated: MAR-14

D3040.03.02 Chilled Water Distribution Systems**

150mm diameter CWS and CWR lines serving chiller and condenser. 150mm diameter chilled water loop to cooling coils serving air handling units.

Two Bell & Gossett base mounted circulation pumps serving main loop, chemical pot feeder, by-pass filter etc. Copper and steel pipes. Chilled water pumps: Bell & Gossett 15.8l/s @ 740kPA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Chilled Water Distribution System to air handling units, BOE 2200M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$600,000	Unassigned

Updated: MAR-14

D3040.03.04 Glycol Distribution Systems**

150mm diameter Sch 40 black steel 50/50 glycol supply and return lines to the preheat coils in the air handling units. Two base mounted circulation pumps serving glycol loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Glycol distribution system to air handling units, BOE 2200 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$200,000	Unassigned

Updated: MAR-14

D3040.04.01 Fans: Exhaust**

Hospital is complete with twenty one central exhaust fans located in Mechanical Rooms or roof mounted. Exhaust fans are upblast centrifugal and inline cabinet.

Exhaust fans are manufactured by Chicago Blower, Acme and Broan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: Replace 21 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$170,000	Unassigned

Updated: MAR-14

D3040.04.03 Ducts: Exhaust*

Low velocity galvanized steel ductwork to exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-09

D3040.04.05 Air Outlets and Inlets: Exhaust*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-09

D3040.05 Heat Exchangers**

Two shell tube heat exchangers located in Mechanical Rooms serving secondary glycol heating loop. HE complete with water/glycol connections. Glycol side served by two Armstrong base mounted circulation pumps, 3.15l/s flow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: Replace 2 Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$80,000	Unassigned

Updated: MAR-14

D3050.02 Air Coils**

Trane duct mounted re-heat coils complete with 3-way mixing valves. Capacities vary from 2 to 30 kW. Typical of 87.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: Replace 87 Reheat Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$430,000	Unassigned

Updated: MAR-14

D3050.03 Humidifiers - 1978**

Steam grid humidifiers serving A,B,C,D segments.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	25	MAR-14

Event: Replace steam grid humidifiers serving A,B,C,D segments.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$100,000	Unassigned

Updated: MAR-14

D3050.03 Humidifiers - 2007**

Nortec gas fired humidifier serving Nursing Home. Installed in 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	25	MAR-14

Event: Replace 1 Nortec Humidifer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$25,000	Unassigned

Updated: MAR-14

D3050.05.02 Fan Coil Units**

Ceiling mounted, recessed force flow heaters serving vestibules. Typical of 18.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: Replace 18 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$150,000	Unassigned

Updated: MAR-14

D3050.05.03 Finned Tube Radiation**

Perimeter wall fin radiation complete with various type enclosure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Finned Tube Radiation, BOE 550M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$225,000	Unassigned

Updated: MAR-14

D3050.05.06 Unit Heaters**

Trane cabinet horizontal and vertical discharge, propeller, hot water unit heaters serving Mechanical Rooms, emergency, shipping receiving and workshop, . Typical of 24.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	30	MAR-14

Event: Replace 24 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$200,000	Unassigned

Updated: MAR-14

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

Radiant ceiling panels, 610mm width aluminum linear type, mounted in the T-bar, or GWB ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	35	MAR-14

Event: Replace Ceiling Radiant Panels, BOE 850M

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$640,000	Unassigned

Updated: MAR-14

D3060.02.02 Pneumatic Controls**

The entire building is controlled by Honeywell pneumatic thermostats in each room which control the hot water valves and VAV boxes. Pneumatic air compressor system with two compressors and air tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Pneumatic Controls, BOE 10439 SM

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$260,000	Unassigned

Updated: MAR-14

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

Partial DDC Johnson Controls Metasys, remote access to air handling units, boilers, heating and chilled water pumps, and chillers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	20	MAR-14

Event: Replace BMCS for the air handling units, boilers, heating and chilled water pumps, and chillers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$500,000	Unassigned

Updated: MAR-14

D4010 Sprinklers: Fire Protection*

Partial wet sprinkler systems provided for the basement area. Two sprinkler trees located in the basement mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-09

D4020 Standpipes*

The building is provided with a wet standpipe system. A ULC rated fire pump is provided for the standpipe system. Pump located in 1971 Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	JAN-09

D4030.01 Fire Extinguisher, Cabinets and Accessories*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	JAN-09

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

Range Guard kitchen fire suppression system 4 M in length.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	40	MAR-14

Event: Replace Kitchen Fire Suppression System for an 4 M hood

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$35,000	Unassigned

Updated: MAR-14

D4090.07 Fire Pumps & Water Storage Tanks*

One electric pump located in 1971 Mechanical Room. Leror Sommer 32 l/s flow at 23m head. Sprinkler tree complete with jockey pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	0	MAR-14

S5 ELECTRICAL**D5010.01.02 Main Electrical Transformers (Utility Owned)***

The Building underground electrical service is served by a FortisAlberta pad mounted Transformer. Transformer is fed from pole to Transformer underground (one (1) line only from Transformer underground to MDP).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5010.02 Secondary Electrical Transformers (Interior)**

There are a total of five (5) step-down Dry Type Transformers that were installed in the Facility and sizes vary from 100kVA to 750kVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-14

Event: Replace 5 Secondary Electrical Transformers (Interior).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$100,000	Unassigned

Updated: MAR-14

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

The FPE 3000A, 347/600V - 3 Phase - 4 Wire Switchboard located in Main Electrical Room. The main circuit breaker is set at 2000A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	40	MAR-14

Event: Replace 1 Main Electrical Switchboard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$100,000	Unassigned

Updated: MAR-14

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1971 & 1973**

120/208V - 3 Phase - 4 Wire and 347/600V - 3 Phase - 4 Wire Panels in the 1971 & 1973 portions of the Hospital. The Panels have few spaces left for future use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-14

Event: Replace 15 Electrical Branch Circuit Panelboards (Secondary Distribution).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$80,000	Unassigned

Updated: MAR-14

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1987**

120/208V - 3 Phase - 4 Wire and 347/600V - 3 Phase - 4 Wire panels in the 1987 portion of the Hospital. Most of Panels have few spaces left for future uses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace Electrical 32 Branch Circuit Panelboards (Secondary Distribution).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$200,000	Unassigned

Updated: MAR-14

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 2005**

120/208 Volt - 3 Phase - 4 Wire Panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-14

Event: Replace 1 Branch Circuit Panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$6,500	Unassigned

Updated: MAR-14

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

There are two (2) Klockner-Moeller 200 Series MCC's installed in the main Mechanical Room for all the major mechanical loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace 8 sections of Motor Control Centers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$64,000	Unassigned

Updated: MAR-14

D5010.07.02 Motor Starters and Accessories**

Total of 20 unit Motor Starters are used for various mechanical loads

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	30	MAR-14

Event: Replace 20 Motor Starters and Accessories.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$20,000	Unassigned

Updated: MAR-14

D5020.01 Electrical Branch Wiring*

All the wiring was installed with original Building; the feeders from distribution switchboard to panels in the 1971 and 1973 sections of the Building were installed in 1987 construction. Most of the wiring is installed inside a conduit system within original Building construction. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	0	MAR-14

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

Line voltage and low voltage switches throughout Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1971	0	MAR-14

D5020.02.02.02 Interior Fluorescent Fixtures**

The fixtures in 1971 and 1973 sections of the Building were replaced or retrofitted with T-8 type fixtures during 1987 Building Expansion. Existing fixtures are being converted on random basis, new fixtures are being added as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace Interior Florescent Fixtures. BoE: 11,089 m2 GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$950,000	Unassigned

Updated: MAR-14

D5020.02.03.03 Exit Signs*

The incandescent type Exit Signs were installed at 1971 and 1973 section of the Building and fluorescent type Exit signs were installed in 1987 construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

D5020.02.11 Operating Room Lighting*

The Skytron 24V 50W halogen lights were installed for the Operating Room lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5020.03.01.01 Exterior Incandescent Fixtures*

The lights are installed in canopy of Main Entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

All the wall packs on building perimeter are HPS light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

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

All the outdoor lights are controlled by photocell through Low Voltage Lighting Control System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5030.01 Detection and Fire Alarm**

The Notifier ED8570 panel was installed for Fire Alarm System; the panel is fully addressable. Last inspection February 25, 2013.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-14

Event: Replace Detection and Fire Alarm System. BoE: 11089 m2 GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$280,000	Unassigned

Updated: MAR-14

D5030.02.01 Door Answering*

The systems were installed at Building Main Entrance and EM Bay and connected to three Nursing Stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5030.02.02 Intrusion Detection**

The Edwards 1775 system was used for intrusion system with motion sensor and door contactor through entire building. Convergent Technologies new Panel and devices installed in 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	25	MAR-14

Event: Replace Intrusion Detection. BoE: 11089 m2 GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$220,000	Unassigned

Updated: MAR-14

D5030.02.03 Security Access**

Roam Alter ESI Systems were used at Nursing Home Areas. The AMAG Altronix system was used for eight (8) door contactor monitoring and the signals being sent to David Thompson Health Region (DTHR) head office in Red Deer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-14

Event: Replace Security Access Systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$52,000	Unassigned

Updated: MAR-14

D5030.02.04 Video Surveillance**

Javelin Video Surveillance System has Four (4) cameras installed in the Facility. They are located at EM Bay, Main Entrance, Out Patient Entrance and Waiting Area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-14

Event: Replace 4 Security Cameras.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$25,000	Unassigned

Updated: MAR-14

D5030.03 Clock and Program Systems*

Existing Edwards ED2470 Master Clock System. Primex Atomic Clocks are being used to replace the existing Clock System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Replace Facility Clock Control System. BoE: 11089 m2 GFA.

Concern:

Parts are no longer available for this control system and it has to be manually adjusted to keep current times correct.

Recommendation:

Replace existing electronic clock control and associated clocks within the facility.

Consequences of Deferral:

Accurate time is very important in treatment areas for the delivery of services. Staff rely on the current wall clocks to deliver medication to patients and residents.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$38,000	Medium

Updated: MAR-14

D5030.04.01 Telephone Systems*

The AVAYA was installed in 2013 and operates independently from other communication systems. All areas tied into this System. Extended Care Room has private lines, sound and data tie-in. The NEC NEAX 2000IPS was installed for Wireless Phone System for communications through 8 terminators installed through the Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2013	0	MAR-14

D5030.04.03 Call Systems**

Rauland Responder IV Nurse Call System in Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	25	MAR-14

Event: Replace Nurse Call Systems. BoE: 11089 m2 GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$20,000	Unassigned

Updated: MAR-14

D5030.04.04 Data Systems*

Although the system was installed in 1987 Expansion, it has been upgraded as per communication technology improvement. The system is connected to main process centre located at David Thompson Health Region Head Office in Red Deer through SuperNet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5030.04.05 Local Area Network Systems*

All the data cables are Cat 5 and the fiber optical cables are used to connect Hubs through entire Facility. The system has been updated in recent years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5030.05 Public Address and Music Systems**

The ROTEL PA Amplifier Model QA-100 and TOA 500 Series Mixer installed for PA system. The Facility is in progress to replace the system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	20	MAR-14

Event: Replace Public Address and Music Systems. BoE - Area Cost

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$60,000	Unassigned

Updated: MAR-14

D5030.06 Television Systems*

The Vestcare Systems are installed for Patient Rooms and Shaw cables are installed for Acute Care, Restaurant and Lounge areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	0	MAR-14

D5090.01 Uninterruptible Power Supply Systems**

There is no UPS System for Operating Rooms. A few standalone UPS units were installed for telephone and data equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1987	30	MAR-14

Event: Replace 3 Uninterruptible Power Supply Systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$22,000	Unassigned

Updated: MAR-14

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

There are two Emergency Generators that were installed and both generators parallel feed Emergency Distribution System. Both generators are Simpover 347/600V, 3 Phase, 4 Wire and 187kVA. Both transfer switches are rated 600A and set up at 225A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	35	MAR-14

Event: Replace Emergency Generator System**Concern:**

The existing back-up emergency power generators are 25 years old and are not reliable. The replacement parts required for annual service are becoming very expensive and hard to source. The vendor says parts are at least 7 to 10 days to get at this point and within the next year will not be available. Critical services are ran off of these generators as well as a portion of the lighting. The facility can not be without emergency backup power supply.

Recommendation:

Replace two Nissan generators and panels.

Consequences of Deferral:

Life safety systems will not have emergency power.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$600,000	Medium

Updated: MAR-14

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.05.01 Barber and Beauty Shop Equipment***

Salon Equipment: 4 hair dryers, hair wash sink, lift chair in the hairdressing.

Location: Continuing care, 1987 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

2 washers 1 - 2011 and other 2005
2 gas dryers; 2011
1 Commercial Clothes Washer 2005

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-14

Event: **Completed - Replace 1 commercial washer.**

Concern:

Maintenance on the 1971 washer is high. Parts are becoming difficult to find.

Recommendation:

Replace 1 commercial washer.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$20,385	Medium

Updated: MAR-14

E1020.07 Laboratory Equipment*

Standard hospital laboratory equipment in diagnostic services.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

E1020.08 Medical Equipment*

Standard hospital medical equipment: operating suite, x-ray, dialysis, etc.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

E1030.03 Loading Dock Equipment*

The hydraulic scissor lift platform in materials management area is a Powerlift Manufacturing, a division of Double K Mechanical Sales & Service Ltd. Series T1 or T2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Replace 2 Dock Levelers

Concern:

Levelers (1971) have no stamped load rating.

Recommendation:

Replace with new dock leveler assemblies with safety railings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$40,000	High

Updated: MAR-14

E1090.01.01 Vacuum Cleaning Systems*

The Central Dry Vacuum System is a Spencer Vacuum Cleaner serial # 207803

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-09

E1090.03 Food Service Equipment*

1973 Kitchen:

Food Storage Equipment: walk-in coolers (2), walk-in freezer (1), dry storage stainless shelving, cooler/freezer stainless shelving.

Food Preparation Equipment: stainless work tables, mixer stand and mixer, slicer.

Cooking Equipment: 3 Garland ovens, ranges with griddles and burners, stainless cook table, stacked convection oven, kettle/steamer unit, fryer, toaster

Food Delivery Carts Equipment: patient tray carts, nourishment carts, utility carts.

Food Assembly Equipment: Tray assembly conveyor, base drying rack, hot food table, plate dispenser, cover drying rack, urn stand, coffee urn, hot food table, , toaster, coffee maker.

Hood and Ventilation Equipment: Stainless exhaust hood with fire protection system.

Ice Equipment: Ice machine.

Cleaning Equipment: Micro-spray and hose reel, soak sink, soiled dish table, waste disposer, Hobart dishwashing machine, hot water booster, clean dish table, pot sink, pot rack, hand sink.

1971 Cafeteria:

walk-in coolers (1), walk-in freezer (1), reach in glass cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	0	MAR-14

Event: Replace 1 Dishwasher, 1 Exhaust Assembly, 30 m2 Wall Upgrade

Concern:

Dishwashing equipment require replacement; equipment is constantly breaking down.

Kitchen exhaust assemblies require; unable to properly clean.

Wall and floor finishes require replacement; moisture infiltration.

Recommendation:

Replace dishwasher (1).

Replace exhaust assembly (1).

Upgrade 30 m2 of wall assemblies with waterproof finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$200,000	Medium

Updated: MAR-14

E1090.04 Residential Equipment*

Under counter refrigerator (1), small full refrigerator (1)

Front loading residential washer and dryer in 1971 Section (2005)

Refrigerator, stove, microwave and dishwasher in 1973 lounge (2005)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-14

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Punching bag, free weights and benches, weight machines, treadmills (2)

Location: Basement, 1973 Section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E2010.02 Fixed Casework - 1971 & 1973 Sections**

Type-1: Plywood cores, plastic laminate to counter top and splash.

Type-2 Plywood core, counters and cupboards, painted finish, plastic laminate counter tops.

Type-2: Plywood core, storage units, painted finish.

Quantity = 150 meters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1971	35	MAR-14

Event: Replace 150 m Fixed Casework - 1971 & 1973 Sections

Concern:

Laminate is delaminating and worn.

Paint finish is worn.

Hardware is failing.

Recommendation:

Replace with new units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$138,000	Medium

Updated: MAR-14

E2010.02 Fixed Casework - 1987 Section**

Type-1: Plywood core, cupboards and counters, plastic laminate finish.

Type-2: Plywood core, countertops, plastic laminate finish.

Quantity = 410 meters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	35	MAR-14

Event: Replace 410 m Fixed Casework - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$377,300	Unassigned

Updated: MAR-14

E2010.02 Fixed Casework - 2006**

Plastic laminate w/ birch plywood and melamine 18 lm casework in 1973 Section,
Locations: Renal Section.

Plastic laminate w/ birch plywood and melamine 18 lm casework in 1973 Section,
Locations: Mental Health

Total Quantity = 50 meters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	35	MAR-14

Event: Replace 50 m Fixed Casework - 2006

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$46,000	Unassigned

Updated: MAR-14

E2010.03.01 Blinds - 1987**

Horizontal mini-blinds, prefinished metal. Prefinished metal cassette with valance, manual operation.
Room darkening roller blinds

Location: Administration suite.

Quantity: 150 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 150 m2 Blinds - 1987

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$18,900	Unassigned

Updated: MAR-14

E2010.03.01 Blinds - 2006**

Roller shade assembly, 3% open screen, aluminum cassette, manual operation.

Locations: Renal Dialysis suite; Mental Health suite.

Quantity = 30 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-14

Event: Replace 30 m2 Blinds - 2006

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$3,800	Unassigned

Updated: MAR-14

E2010.03.01 Blinds 2006**

Roller shade assembly, 3% open screen, aluminum cassette, manual operation.

Locations: Renal Dialysis suite; Mental Health suite.

Quantity = 30 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2036	30	MAR-14

E2010.03.06 Curtains and Drapes - 1971 Section**

Fabric curtains on exterior windows in patient rooms.
Privacy curtains around bed areas.

Quantity = 85 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	30	MAR-14

Event: Replace 85 m2 Drapes - 1971 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$10,700	Unassigned

Updated: MAR-14

E2010.03.06 Curtains and Drapes - 1973 Section**

Fabric curtains on windows in patient rooms.

Location: 1973 patient rooms.

Quantity = 135 m2

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1973	30	MAR-14

Event: Replace 135 m2 Drapes - 1973 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,000	Unassigned

Updated: MAR-14

E2010.03.06 Curtains and Drapes - 1987 Section**

Fabric curtains on exterior windows in patient rooms.

Privacy curtains around bed areas.

Locations: Continuing care rooms, dining room, and lounge areas.

Quantity = 95 m2.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	30	MAR-14

Event: Replace 95 m2 Drapes - 1987 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,000	Unassigned

Updated: MAR-14

E2010.06 Fixed Interior Landscaping*

Landscaped courtyard between 1971 and 1986 Sections has a variety of tropical vegetation with a drystack ledgestone perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1987	0	MAR-14

Event: Replace 10 m2 stone with smother finish

Concern:

As the courtyard is a location where families may gather, children often play on the ledgestone. The top layers fall off and is rough and could cause minor injury.

Recommendation:

Replace the stonework with a more permanent less jagged perimeter to the soft landscaping.

Location: Atrium.

Area 10 m2.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2015	\$5,000	Medium

Updated: MAR-14

F1030.03 Radiation Protection*

X-Ray rooms with lead lined walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	FEB-09

F1040.05 Liquid and Gas Storage Tanks*

Interior medical gas storage room.
 300 gallons underground tank complete with foot valve serving two oil supply pumps.
 150 gallons day tank located in 1971 Mechanical Room serving Emergency Generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier free curb cuts from main entrance walkway to parking areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

Event: Completed - Add short ramp up to sidewalk

Concern:

To access the barrier free stalls directly adjacent to the entrance, one must travel back approximately 12m to the nearest barrier free ramp or use the wooden ramp has been created for this purpose.

Recommendation:

Add an short asphalt ramp up to the sidewalk at the parking stall close to the entrance.



<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$2,038	Medium

curb.JPG

Updated: MAR-14

K4010.02 Barrier Free Entrances*

Automatic entrance doors at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4010.03 Barrier Free Interior Circulation*

Main corridors are barrier free and the building is all on one level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4010.04 Barrier Free Washrooms*

There are barrier free washrooms at the main entrance and in the rooms of the continuing care area of the 1987 Section. Washroom in rooms within the 1971 and 1973 Sections are not barrier free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1987	0	MAR-14

K4030.01 Asbestos*

Mechanical abatement completed 2011

2011 Report by PHH ARC as follows: Asbestos containing materials (AMCs)

- drywall trough 1971 and 1973 Sections.
- 12 x 12 vinyl floor tile white with w/ grey streaks - throughout 1973 section of the building.
- Pipe fittings parging cement insulation throughout the 1973 section of the building.
- 12 x 12 vinyl floor tile grey with w/ black streaks - kitchen.
- 12 x 12 vinyl floor tile white with w/ brown streaks - 1971 section.
- 12 x 12 vinyl floor tile green - 1971 section.
- tank insulation present in mechanical room, 1971 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

Event: Completed - Abate asbestos in Mechanical Room/Penthouse

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2011	\$50,963	Low

Updated: MAR-14

K4030.02 PCBs*

PCB's removal completed in 2011.
No known nor reported PCB's in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

Event: Completed - Remove & replace ballasts containing PCB's

Concern:

There are a large number of fluorescent light fixtures within the building, each one having a ballast which potentially could contain PCB. Due to time limitations, only a cross section of these ballasts were checked. Of 6 ballasts checked, 6 should be suspected of containing PCB and require verification of date of manufacture, located on rear of ballast.

LOCATION - DESCRIPTION - P.C.B.

- Nursing Home Basement - CGE 17A240T - Suspect
- Nursing Home Basement - CGE 17A240T - Suspect
- Nursing Home Basement - CGE 17A240T - Suspect
- Chapel - CGE 17A240T - Suspect
- Chapel - CGE 17A240TW - Suspect
- Chapel - CGE 17A240T - Suspect

Recommendation:

Remove & replace ballasts containing PCB's

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2011	\$101,927	Medium

Updated: MAR-14

K4030.04 Mould*

No mould was observed nor reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

R-22 glycol refrigerant in HVAC equipment.
Manage in place and recover when serviced or decommissioned.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	MAR-14

K4030.08 Biohazardous Materials*

The containment system for biohazardous materials includes an exterior cooler which is emptied on a regular basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1971	0	FEB-09

K4030.09 Other Hazardous Materials*

2011 Report by PHH ARC as follows: Asbestos containing materials (AMCs):

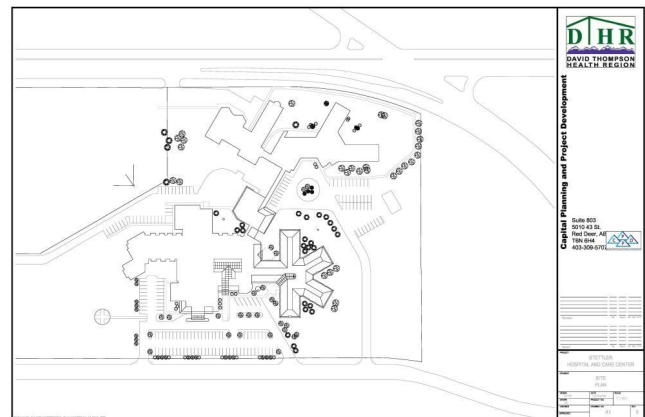
- Lead Products - recycle when taken out of service.
- Crystalline Silica: (concrete, mortar, ceramics) follow proper procedures when cutting or disturbing.
- Mercury: (thermostats and light tubes) reclaim mercury when taken out of service.
- 300 gallons underground tank complete with foot valve serving two oil supply pumps.
- 150 gallons day tank located in 1971 Mechanical Room serving Emergency Generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14

K5010.01 Site Documentation*

Prime Consultant: L.M. O'Connor Consulting Inc.
 Evaluation Date: October 30, 2013
 Areas Evaluated: All areas within property lines.
 Exclusions: Community Health facility, ambulance facility, and two (2) maintenance/storage buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



B1162A_Site_Plan

K5010.02 Building Documentation*

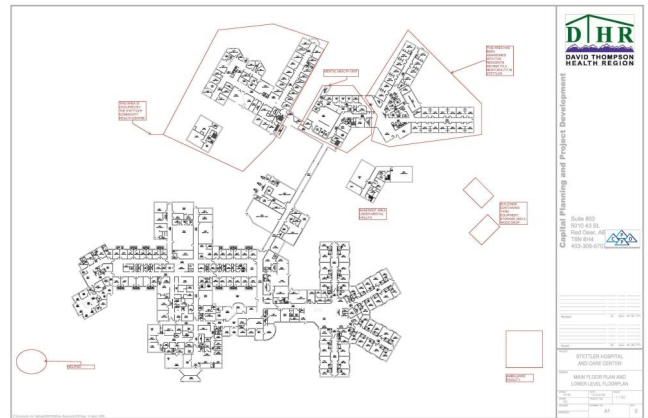
Prime Consultant: L.M. O'Connor Consulting Inc.

Evaluation Date: October 9, 2013

Area Evaluated: Area 11,089 m²; Main floor areas, mechanical penthouse, basement, and roof areas.

Exclusions: Community Health facility, ambulance facility, and two (2) maintenance/storage buildings.

Rating	Installed	Design Life	Updated
4 - Acceptable	2013	0	MAR-14



B1162A_Floor_Plan