

RECAPP Facility Evaluation Report

David Thompson Regional Health Authority



Elnora Community Health Centre

B1045A

Elnora

Facility Details	
Building Name:	Elnora Community Health Ce
Address:	425 - 8 Avenue
Location:	Elnora
Building Id:	B1045A
Gross Area (sq. m):	1,629.00
Replacement Cost:	\$6,020,784
Construction Year:	1983

Evaluation Details	
Evaluation Company:	AHS-FM&E-Central Zone
Evaluation Date:	September 15 2010
Evaluator Name:	Mike Hinton

Total Maintenance Events Next 5 years: \$2,060,230
5 year Facility Condition Index (FCI): 34.22%

General Summary:

MAILING ADDRESS: P.O. BOX 659, ELNORA, ALBERTA T0M 0Y0 MR. EARL DREESHEN - BOARD CHAIRMAN
MRS. PATRICIA MATTHEWS - ADMINISTRATOR MRS. T. NELSON - DIRECTOR OF NURSING 773-3636

This building is a ~30 bed care facility that is currently being used for office space and is under utilized. The patient rooms have been let go and will require complete repaint. As well all plumbing fixtures will likely require repair if usage changes. Only minimal maintenance has been done in years. Many systems have been disabled and no information was available to determine the current state of them.

Structural Summary:

The foundation consists of concrete strip footings with concrete slab floors. Concrete and metal framing, metal roof decking.

Overall, the structural elements appear to be in good condition.

Envelope Summary:

Roofing is of built-up bituminous roofing. Walls consist of face brick and EIFS elements housing sealed fixed windows in aluminum frames, aluminum framed storefronts, wooden overhead doors and painted metal clad doors.

Overall, the building envelop appear to be in good condition.

Interior Summary:

Flooring consists of painted concrete, ceramic tile, tiles, sheet vinyl and carpeting. Walls are of painted concrete block, stained wood paneling, ceramic tile and gypsum wallboard housing stained wood and painted metal clad doors in metal frames and single glazed window units in metal frames. Ceilings consist of suspended acoustical tile and painted gypsum wallboard. Millwork consists of plastic laminated counter tops and vanities with plastic laminated and stained wood cabinetry.

Overall, the interior components appear to be in acceptable condition.

Mechanical Summary:

Domestic plumbing fixtures have not been in use for many years and will require repair when put into use. The air handling systems include two return air air handlers with air to air exchangers with reheat coils. One 100% fresh air unit with two heating coils. No cooling is provided for the air handlers. Cooling is provided by a cooling tower,exchanger and the room heat pumps. Staff complain about the lack of cooling during the heat of summer. Many of the room heat pumps are not functional and no information was available to determine the causes.

Overall, the mechanical components appear to be in marginal condition.

Electrical Summary:

The electrical systems are in good condition. The emergency generator and transfer switch appear to have been disabled and no information was available to determine cause. Light fixtures require upgrading from T-12.

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***

cast in place concrete foundation walls on strip footings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

A1030 Slab on Grade*

Cast in place concrete, few cracks observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	100	APR-11

A2020 Basement Walls (& Crawl Space)*

Cast in place concrete, few cracks observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

B1010.01 Floor Structural Frame (Building Frame)*

Cast in place concrete, few cracks observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

B1010.03 Floor Decks, Slabs, and Toppings*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

B1010.05 Mezzanine Construction*

Mechanical Mezzanine, metal cat walk on metal beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

B1010.10 Floor Construction Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	APR-11

B1020.01 Roof Structural Frame*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

B1020.04 Canopies*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	75	APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	75	APR-11

B2010.01.06.04 Wood Siding**

Stained cedar siding around upper perimeter of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	40	APR-11

Event: Exterior Cladding Replacement**Concern:**

The problems should be corrected in order to prevent future expensive building envelope problems.

Recommendation:

The exterior cladding of the building is brickwork and cedar boards and should be replaced with metal siding. The brickwork is in good condition, however, the cedar cladding is deteriorating in several areas due to weathering and aging.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$165,000	Medium

Updated: APR-11

Event: Replace cedar siding with metal cladding (760 m2)**Concern:**

The upper exterior cladding of cedar boards is deteriorating in several areas due to weathering and lack of maintenance. Cedar cladding is loose & pulling away in some spots.

Recommendation:

Replace the cedar with metal cladding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$245,000	Medium

Updated: APR-11

B2010.01.09 Expansion Control: Exterior Wall Skin*

Exterior wall expansion control joints are provided. Seams are caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	75	APR-11

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

Caulking around windows, doors and in expansion joints. Some deterioration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	20	APR-11

Event: Replace joint sealant (120 m)

Concern:

Sealant is deteriorating and pulling away from joints.

Recommendation:

Replace joint sealant.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$3,800	Low

Updated: APR-11

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

Stain on cedar siding is weathered

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	15	APR-11

Event: Re-stain cedar siding

Concern:

Cedar siding has become cracked and worn due to lack of maintenance.

Recommendation:

Re-stain all exterior siding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$10,000	Low

Updated: APR-11

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

Exterior brick work.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

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

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

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

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

B2010.05 Parapets*

Cedar siding, asphalt shingles and metal flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

B2010.09 Exterior Soffits*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

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

Sealed units in aluminum frames

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

Event: Lifecycle Replacement (23 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$23,000	Unassigned

Updated: APR-11

B2020.02 Storefronts: Windows**

Main Entrance and Emergency Entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

Event: Replace storefront windows (12 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$16,000	Unassigned

Updated: APR-11

B2020.04 Other Exterior Windows*

Clear storey

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Main Entrance and Emergency Entrance. Exits at end of two wings

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

Event: Lifecycle Replacement (8 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$29,000	Unassigned

Updated: APR-11

B2030.02 Exterior Utility Doors**

Painted Metal clad doors. Some Closers and other hardware missing or in need of repair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	40	APR-11

Event: Repair door hardware

Concern:

Some doors are missing hardware and some closers do not function correctly.

Recommendation:

Repair or replace hardware on doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,000	Medium

Updated: APR-11

Event: Replace Exterior Utility Doors (6 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$6,000	Unassigned

Updated: APR-11

B2030.03 Large Exterior Special Doors (Overhead)*

Painted wood ambulance garage type doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	30	APR-11

Event: Replace 2 wood multipanel overhead doors

Concern:

Paint deteriorated, wood panels warping and cracking.

Recommendation:

Replace two wood multipanel overhead doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$15,000	High

Updated: APR-11

B3010.01 Deck Vapor Retarder and Insulation*

Not viewable. No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	APR-11

B3010.02.01.01 Asphalt Shingles**

Shingles on clear storey only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	APR-11

Event: Lifecycle Replacement (30 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,500	Unassigned

Updated: APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	APR-11

Event: Replace Built-up Bituminous Roofing (Asphalt & Gravel) (1600 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$310,000	Unassigned

Updated: APR-11

B3010.08.02 Metal Gutters and Downspouts**

10 meters on parapet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace gutters and downspouts (10 m)

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

Updated: APR-11

B3020.01 Skylights**

Metal frame with curved plastic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	20	APR-11

Event: Replace skylights (40 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$100,000	Unassigned

Updated: APR-11

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

All roof openings sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	25	APR-11

S3 INTERIOR**C1010.03 Interior Operable Folding Panel Partitions****

Multifold partition in cafeteria -- ceiling hung.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

Event: Replace folding cafeteria partition (3m H x 5m W)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$4,000	Unassigned

Updated: APR-11

C1010.05 Interior Windows*

Metal frame, wired safety glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	80	APR-11

C1010.07 Interior Partition Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

C1020.01 Interior Swinging Doors (& Hardware)*

Metal clad personnel doors. Wooden personnel doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

C1020.03 Interior Fire Doors*

Fire doors have 3/4 hour fire rating.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

C1020.05 Interior Large Doors*

Dual doors, metal clad.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

C1030.02 Fabricated Compartments (Toilets/showers)**

Ceramic tile on drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

Event: Replace Fabricated Compartments (Toilets/showers) (8 compartments)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,246	Unassigned

Updated: APR-11

C1030.05 Wall and Corner Guards*

Plastic corner guards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	15	APR-11

C1030.06 Handrails*

Plastic hand rails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

C1030.08 Interior Identifying Devices*

Room identification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	20	APR-11

C1030.10 Lockers**

Metal lockers in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

Event: Replace Lockers (32 lockers, multiple locations)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$21,000	Unassigned

Updated: APR-11

C1030.12 Storage Shelving*

Metal rolling storage shelving in storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

C1030.14 Toilet, Bath, and Laundry Accessories*

All accessories including tissue dispensers, paper rollers and grab bars .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	20	APR-11

C2010 Stair Construction*

Painted Metal stairs in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	100	APR-11

C2020.08 Stair Railings and Balustrades*

Painted metal railing for painted metal stairs in mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

C3010.06 Tile Wall Finishes**

Ceramic tile in wash rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

Event: Replace Tile Wall Finishes (650M2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$182,000	Unassigned

Updated: APR-11

C3010.11 Interior Wall Painting*

Painted drywall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	10	APR-11

Event: Paint Interior Walls (1629 m2 GFA)

Concern:

Paint peeling and chipping off.

Recommendation:

Repaint all areas of facility

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$41,000	Medium

Updated: APR-11

C3010.12 Wall Coverings*

Vinyl wall covering

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	15	APR-11

Event: Replace Wall Coverings (25 m2)

Concern:

Vinyl wall covering peeling away from walls

Recommendation:

Replace vinyl wall coverings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$1,500	High

Updated: APR-11

C3020.01.02 Paint Concrete Floor Finishes*

Ambulance bay, mechanical room and mechanical penthouse

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	10	APR-11

Event: Re-Paint Concrete Floors (160 m2)

Concern:

Paint peeling and worn.

Recommendation:

Repaint concrete floors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$4,000	Low

Updated: APR-11

C3020.07 Resilient Flooring**

Halls, patient rooms, and common areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	20	APR-11

Event: Replace Resilient Flooring (1300 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$115,000	Unassigned

Updated: APR-11

C3020.08 Carpet Flooring**

Front entrance waiting area. Cafeteria.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	1983	15	APR-11

<u>Capacity Size</u>	<u>Capacity Unit</u>
25	m2

Event: Replace Carpet Flooring (25 m2)

Concern:

Carpets worn and wrinkled, trip hazard.

Recommendation:

Replace approx: 25 Square meters

Consequences of Deferral:

Possible trip hazard, safety concern.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$2,000	High

Updated: APR-11

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

A few ceiling tiles are broken and need to be replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	25	APR-11

Event: Replace broken & Stained ceiling tiles. (30 tiles)

Concern:

Some tiles have become broken or stained

Recommendation:

Replace broken or stained tiles. 2'x2'

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,000	Low

Updated: APR-11

Event: Replace ceiling tiles (160 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$8,000	Unassigned

Updated: APR-11

C3030.07 Interior Ceiling Painting*

Painted ceilings in some spaces

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	20	APR-11

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

Most have not been used in years since the building is being used as a Community Health Center. Items will require refreshing and some repair if usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Sinks (18)

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

Updated: APR-11

D2010.05 Showers**

Most have not been used in years since the building is being used as a Community Health Center. Items will require refreshing and some repair if usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Showers (12)**Concern:**

Most have not been used in years, building is being used as a community Health Center. Items will require refreshing and some repair if usage changes.

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

Updated: APR-11

D2010.06 Bathtubs**

Most have not been used in years since the building is being used as a Community Health Center. Items will require refreshing and some repair if usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Bathtubs (9)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

Updated: APR-11

D2010.08 Drinking Fountains/Coolers**

Wall hung refrigerated fountains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	APR-11

Event: Replace Drinking Fountains/Coolers (2 units)

Concern:

Most have not been used in years, building is being used as a community Health Center. Items will require refreshing and some repair if usage changes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$7,500	Unassigned

Updated: APR-11

D2010.09 Other Plumbing Fixtures*

Outdoor garden hose hydrants, mop sinks.

Most have not been used in years since the building is being used as a Community Health Center. Items will require refreshing and some repair if usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	APR-11

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

Most have not been used in years since the building is being used as a Community Health Center. Items will require refreshing and some repair if usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	APR-11

Event: Replace Washroom Fixtures (16 W/C)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$33,500	Unassigned

Updated: APR-11

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	APR-11

D2020.01.02 Valves: Domestic Water**

Most have not been used in years since the building is being used as a Community Health Center. Items will require refreshing and some repair if usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	APR-11

Event: Replace Valves: Domestic Water (1629 m2 GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$38,781	Unassigned

Updated: APR-11

D2020.01.03 Piping Specialties (Backflow Preventors)**

Only a single building backflow preventer installed, on the floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	APR-11

Event: Replace Backflow Preventor (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

Updated: APR-11

D2020.02.02 Plumbing Pumps: Domestic Water**

Small circulator for DHW only

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	APR-11

Event: Replace Plumbing Pumps: Domestic Water (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$1,550	Unassigned

Updated: APR-11

D2020.02.06 Domestic Water Heaters**

Two gas fired hot water heaters/storage tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	20	APR-11

Event: Replace Domestic Water Heaters (2)

Concern:

One tank is currently removed from service due to a leak. Second tank shows signs of deterioration, will fail soon.

Recommendation:

Replace at least the failed unit prior to the failure of the other.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$9,695	High

Updated: APR-11

D2020.03 Water Supply Insulation: Domestic*

Fiberglass pipe insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

D2030.01 Waste and Vent Piping*

Cast iron piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

D2030.02.04 Floor Drains*

Cast iron piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

D2040.02.04 Roof Drains*

Cast iron piping. Leaf guards in place and in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

D2040.02.06 Area Drains*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

D2090.11 Oxygen Gas Systems**

System not in use. Will require testing and refreshing if put back into operation. System is a cylinder fed redundant manifold system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Oxygen Gas System (13 rooms)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,218	Unassigned

Updated: APR-11

D2090.13 Vacuum Systems (Medical)**

System not in use. Will require testing and refreshing if put back into operation. System is a twin pump vacuum system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Vacuum Systems (Medical) (13 rooms)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$32,218	Unassigned

Updated: APR-11

D2090.16 Medical Air System*

System not in use. Will require testing and refreshing if put back into operation. System is a cylinder fed redundant manifold system. 13 rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	APR-11

D3010.02 Gas Supply Systems*

Natural gas piping appears to be correctly installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	60	APR-11

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

Small packaged modular boilers. Five (5) modules

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	APR-11

Event: Replace Heating Boilers and Accessories: H.W. (5 modules)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$79,504	Unassigned

Updated: APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Chimneys (9 lineal meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$6,200	Unassigned

Updated: APR-11

D3020.04.03 Fuel-Fired Unit Heaters**

Gas fired unit heater in ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace unit heater (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	3014	\$4,500	Unassigned

Updated: APR-11

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

D3030.05 Cooling Towers**

B.A.C. Cooling located upper level mechanical room, indoors. Remote sump lower level mechanical room indoors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	25	APR-11

Event: Replace cooling tower and remote sump

Concern:

Cooling tower is deteriorating and corrosion has eaten holes into it. Remote sump is plastic and is cracking due to age.

Recommendation:

Replace cooling tower and remote sump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$60,000	Medium

Updated: APR-11

D3030.07 Heat Pumps**

Water loop source, individual room units. Provides both heating and cooling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	15	APR-11

Event: Replace Heat Pumps (35 units)

Concern:

Many have already failed due to age.

Recommendation:

Replace heat pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$150,000	High

Updated: APR-11

D3040.01.01 Air Handling Units: Air Distribution**

Three air handling units located in penthouse. Two are return air units with air to air heat exchangers and single heating coil. One is 100% fresh air with two heating coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Air Handling Units: Air Distribution (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$258,552	Unassigned

Updated: APR-11

D3040.01.03 Air Cleaning Devices: Air Distribution*

Disposable filters located within the air handlers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

D3040.01.04 Ducts: Air Distribution*

Galvanized sheet metal throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	50	APR-11

D3040.01.07 Air Outlets & Inlets: Air Distribution*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

D3040.03.01 Hot Water Distribution Systems**

Moderate temperature heat pump loop, providing sink for heat pumps serving individual rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	APR-11

Event: Replace Hot Water Distribution Systems (1629 m2 GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$165,000	Unassigned

Updated: APR-11

D3040.03.03 Condenser Water Distribution Systems Pumps*

Local boiler room heat exchange for heat pump loop and cooling tower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	APR-11

D3040.04.01 Fans: Exhaust**

Roof mounted exhaust fans. Fractional HP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Exhaust Fans (5 units)

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

Updated: APR-11

D3040.04.03 Ducts: Exhaust*

Galvanized steel ducts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

D3040.04.05 Air Outlets and Inlets: Exhaust*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

D3040.05 Heat Exchangers**

One 'Hot' exchanger from boiler water to heat pump loop. One 'Cool' Exchanger from cooling tower to heat pump loop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

Event: Replace Heat Exchangers (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: APR-11

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

New BMS automation installed 2009. Limited system meets only minimum requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	APR-11

Event: Replace BMS (1 panel for 3 air handlers, 1 panel in boiler rm)

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

Updated: APR-11

D4010 Sprinklers: Fire Protection*

Simple tree, wet system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	APR-11

D4020 Standpipes*

Simple tree, no fire pump; town water system fed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	60	APR-11

D4030.01 Fire Extinguisher, Cabinets and Accessories*

ABC extinguishers, inspection up to date.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

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

Range hood suppression system, unable to verify inspections and code compliance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	APR-11

Event: Replace Dry Chemical Fire Extinguishing System (2 meter hood)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$14,000	Unassigned

Updated: APR-11

S5 ELECTRICAL**D5010.01 Main Electrical Transformers****

Pad mounted exterior transformer unable to determine size.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	40	APR-11

Event: Replace main electrical transformer

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

Updated: APR-11**D5010.03 Main Electrical Switchboards (Main Distribution)****

800A 120/208 3ph

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	40	APR-11

Event: Replace Main Electrical Distribution Panel (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$35,000	Unassigned

Updated: APR-11**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)****

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

Event: Replace 5 Secondary Electrical Distribution Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$25,000	Unassigned

Updated: APR-11

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

MCC - 5 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Switchboards, Panelboards, and (Motor) Control Centers (1 MCC, 5 sections)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$28,836	Unassigned

Updated: APR-11

D5010.07.02 Motor Starters and Accessories**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$33,452	Unassigned

Updated: APR-11

Event: Replace missing enclosures.

Concern:

Incomplete enclosures, exposed terminations.

Recommendation:

Replace missing enclosures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$2,500	High

Updated: APR-11

D5020.01 Electrical Branch Wiring*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	50	APR-11

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

Line voltage switching.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

D5020.02.02.01 Interior Incandescent Fixtures*

Globe type fixtures, ceiling mounted. Some fixtures are missing the globes, leaving exposed lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

D5020.02.02.02 Interior Fluorescent Fixtures**

T-12 fluorescent fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace Interior Fluorescent Fixtures (1629 m2 GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$155,130	Unassigned

Updated: APR-11

D5020.02.03.01 Emergency Lighting Built-in*

Unable to verify, no emergency power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	APR-11

D5020.02.03.02 Emergency Lighting Battery Packs**

Battery packs with remote heads. Units are not functional and have been left unplugged.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	1983	20	APR-11

Event: Replace Emergency Lighting Battery Packs (4 units)

Concern:

Units have failed and have not been replaced.

Recommendation:

Replace emergency lighting battery packs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$5,000	High

Updated: APR-11

D5020.02.03.03 Exit Signs*

Unable to test on emergency power. Generator non-functional. Incandescent lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

D5020.02.11 Operating Room Lighting*

Older OR light. Parts no longer available. Replacement not warranted at this time since room is not in use. If room is to be used in the future for OR, then a replacement would be needed to replace the existing light.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	APR-11

D5020.03.01.01 Exterior Incandescent Fixtures*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	30	APR-11

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall packs, ceiling flush mount at main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

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

Photocell and contactor

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

D5030.01 Detection and Fire Alarm**

Sentronics panel, current certification not available. Previous certification expired on Sept. 2009

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	25	APR-11

Event: Replace Detection and Fire Alarm (1629 m2 GFA)

Concern:

System is obsolete.

Recommendation:

Replace fire panel and devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$47,000	High

Updated: APR-11

D5030.04.01 Telephone Systems*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	APR-11

D5030.04.03 Call Systems**

Outdated system is not in use and not required for current building usage. May require replacement in the future if building usage changes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	APR-11

Event: Replace Nurse Call Systems (20 stations)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$29,831	Unassigned

Updated: APR-11

D5030.04.04 Data Systems*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	APR-11

D5030.04.05 Local Area Network Systems*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	15	APR-11

D5030.06 Television Systems*

System is not in use. Unable to verify.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	20	APR-11

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

Natural gas fired emergency generator. BBC 120/208 vac 37.5 kva. Robonic transfer switch type RO 3300 777. Emergency power is not required for current building use. Unit not functional at time of inspection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	35	APR-11

Event: Replace emergency power Generator (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$44,749	Unassigned

Updated: APR-11

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	APR-11

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	0	APR-11

E1020.07 Laboratory Equipment*

Medical lab, microscope, refrigerator (domestic), ECG.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	APR-11

E1020.08 Medical Equipment*

X-ray no longer in use and not in service. Parts have been removed for repairs at other sites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	APR-11

E1090.03 Food Service Equipment*

Gas fired range & ovens, refrigerated display case, refrigerator/freezer unit, dishwasher, and food prep tables. All stainless.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	25	APR-11

E1090.04 Residential Equipment*

Domestic refrigerators, microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	10	APR-11

E2010.02 Fixed Casework**

Counters, cabinets and finishing with arborite laminates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1983	35	APR-11

Event: Repair fixed casework (100 lineal meters)

Concern:

Laminate surfaces are peeling from the casework as the glue has failed.

Recommendation:

Repair / reglue laminate surfaces or replace as needed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$5,000	High

Updated: APR-11

Event: Replace casework (based on 1629 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$156,000	Unassigned

Updated: APR-11

E2010.03.01 Blinds**

Internal mini-blinds between glass. Independent replacement of blinds without window replacement is not feasible.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

E2010.03.06 Curtains and Drapes**

Exterior window drapes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1983	30	APR-11

Event: Replace window drapes (30 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$5,000	Unassigned

Updated: APR-11

S8 FUNCTIONAL ASSESSMENT**K4010.01 Barrier Free Route: Parking to Entrance***

Parking on grade of entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	APR-11

K4010.02 Barrier Free Entrances*

No automatic doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1983	0	APR-11

Event: Install automatic door openers (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2011	\$20,000	High

Updated: APR-11**K4010.03 Barrier Free Interior Circulation***

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	APR-11

K4010.04 Barrier Free Washrooms*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1983	0	APR-11