

AVS

Asset Assessment Report

St. Michael's Health Centre (New) B0593B



<u>Details</u>	<u>Values</u>
Asset ID	B0593B
Asset Name	St. Michael's Health Centre (New)
Location	Lethbridge
Address	1400 - 9 Avenue South
Verification Audit Maintenance Costs	\$3,929,000.00
Replacement Cost	\$65,439,203.00
Gross Area (All Sections)	16,079
Measurement Unit	Sq. M.
Construction Year (Original Section A)	0
Verification Audit Date	12/8/2011
Verification Prime Audit Firm	DC Stewart Architect Limited
Verification Auditor Name	Don Stewart
Verification Audit Replacement Costs	\$65,439,203.00
Verification Audit Mech Sub-consultant	Sterling Engineering Inc
Verification Audit Elect Sub-consultant	SMP Electrical Engineers
Verification Specialist Sub-consultant	None
Historical Designation	None
Verification Auditor Phone Number	
Verification Audit FCR	6%

Narratives

General Summary

St Michael's Health Centre was developed in 2001, as a long term care centre. It is a metal stud and stucco structure, two stories high plus partial basement, giving a total area of 16,079 square metres. The main floor of the east building was renovated in 2006, providing more specific care facilities, as well as an on-site clinic. This is an active X-ray facility in the building, and a total of 200 resident bedrooms. The facility is self contained, with a full commercial kitchen, dining area, therapeutic and exercise facilities, diagnostic services, and large staff support areas. The building is a completely barrier free facility.

Structural Summary

The foundations for this building are concrete spread footings, concrete pads, and grade beams. The structure consists of a reinforced concrete frame below grade. Above grade, the structure is a steel frame, with steel beams and open web steel joists, and ribbed metal decking, which has a thin concrete topping for the second floor. The roof and mechanical penthouse structure is of steel beams and open web steel joists, with ribbed steel roof decking. There has been no major upgrade work to the structure, and there is evidence of only minor settlement of a portion of the main floor slab shortly after the building was completed. Overall, the structure of this building is in acceptable condition.

Envelope Summary

The exterior of this building is substantially an EIFS coloured stucco finish, with prefinished metal siding to the lower portion. The stucco has been attacked by birds, who burrow into the wall. A study is required to determine how to correct this problem. The roof is an SBS membrane, and a patio area is covered with precast

concrete pavers. Windows are sealed double glazing in vinyl frames. The main entrances are all of glazed flush steel swinging doors, with automatic operators. These are greatly affected by the wind, and the building manager has requested they be revised to sliding automatic doors. Service doors are flush steel and the overhead door is insulated steel panels. Overall, the envelope of this building is in acceptable condition.

Interior Summary

Interior division in this facility is a combination of concrete block walls and gypsum board partitions, both of which are painted. There are ceramic tile walls in the shower and tub rooms. The majority of this building has sheet vinyl flooring with welded seams, although there is also some carpet, which has deteriorated and should be replaced with sheet vinyl flooring. Ceilings are mostly suspended t-bar with acoustic tiles, and there are also some gypsum board ceilings and bulkheads. Doors are either solid core wood or flush steel, in pressed steel frames. Some of the commercial kitchen equipment is due for replacement. Air conditioning is required in the kitchen and in the connecting link. There is a considerable amount of plywood millwork throughout, finished with plastic laminate. The passenger elevators have recently been serviced. Overall, the interiors of this facility are in acceptable condition.

Electrical Summary

The building is fed from a utility owned 1500 KVA step down pad mounted transformer. This transformer feeds the Federal Pioneer 2000 amp 347/600 volt 3 phase 4 wire main distribution panel located in the main electrical room. All the branch circuit panels installed are all Federal Pioneer, complete with bolt in breakers. The lighting in this facility consists primarily of T8 fluorescent fixtures complete with electronic ballasts. The nurse call system in this facility is a Rauland Responder 4 system. It is recommended that the ASCO handsets connected to the nurse call system be replaced as they will no longer be available in the next two years. A CCTV system covers each of the five main entrances.

The emergency power to the building is provided by a Kohler 150 KW(185 KVA) diesel generator, installed in a weather proof enclosure. This generator is connected to an emergency power distribution system that feeds emergency lighting circuits throughout the facility. The fire alarm system is an Edwards EST fully programmable system that was installed in 2001 during original construction. All the exit lighting appear to be LED style fixtures.

Overall, the electrical systems are in good condition.

Mechanical Summary

The building is heated with two hot water boilers. A steam boiler is provided for humidification. Radiant heating panels are used in 'home' areas and finned tube radiation in all common areas. Three air cooled chillers are provided for cooling. A hot water to glycol shell and tube heat exchanger is provided. Each of the air handling units are complete with a glycol heating coil, chilled water coil and humidification. The kitchen MUA however is gas fired, and requires air conditioning to be added. The connecting link also requires cooling. Domestic water lines are constructed of copper. Terminal heating controls are pneumatic, a BMS controls the AHU's, boilers and chillers. The building has fire protection sprinklers throughout. The overall mechanical condition is acceptable.

S1 STRUCTURAL

A1010 Standard Foundations*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description Typical reinforced concrete foundation walls on concrete spread footings.

A1030 Slab on Grade*

Details	Values
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description Reinforced concrete slab on grade floors throughout.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria Existence

Water leakage (ask operator)

Existence No

Significant cracking

Existence No

A2020 Basement Walls (& Crawl Space)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description	
	Partial basement is constructed of reinforced concrete walls.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Water leakage (ask operator)	
Existence	No
Significant cracking	
Existence	No

B1010.01 Floor Structural Frame (Building Frame)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description	
	Main floor above basement is supported by reinforced concrete columns and walls.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Significant corrosion	
Existence	No
Cracking	
Existence	No
Significant deflection	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description
 In basement, some concrete block masonry walls appear to be load bearing.

B1010.03 Floor Decks, Slabs, and Toppings*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description
 Floor above basement is a reinforced suspended concrete slab.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Significant corrosion
 Existence No

Significant cracking
 Existence No

Significant deflection
 Existence No

B1010.06 Ramps: Exterior*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 2 - Check List

Narratives

Description

A reinforced concrete slab on grade provides the vehicle ramp down to the basement delivery area.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Uneven surface/ tripping hazard

Existence No

Handrail damaged or not code compliant

Existence No

Insufficient slope

Existence No

Structurally unsound

Existence No

B1010.07 Exterior Stairs*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 2 - Check List

Narratives

Description	
	Cast in place reinforced concrete stairs, located at the truck dock platform.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Uneven surface/ tripping hazard	
Existence	No
Handrail damaged/ not code compliant	
Existence	No
Inappropriate rise or run	
Existence	No
Structurally unsound	
Existence	No

B1010.10 Floor Construction Firestopping*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 2 - Check List

Narratives

Description	
	Where visible, penetrations of the floor slab appear to be fire sealed.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Unsealed penetrations	
Existence	No

B1020.01 Roof Structural Frame*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description Building structural frame is of steel columns, steel beams and open web steel joists.

B1020.03 Roof Decks, Slabs, and Sheathing*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description The roof deck is of ribbed steel decking, supported by the steel structure.

B1020.04 Canopies*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description Entry canopies are of structural steel frame, covered with ribbed steel decking.

B1020.06 Roof Construction Fireproofing*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description Roof decking and structural steel is protected by sprayed fireproofing.

S2 ENVELOPE

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

<u>Details</u>	<u>Values</u>
Condition Rating	2 - Poor
Year Installed	2001
Theoretical Design Life	75
ACL	ACL 2 - Check List

Narratives

Description

The exterior of this building is primarily EIFS (exterior Insulation and Finish System) with an integral colour finish.

ACL Level:

ACL 2 - Check List

Element Condition:

2 - Poor

Assessment Criteria

Existence

Corrosion or rot

Existence

No

Inconsistent surface finish

Existence

No

Visible deformation / loose sections

Existence

No

Significant staining

Existence

No

Study (classified as Study)

<u>Details</u>	<u>Values</u>
Short Title	Study the possible solutions to replacing the stucco finish
Cost	\$20,000.00
Start Year	2013
Impact	Significant
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Birds are drilling through the stucco finish and building nests in the underlying styrofoam insulation. There are in excess of 150 holes.

Recommendation

An inspection and analysis of the problem was undertaken by Bonnie Dong, Building Envelope Engineer, Alberta Infrastructure, and a report prepared on 11 July 2011. In

her report, she recommends that the Health Region determine which method should be employed to correct the problem: 1) Remove the stucco and insulation, insulate the stud space, and install an impervious finish, or 2) Leave the entire wall in place, install metal furring, and new prefinished metal siding.

The Health Region is currently considering how best to approach this problem.

Repair (classified as Repair)

<u>Details</u>	<u>Values</u>
Short Title	Possible Repair Option: Cover 5000 sm of EIFS with metal siding
Cost	\$3,000,000.00
Start Year	2013
Impact	Significant
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Birds are drilling through the stucco finish and building nests in the underlying styrofoam insulation. There are in excess of 150 holes.

Recommendation

Although the study in progress is not yet complete, one option might be to cover the existing insulation with metal siding. Included will be the details at roof, soffits, windows and adjacent materials. Also, repair the existing holes and fill with insulation. A rough lump sum contingency cost of \$3,000,000 is estimated, as final recommendations are unknown and no detailed drawings were available for review during this assessment of the facility. Actual repair cost will depend on the study findings, recommendations, and actual repair work undertaken.

Consequences of Deferral

Birds will continue to penetrate the thin stucco surface of the EIFS exterior and build nests. This will result in water leakage through the exterior walls, loss of insulation, structure rotting, and development of mould.

B2010.01.06.03 Metal Siding**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 2 - Check List

Narratives

Description	
	Prefinished, shiplapped metal siding is installed on the lower three metres of the building. There is some minor damage from lawn maintenance equipment (repair < \$1000).
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Corrosion or rot	
Existence	No
Inconsistent surface finish	
Existence	No
Visible deformation/ loose sections	
Existence	No
Significant staining	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 1000 sm prefinished metal siding
Cost	\$291,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2010.01.09 Expansion Control: Ext. Wall*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	75
ACL	ACL 1

Narratives

Description
Expansion control joints are provided at appropriate locations in the stucco finish.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
Caulking is provided around window and door frames, and between dissimilar materials.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 2800 lm exterior caulking
Cost	\$81,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2010.02.01 Cast-in-place Concrete: Ext. Wall Const*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Basement level walls, at the truck dock area, are exposed reinforced cast in place concrete.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description
 Exterior walls are constructed of metal studs, exterior sheathing, and the EIFS System.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 2 - Check List

Narratives

Description
 The EIFS exterior wall cladding system has an integral liquid applied membrane air / vapour barrier.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Evidence of significant air leakage

Existence No

B2010.06 Exterior Louvers, Grilles, and Screens*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Exterior louvres are either anodized aluminum, or prefinished steel.

B2010.09 Exterior Soffits*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 The soffits at the main entrance are constructed of exposed structural steel, with prefinished metal panels. The soffits around the residential wings are of EIFS, to match the walls above.

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
 The windows are vinyl framed, with sealed double glazing. Most windows have a casement opening vent with bug screen.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 430 vinyl framed windows
Cost	\$845,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned

Budget Type Unspecified
 Event Status Not Approved

B2030.01.02 Steel-Framed Storefronts: Doors**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description

Entrance doors are flush steel safety glazed doors, in pressed steel frames, with double glazed sidelites and transoms.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Closer not working

Existence No

Poor air seal

Existence No

Hardware in poor condition

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 31 steel framed entry doors
Cost	\$71,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.01.06 Automatic Entrance Doors**

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
Automatic entrance doors are flush steel safety glazed swinging doors, in pressed steel frames, with double glazed sidelites and transoms.

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 6 pairs of swinging with sliding automatic doors
Cost	\$155,000.00
Start Year	2013
Impact	Moderate
Probability	Imminent
Budget Type	H
Event Status	Not Approved

Narratives

Concern
The wind, which is prevalent in Lethbridge, blows the swinging doors open.

Recommendation
The operator of this facility has requested that the swinging doors be replaced with sliding doors.

B2030.02 Exterior Utility Doors**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
Utility doors are flush steel doors, in pressed steel frames, paint finish.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
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Short Title	Replace 9 flush steel utility doors
Cost	\$9,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B2030.03 Large Exterior Special Doors (Overhead)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description	One insulated metal, overhead door at loading dock entrance. This door is power operated. The dock seal is damaged, replacement is < \$1000.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Closer not working	
Existence	No
Poor air seal	
Existence	No
Hardware in poor condition	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
ACL	ACL 2 - Check List

Narratives

Description	
	Original roofing is a two ply SBS membrane. Some repairs have been completed since the original installation.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Problems with leakage (ask operator)	
Existence	No
Debris or insufficient gravel cover	
Existence	No
Bubbles / soft spots	
Existence	No
Evidence of significant ponding	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 10,200 sm SBS roof membrane
Cost	\$1,703,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B3010.05 Traffic Coatings: Exterior**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description
 The roof top patio on the west wing has a walking surface of thin pre-cast concrete pavers.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 100 sm precast concrete pavers
Cost	\$2,000.00
Start Year	2016
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

B3010.08.02 Metal Gutters and Downspouts**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 2 - Check List

Narratives

Description
 The only downspouts are from the roof of some of the exit stairs, prefinished metal.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Insufficient drainage away from building

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 45 lm metal downspouts

Cost	\$1,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

There is one large steel hatch, spring operated, curb mounted, to serve a ships ladder to the roof.

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Interior partitions are mostly metal stud framed with a gypsum board finish, painted. Some basement, centre core, and stairwell walls are concrete block masonry, paint finish.

C1010.05 Interior Windows*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	80
ACL	ACL 1

Narratives

Description
 Most interior windows are wood framed, varnished, single glazed. Some windows are pressed steel framed, painted.

C1010.07 Interior Partition Firestopping*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Where visible, penetrations of interior partitions appear to be fire sealed.

C1020.01 Interior Swinging Doors (& Hardware)*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
 Doors into private rooms and bathrooms are varnished birch solid core wood, in painted pressed steel frames. Lever latchsets and self closing hardware. Most other doors are flush steel, in pressed steel frames, paint finish.

C1020.03 Interior Fire Doors*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
ACL	ACL 1

Narratives

Description
 Flush steel doors in pressed steel frames, paint finish.

C1020.04 Interior Sliding and Folding Doors*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description
 Solid core bi-fold birch doors, varnished, to closets and meeting rooms.

C1030.01 Visual Display Boards**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 Whiteboards are provided in offices, workrooms, and nurse's stations, tackboards elsewhere.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 40 visual display boards
Cost	\$25,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 Prefinished steel toilet partitions, floor mounted, overhead braced, in staff locker rooms.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 10 prefabricated metal toilet partitions
Cost	\$12,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C1030.05 Wall and Corner Guards*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description
 Extruded plastic corner guards throughout facility, mechanically fastened.

C1030.06 Handrails*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
 Continuous wood handrails, varnish finish, throughout most public areas, and in some private rooms.

C1030.08 Interior Identifying Devices*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 Personalized door hanging into each private room, engraved plastic door numbers / rooms names elsewhere.

C1030.10 Lockers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 Prefinished steel lockers, mostly half height, located in locker rooms, staff rooms, and work rooms throughout the facility, for staff use.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 150 prefinished steel lockers
Cost	\$71,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned

Budget Type

Unspecified

Event Status

Not Approved

C1030.12 Storage Shelving*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

Mostly steel bolt-together shelving in storage rooms and work rooms, prefinished grey.

C1030.14 Toilet, Bath, and Laundry Accessories*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description

Standard residential quality bathroom accessories, with the addition of grab bars, stainless steel finish.

C2010 Stair Construction*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	100
ACL	ACL 1

Narratives

Description

Stairs are constructed of welded stringers with steel pan treads and risers. Treads concrete filled.

C2020.05 Resilient Stair Finishes**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 Stairs are finished with full width vinyl treads and risers, with integral nosings.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace vinyl stair finished (32 flights)
Cost	\$19,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C2020.08 Stair Railings and Balustrades*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
 Stair railings are welded steel pipe, steel pickets, frame / wall mounted, paint finish.

C3010.02 Wall Paneling**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 Some of the Medical Clinic rooms, as well as the x-ray room, have wall coverings of plastic coated wall panels.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 80 sm plastic wall paneling
Cost	\$7,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3010.06 Tile Wall Finishes**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
ACL	ACL 1

Narratives

Description
 Ceramic tile, and ceramic mosaic wall tiles, are provided in shower rooms, tub rooms, and in some therapy rooms.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 200 sm ceramic wall tile
Cost	\$48,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned

Budget Type

Unspecified

Event Status

Not Approved

C3010.11 Interior Wall Painting*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description

Gypsum board partitions and concrete block walls are painted.

C3020.01.02 Painted Concrete Floor Finishes*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description

Basement workshops, storage rooms and service rooms have a painted concrete floor.

C3020.04 Wood Flooring**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description

The 'neighbourhood' lounges / recreational areas are finished with wood finish laminate strip flooring.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 900 sm laminate strip flooring
Cost	\$22,000.00
Start Year	2031
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3020.07 Resilient Flooring**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 Sheet vinyl flooring, with welded seams, is installed throughout. Some storage rooms and service rooms are finished in vinyl composition tile.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 8100 sm sheet vinyl flooring and 300 sm VCT
Cost	\$672,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3020.08 Carpet Flooring**

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	2001
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description
 Level loop carpet is provided throughout the office areas, patient lounges, corridors, private rooms, and elsewhere.

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 5600 sm carpet with resilient flooring

Cost	\$367,000.00
Start Year	2013
Impact	Minor
Probability	Likely
Budget Type	H
Event Status	Not Approved

Narratives

Concern

Original carpet is fraying and torn, presents a tripping hazard.

Recommendation

Replace all carpet with resilient sheet floor covering, with welded seams.

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

Details

Values

Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description

Most ceilings in this facility are acoustic tiles, in a suspended t-bar grid.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details

Values

Short Title	Replace 12,000 sm acoustic tile ceilings
Cost	\$526,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

C3030.07 Interior Ceiling Painting*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
ACL	ACL 1

Narratives

Description
 Painted gypsum board ceilings are located in washrooms, service rooms and storage rooms. Painted gypsum board bulkheads are located around lounges, kitchens and in some corridors.

D1010.01.02 Hydraulic Passenger Elevators**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 Two hydraulic passenger elevators are provided, 2041 kg capacity each, and capable of holding a hospital bed. Both elevators connect the basement to the two upper floors.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 2 hydraulic passenger elevators
Cost	\$161,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S4 MECHANICAL

D2010.04 Sinks**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Neighborhood West
Sink SS - 16 Units
Janitor poly mop sink - 2 Units

Neighborhood East
Sink SS - 16 Units
Janitor poly mop sink - 2 Units

House 'A'
Sink SS - 8 Units

House 'B'
Sink SS - 8 Units

House 'C'
Sink SS - 8 Units

House 'D'
Sink SS - 8 Units

House 'E'
Sink SS - 8 Units

House 'F'
Sink SS - 8 Units

House 'G'
Sink SS - 8 Units

House 'H'
Sink SS - 12 Units

House 'J'
Sink SS - 10 Units

Admin
Sink SS - 4 Units

Basement
Multi-purpose sink - 2 Units
Sink SS - 2 Units
Janitor Terrazo mop sink - 1 Unit
Kitchen pot sink - 6 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Sinks - 129 Units
Cost	\$195,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.05 Showers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Roll in showers, pressure balance located in each 'home' - 17 Units
 Roll in showers, pressure balance located in suites - 208 Units
 Staff shower located in basement - 2 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Showers - 227 Units
Cost	\$795,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.06 Bathtubs - Therapeutic Tubs**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Therapeutic Tubs - 17 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Therapeutic Tubs - 17 Units
Cost	\$170,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.08 Drinking Fountains/Coolers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Refrigerated SS drinking fountain - 5 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Drinking Fountains - 5 Units
Cost	\$15,000.00

Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2010.09 Other Plumbing Fixtures* - Bed Pan Washer

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	Flush valve SS bedpan washer - 19 Units
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D2010.10 Washroom Fixtures (WC, Lav, Urnl)**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Neighborhood West
 Lav drop in China - 14 Units
 WC flush tank - 10 Units

Neighborhood East
 Lav drop in China - 14 Units
 WC flush tank - 10 Units

House 'A'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'B'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'C'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'D'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'E'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'F'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'G'
 Lav drop in China - 26 Units
 WC flush tank - 26 Units

House 'H'
 Lav drop in China - 29 Units
 WC flush tank - 29 Units

House 'J'
 Lav drop in China - 15 Units
 WC flush tank - 15 Units

Admin
 Lav drop in China - 4 Units
 WC flush tank - 4 Units

Basement
 Lav drop in China - 2 Units
 Lav wall hung China - 2 Units
 WC flush tank - 2 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Washroom Fixtures (WC, Lav) - 514 Units
Cost	\$771,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.01.01 Pipes and Tubes: Domestic Water*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Domestic water piping is constructed of copper.

D2020.01.02 Valves: Domestic Water**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Domestic water isolation valves are provided for each wing and 'home'.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Major Domestic Isolation Valves - 30 Units (wings)
Cost	\$22,500.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.01.03 Piping Specialties (Backflow Preventers)**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Backflow preventers are provided for the fire line, domestic water, irrigation, chilled water system (3) and heating system.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Missing on main water feed to building (if required by local authorities)	
Existence	No
Missing at heating and cooling system feed	
Existence	No
Missing at fire system connection	
Existence	No
Missing at equipment or other system connections	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Backflow Preventers - 7 Units
Cost	\$22,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.02.02 Plumbing Pumps: Domestic Water**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Armstrong recirc pump provided - 1 Unit Armstrong booster pump, 10 hp - 1 Unit

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Domestic Plumbing Pumps - 2 Units
Cost	\$10,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.02.04 Domestic Water Conditioning Equipment**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Domestic hot water is softened, 2 softeners, 2 brine tanks.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Domestic Water Conditioning Equipment - 2 Softeners, 2 Brine Tanks

Cost	\$20,000.00
Start Year	2021
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.02.06 Domestic Water Heaters**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2011
Theoretical Design Life	20
Capacity / Size	293x2
Capacity / Size Unit	kW
ACL	ACL 2 - Check List

Narratives

Description

Domestic hot heaters PVI model 100P250A-MXG - 2 Units

ACL Level:

ACL 2 - Check List

Element Condition:

4 - Acceptable

Assessment Criteria

Existence

Water supply temperature too hot or cold

Existence

No

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Completed - Replace Hot Water Tanks
Cost	\$96,250.00
Start Year	2011
Impact	Significant
Probability	Likely
Budget Type	H
Event Status	Completed

Narratives

Concern

Serviceman has indicated that tanks are nearing their life cycle

Recommendation

Replace two gas fired domestic hot water tanks

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Domestic Water Heaters - 2 Units
Cost	\$30,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D2020.03 Water Supply Insulation: Domestic*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives**Description**

Domestic water is insulated with fiberglass insulation.

D2030.01 Waste and Vent Piping*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives**Description**

Waste and vent piping is a combination of cast iron, copper and ABS.

D2030.02.04 Floor Drains*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Floor drains are provided in utility areas, receiving dock and mechanical rooms.

D2030.03 Waste Piping Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Duplex sanitary lift sump provided in the basement, PACO 470 with floats and alarm panel.

D2040.01 Rain Water Drainage Piping Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Rain water piping is constructed of cast iron.

D2040.02.04 Roof Drains*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Flat roofed areas are provided with roof drains.

D2090.11 Oxygen Gas Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Oxygen gas distribution provided to patient rooms in Homes 'E F G H' - 99 rooms
Bulk oxygen tank + reserve supply located outside the building on the South side.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Oxygen Gas System - Homes 'E F G H' - 99 Rooms
Cost	\$100,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Medical vacuum system provided for Homes 'E F G H'. Vacuum pump (3) located in mechanical room.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Medical Vacuum System - Homes 'E F G H' - 99 Rooms
Cost	\$100,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3010.02 Gas Supply Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Natural gas is fed from the street to a gas meter room located on the North side of the building. Gas is piped to the basement mechanical room and kitchen.

D3020.01.01 Heating Boilers & Accessories: Steam**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	702
Capacity / Size Unit	kW
ACL	ACL 2 - Check List

Narratives

Description	
	Steam boiler provided for humidification purposes, Bryan RV-300-S - 1 Unit
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Steam Boiler - 1 Unit
Cost	\$60,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.01.04 Water Treatment: Steam Boilers*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	
	Steam boiler feed water is softened.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Treatment program not followed (ask operator)	
Existence	No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	4412x2
Capacity / Size Unit	kW
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	
	Hot water heating boilers Bryan Boiler RW-1500-W - 2 Units
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Dirty or corroded	
Existence	No
Unreliable (ask operator)	
Existence	No
Insufficient capacity (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Heating Boilers and Accessories - 2 Units
Cost	\$750,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3020.02.02 Chimneys (& Comb. Air): H.W. Boiler - HW and Steam**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	Combustion air is provided, air is tempered through a fan coil with a glycol heating coil. Hot water boilers and steam boiler combine into a common insulated 750mm insulated vent.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Signs of back draft	
Existence	No
Combustion air not provided	
Existence	No
Penetrations or gaps	
Existence	No
Dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chimney (& Comb. Air) HW and Steam - 750mm x 15m
Cost	\$75,000.00
Start Year	2031

Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

Treatment program followed, pot feeder and filtration provided.

ACL Level:

ACL 2 - Check List

Element Condition:

4 - Acceptable

Assessment Criteria

Existence

**Treatment program not followed
(ask operator)**

Existence

No

D3030.02 Centrifugal Water Chillers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description
 Trane air cooled chillers.
 West - RTAA100 (351 kw)
 East - RTAA125 (440 kw)
 Admin - CGAFC50 (176 kw)

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Refrigerant type unacceptable

Existence No

Dirty or corroded or damaged

Existence No

Unreliable (ask operator)

Existence No

Insufficient capacity (ask operator)

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chillers - 3 Units
Cost	\$650,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.01.01 Air Handling Units: Air Distribution**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

<u>Description</u>	
	Air handling units are located on the roof. Each unit is complete with humidification, glycol heating coil, chilled water coil, supply and return fans. Neighborhood West - Scott Springfield HQ-180, 7,302 l/s Neighborhood East - Scott Springfield HQ-180, 7,547 l/s Administration - Scott Springfield HQ-230, 8,724 l/s House 'A' - Scott Springfield HQ-80, 3,776 l/s House 'B' - Scott Springfield HQ-80, 3,776 l/s House 'C' - Scott Springfield HQ-80, 3,776 l/s House 'D' - Scott Springfield HQ-80, 3,776 l/s House 'E' - Scott Springfield HQ-80, 3,776 l/s House 'F' - Scott Springfield HQ-80, 3,776 l/s House 'G' - Scott Springfield HQ-80, 3,776 l/s House 'H' - Scott Springfield HQ-80, 3,209 l/s House 'J' - Scott Springfield HQ-80, 3,209 l/s Palliative Care - Scott Springfield HQ-45, 1,916 l/s
	Kitchen MUA, gas fired, no cooling, 2,596 l/s.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Occupants dissatisfied with ventilation (ask operator)	
Existence	No
Inside of unit and coils dirty or corroded	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Air Handling Units - 14 Units
Cost	\$1,500,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified

Event Status

Not Approved

D3040.01.03 Air Cleaning Devices: Air Distribution*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Air handling units are complete with disposable filter media.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Filters dirty, not changed as required	
Existence	No
Inappropriate filtration provided in air handling units	
Existence	No

D3040.01.04 Ducts: Air Distribution*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

<u>Narratives</u>	
Description	Air is distributed through insulated galvanized sheet metal.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	VAV boxes with digital control are provided for all common areas, neighborhoods and admin areas - 139 Units
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operators and controls unsatisfactorily (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace VAV Boxes - 139 Units
Cost	\$210,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.01.07 Air Outlets & Inlets: Air Distribution*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Supply air diffusers are located in most areas. Air is transferred to suites below the doors.

D3040.03.01 Hot Water Distribution Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description
 Hot water distribution piping is constructed of black steel pipe. Small branch piping is constructed with Victaulic press fittings. Hot water is provided to radiation (finned tube and radiant panel), and reheats.

Armstrong primary pumps 10x8x13 4030 - 2 Units
 Armstrong secondary pumps 6x5x10 4030 - 2 Units

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Leaks or corrosion (ask operator)

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Hot Water Distribution System (GFA 16,079 sq m)
Cost	\$1,600,000.00
Start Year	2041
Impact	Unassigned

Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.03.02 Chilled Water Distribution Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	Chilled water piping is provided to each air handling unit and cooling coils located throughout (21 coils) Chilled water pumps Armstrong - 6 Units
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Leaks or corrosion (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Chilled Water Distribution Systems (GFA 16,079 sq m)
Cost	\$800,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.03.04 Glycol Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Glycol heating system provided to all air handling units heating coils, with exception of the kitchen MUA.

D3040.04.01 Fans: Exhaust**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Roof mounted exhaust fans are provided throughout for general exhaust, washroom exhaust and kitchen exhaust - 42 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Exhaust Fans - 42 Units
Cost	\$175,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3040.04.03 Ducts: Exhaust*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Exhaust ducts are constructed of galvanized sheet metal.

D3040.04.05 Air Outlets and Inlets: Exhaust*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
Exhaust grilles are provided in every washroom.

D3040.05 Heat Exchangers**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
A shell and tube hot water to glycol heat exchanger is provided; Armstrong model W-2212-222-4

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Heat Exchanger - 1 Unit

Cost	\$15,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.01.03 Packaged Terminal Air Conditioning Units*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Mr. Slim split A/C units provided for the basement server rm (2), kitchen and computer room. (total of 4 Units)
 Wall mounted evaporator and roof mounted condenser.

 Liebert A/C unit provided for server in Admin area.

D3050.05.02 Fan Coil Units**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Hot water cabinet heaters provided at the exits - 3 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace CUH - 3 Units
Cost	\$9,000.00
Start Year	2031

Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.05.03 Finned Tube Radiation**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Finned tube radiation is provided in the common areas.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Finned Tube Radiation (4000 sq m)
Cost	\$200,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3050.05.06 Unit Heaters**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Rosemex Hot water unit heater provided in the shipping dock.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Unit Heater - 1 Unit
Cost	\$4,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

All resident 'home' areas are heated with perimeter radiant ceiling panels.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Radiant Heating Panels - 12,079 sq m
Cost	\$600,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Sloped shipping and receiving ramp is provided with an in-slab glycol heating system. A dedicated glycol circulation pump is provided.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Glycol Ramp Heating - 300 sq m
Cost	\$50,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3060.02.01 Electric and Electronic Controls**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Cabinet heaters and unit heater use electric controls - 4 Units

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Electric Controls - 4 Units

Cost	\$1,500.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D3060.02.02 Pneumatic Controls**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

Pneumatic controls are provided for all perimeter radiation.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Pneumatic Controls (GFA 16,079 sq m)
Cost	\$100,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	BMS provided for the heating plant, chilled water system and air handling system. A Johnson Metasys system is provided, a software upgrade was installed in 2008.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Parts and service unavailable	
Existence	No
Insufficient control provided (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace BMS System - Boilers, Chillers, AHU's
Cost	\$200,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D4010 Sprinklers: Fire Protection*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Building is fully covered with an automatic fire sprinkler system.

D4030.01 Fire Extinguisher, Cabinets and Accessories*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Fire extinguishers are provided in recessed cabinets, wall hung in utility areas.

D4090.07 Fire Pumps & Water Storage Tanks*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 Armstrong fire pump provided in the water meter room.

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	1500
Capacity / Size Unit	kVA
ACL	ACL 1

Narratives

Description
 The building is fed from a pad mount utility owned 1500 KVA step down transformer. The secondary feeds to the building enter at 347/600 volt 3 phase 4 wire.

D5010.02 Secondary Electrical Transformers (Interior)**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description
 The facility has several 600:120/208 volt step down transformers installed throughout the facility. The following sizes were noted during this review:

- 3 X 225 KVA 600:120/208 volt
- 1 X 75 KVA 600:120/208 volt
- 1 X 45 KVA 600:120/208 volt
- 2 X 15 KVA 600:120/208 volt

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria **Existence**

Excessive heating (ask operator)

Existence No

Significant damage to enclosure

Existence No

Cleaning/maintenance not performed for sizes greater than 150 KVA (ask operator)

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace seven 600:120/208 volt step down transformers
Cost	\$85,000.00
Start Year	2041
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	40
Capacity / Size	2000
Capacity / Size Unit	amps
ACL	ACL 2 - Check List

Narratives

Description	
	The main distribution in this facility is the original Federal Pioneer 2000 amp 347/600 volt distribution panel, installed in 2001. The main panel consists of a wire way, two distribution sections that house 8 breakers and one section that houses the CT cabinet and main breaker. The main distribution panel has a Power Logic Circuit Monitor in place.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Breaker tripping (ask operator)	
Existence	No
Cleaning/maintenance by a testing firm not performed (ask operator)	
Existence	No
Lack of space for addition of breakers	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 1 Federal Pioneer 2000 amp 347/600 volt distribution panel c/w 9 breakers and power logic monitor

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

The facility appears to have two Square D motor control centers.

MCC - E1 is emergency power 600 volts and houses 4 starters with room for several additional starters if needed.

MCC -1 is 600 volt on normal power and houses 14 starters with room for additional starters if needed.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 2 Square D motor control centers.
Cost	\$125,500.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5010.07.03 Variable Frequency Drives - 2001**

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	
	The facility has four Hitachi variable frequency drives installed.
ACL Level:	ACL 2 - Check List
Element Condition:	3 - Marginal
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	Yes

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 4 Hitachi VFD's
Cost	\$40,000.00
Start Year	2013
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

<u>Narratives</u>	
Concern	
	It was noted by the maintenance staff that they have experienced operational issues with the existing Hitachi VFD's resulting from improper voltage rating of the equipment.
Recommendation	
	Replace the Hitachi VFD's with Mitsubishi VFD's to provide proper matching with the new equipment just installed.
Consequences of Deferral	
	Increased maintenance costs can be expected if the Hitachi VFD's are not replaced.

D5010.07.03 Variable Frequency Drives - 2010**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2010
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	
	The facility has recently replaced two Hitachi VFD's with newer Mitsubishi VFD's.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Repalce two Mitsubishi VFD's
Cost	\$20,000.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.01 Electrical Branch Wiring*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

The branch circuit wiring through out the facility consists of conduit and single conductor cable throughout. The use of AC90 cable and flexible conduit was also noted where final connections to mechanical equipment and lighting is required.

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

All the interior lighting appears to be controlled with the use of line voltage toggle switches throughout. Several circuits are controlled through relays so that one toggle switch can be used to control all of them. The offices and individual rooms are also controlled with the use of line voltage toggle switches.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria **Existence**

Operational issues (ask operator)

Existence No

D5020.02.02.01 Interior Incandescent Fixtures*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
 The facility has several incandescent pot lights, decorative wall mounted fixtures in washrooms, decorative ceiling mounted fixtures in the bedrooms and track lighting installed throughout the facility.

D5020.02.02.02 Interior Fluorescent Fixtures**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description
 The fluorescent lighting throughout the facility is in the form of suspended fixtures in all mechanical rooms, surface mounted 1X4 fixtures in storage rooms, cove valence lighting installed in most corridors, recessed fixtures in offices, surface and recessed 2 X 2 fixtures, and surface mounted cube lighting in each stairwell and public washroom. All the lamps installed are T8 lamps with electronic ballasts.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria **Existence**

Significant blackening of lamp ends

Existence No

Inappropriate relamping strategy

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace T8 fluorescents(Approx. 2000 Fixtures)

Cost	\$700,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5020.02.02.03 Interior Metal Halide Fixtures*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

The facility has some wall mounted metal halide up lights as well has several pendant mounted metal halide down lights installed in the main entry foyer.

D5020.02.03.01 Emergency Lighting Built-in*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

The built in emergency lighting installed in this facility is actually part of the fluorescent lighting installed as the general lighting. The emergency generator is connected to an emergency power distribution system that feeds emergency lighting circuits where required.

ACL Level: ACL 2 - Check List

Element Condition: 4 - Acceptable

Assessment Criteria **Existence**

Yearly audits not performed (ask operator)

Existence No

D5020.02.03.03 Exit Signs*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The exit lights within the facility all appear to LED style fixtures that were installed as part of the original construction. The fixtures do not have battery pack power added to them as the line voltage circuits are fed off the emergency power distribution.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description	
	The exterior lighting has wall mounted high pressure sodium fixtures installed at specific locations around the facility. There is also pole mounted single and double head high pressure sodium fixtures that are installed in the parking lots. There is flush mounted high pressure sodium fixtures installed in the loading dock ramp walls.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The exterior lighting appears to be controlled with the use of a photocell, time clock and associated relays.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Photocell and/or time clock not operational	
Existence	No

D5030.01 Detection and Fire Alarm**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The fire alarm system is an Edwards EST fully addressable system that was installed in 2001. The system consists of bell/strobes installed throughout, as well as heat detectors, smoke detectors and manual pull stations throughout. There are also several remote annunciators installed in each wing so the status of the fire alarm panel can be seen at each wing if needed.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Trouble or ground lights lit on main panel	
Existence	No
Yearly audit not performed	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace fire alarm system (Based on 16,000 SQM)
Cost	\$365,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.02 Intrusion Detection**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The facility has a DSC Power 832 security system to monitor exterior door status.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace the DSC Security System (Based on 16,000 SQM)
Cost	\$43,500.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.03 Security Access**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The facility has a door access control system to control all exterior doors and any interior doors that are required to be locked down. The doors are controlled with a Securitron control panel that controls door mags. Each secure door has card access and push to exit buttons to release the door mags. The door mags also release during a fire alarm condition.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Securitron Door Access Control (Based on 12,000 SQM)
Cost	\$129,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.02.04 Video Surveillance**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The facility has a pan tilt zoom CCTV camera installed at each of the 5 entrances into the facility. Each camera is connected to the DVR located at the main administration desk. Several cameras also have a monitor installed right beside the camera.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Video Surveillance System (5 CCTV cameras, 4 monitors and one DVR)
Cost	\$45,000.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.04.01 Telephone Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description
The telephone system is a Nortel Meridian telephone system.

D5030.04.03 Call Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
The nurse call system is a Rauland Responder 4 system that was installed in 2001. The system consists of call stations in each bedroom and washroom that signals the closest nurse's station.	
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace the ASCO Nurse Call Handsets (Approx. 10 Handsets)
Cost	\$10,000.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	Unspecified

Event Status

Not Approved

Narratives

Concern

It was noted that the ASCO handsets will no longer be manufacturer after 2012, so parts will become obsolete.

Recommendation

Replace the ASCO handsets with new equipment.

Lifecycle Replacement (classified as Lifecycle Replacement)

Details

Values

Short Title	Replace the Rauland Responder 4 Nurse Call System (Based on 16,000 SQM)
Cost	\$258,500.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.04.04 Data Systems*

Details

Values

Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description

The data system consists of a CAT5E cabling backbone to the closest data rack. The server equipment consists primarily of NEC Univerge NEAX 2400 switches.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria **Existence**

Operational issues (ask operator)

Existence No

D5030.04.05 Local Area Network Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	15
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	
	An ASCO wireless network system is installed throughout the facility. Each wireless port is connected back to the closest data rack with a CAT5E cable.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	Yes

D5030.05 Public Address and Music Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
Description	
	There is very little paging equipment in this facility. There are only 2 speakers in each public corridor and two speakers in each "home" area. The paging system is connected to the telephone system so paging can be accomplished through the telephone hand sets.
ACL Level:	ACL 2 - Check List
Element Condition:	5 - Good
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Public Address System(Based

on 16,000 SQM)

Cost	\$86,500.00
Start Year	2026
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

D5030.06 Television Systems*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

Narratives

Description

The television system in this facility consists of a COAX backbone cabling system. Each electrical closet is connected to the main incoming SHAW fiber line. Each room is connected to a splitter in the closest electrical closet.

D5090.01 Uninterruptible Power Supply Systems**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

Narratives

Description	
	The facility has a Powerware 9125 rack mounted UPS installed in the main rack located in the main telephone room.
ACL Level:	ACL 2 - Check List
Element Condition:	4 - Acceptable
<u>Assessment Criteria</u>	<u>Existence</u>
Operational issues (ask operator)	
Existence	No
Batteries in poor condition	
Existence	No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 1 Powerware 9125 UPS
Cost	\$9,500.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2001
Theoretical Design Life	35
Capacity / Size	150
Capacity / Size Unit	kW
ACL	ACL 2 - Check List

Narratives

Description

There is an exterior Kohler Emergency Generator complete with weatherproof cover and a John Deer engine. The generator is rated at 150 KW (185 KVA) and 347/600 volts. The generator is tested weekly to ensure operation.

The generator is controlled by an ASCO transfer switch located in the main electrical room.

ACL Level: ACL 2 - Check List

Element Condition: 5 - Good

Assessment Criteria Existence

Regular load tests not completed

Existence No

Insufficient capacity (ask operator)

Existence No

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 1 emergency generator and transfer switch
Cost	\$150,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.05.01 Barber and Beauty Shop Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 A small hair salon is located on the main floor, and contains a sink, hair dryer, and miscellaneous small appliances.

E1020.08 Medical Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description
 X-ray equipment and similar medical apparatus and equipment located in the clinic wing.

E1090.02.03 Bins*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description
 Solid waste is collected from the facility and deposited in steel garbage containers located at the truck dock area. These are removed by an outside contractor.

E1090.03 Food Service Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	2001
Theoretical Design Life	25
ACL	ACL 1

Narratives

Description

A commercial kitchen has been installed on the lower level, complete with stainless steel appliances and work stations, walk-in coolers / freezers, and food storage systems. This kitchen prepares meals for all long term patients, as well as staff, and distributes production to the small kitchen in each wing.

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace Dishmachine Booster Heater
Cost	\$13,000.00
Start Year	2013
Impact	Moderate
Probability	Imminent
Budget Type	H
Event Status	Not Approved

Narratives

Concern

Spending a significant amount on repairs.

Recommendation

Replace Dishmachine Booster Heater. Cost estimate by operator.

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 18 Dishwashers
Cost	\$144,000.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	H
Event Status	Not Approved

Narratives

Concern

Spending a significant amount on repairs.

Recommendation

Replace dishwashers that are constantly breaking down. Cost estimate by operator.

Failure Replacement (classified as Failure Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace (10) Burlodge Retherm Ovens
Cost	\$200,000.00
Start Year	2013
Impact	Moderate
Probability	Unlikely
Budget Type	H
Event Status	Not Approved

Narratives

Concern

Recommendation from Manufacturer

Recommendation

Replace (10) Burlodge Retherm Ovens. Cost estimate by operator.

E1090.04 Residential Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	10
ACL	ACL 1

Narratives

Description

In each unit kitchen, there is a standard residential quality refrigerator and range, supplemented with commercial Food Service Equipment noted above. There is also a residential quality washer and dryer located in each wing.

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	15
ACL	ACL 1

Narratives

Description

A major physical therapy area is provided in this facility, complete with a wide range of treatment equipment and apparatus. A therapeutic bathtub is provided in each wing, along with a recreational therapy room and equipment.

E2010.02 Fixed Casework**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	35
ACL	ACL 1

Narratives

Description
 Birch plywood cabinets and counters are provided throughout, with varnish finish and plastic laminate counters. Nurses stations have custom fitted desks, cabinets and counters.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 700 lm fixed casework
Cost	\$529,000.00
Start Year	2036
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

E2010.03.01 Blinds**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	30
ACL	ACL 1

Narratives

Description
 The original window coverings are horizontal venetian blinds.

Lifecycle Replacement (classified as Lifecycle Replacement)

<u>Details</u>	<u>Values</u>
Short Title	Replace 430 horizontal venetian window blinds
Cost	\$86,000.00
Start Year	2031
Impact	Unassigned
Probability	Unassigned

Budget Type Unspecified
 Event Status Not Approved

F1040.06 Other Special Facilities*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Two small buildings were originally developed at the rear of this facility, to be used for storage of site maintenance equipment.

S8 SPECIAL ASSESSMENT

K3020.03 Air Conditioning/Cooling* - Kitchen

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

The commercial kitchen is located in the basement and has no access to cooling or ventilation.

Program Functional Upgrade (classified as Program Functional Upgrade)

<u>Details</u>	<u>Values</u>
Short Title	Install Air-conditioning in Kitchen (1 AHU & ducting)
Cost	\$150,000.00
Start Year	2013
Impact	Moderate
Probability	Imminent
Budget Type	H
Event Status	Not Approved

Narratives

Concern

The kitchen is too hot, most of the time, for staff to function. There was no air conditioning provided.

Recommendation

Install a separate AHU, with cooling, to the basement kitchen.

K3020.03 Air Conditioning/Cooling* - Link

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

The link between the east and west buildings has numerous windows, and no cooling or ventilation.

Indoor Air Quality Upgrade (classified as Indoor Air Quality Upgrade)

<u>Details</u>	<u>Values</u>
Short Title	Add cooling to the corridor link
Cost	\$10,000.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

Narratives

Concern

Temperature rise above comfort conditions in the link. No more air is available.

Recommendation

Provide dedicated DX cooling system for corridor link.

K4010.01 Barrier Free Route: Parking to Entrance*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

The parking lots are slightly sloped, but are level with the main entrance.

K4010.02 Barrier Free Entrances*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 The main entrance and the south entrance, as well as some of the secondary entrances, all have automatic power door operators installed.

K4010.03 Barrier Free Interior Circulation*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 The corridors are wide and unobstructed. Two elevators provide access to all three levels of the building.

K4010.04 Barrier Free Washrooms*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Barrier free washrooms are provided throughout the facility, both for patient use and for the public. Each individual room has a barrier free washroom.

K4030.01 Asbestos*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	0
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 No asbestos was noted or reported, during our site inspection.

K4030.04 Mould*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	0
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 There were no conditions supporting mould growth noted or reported, during our site inspection.

K4030.06 Radioactive Compounds*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 We were advised that the only radioactive compounds on site were those contained within the diagnostic x-ray equipment.

K4030.09 Other Hazardous Materials*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	0
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 No other hazardous materials were noted or reported, during our site inspection.

K5010.01 Site Documentation*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description
 Site plan drawing provided by Health Region maintenance staff.
 Prime Consultant: Don Stewart - DC Stewart Architect Limited.
 Evaluation Date: Dec. 8, 2011.



Site Plan

K5010.02 Building Documentation*

Details

Values

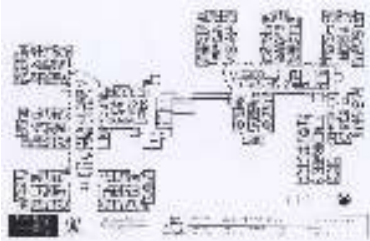
Condition Rating	4 - Acceptable
Year Installed	2001
Theoretical Design Life	0
ACL	ACL 1

Narratives

Description

Floor plan drawing provided by Health Region maintenance staff.

Prime Consultant: Don Stewart - DC Stewart Architect Limited.
Evaluation Date: Dec. 8, 2011.



Floor Plan