

RECAPP Facility Evaluation Report

Capital Health



Royal Alexandra Hospital Community Services Centre

B1029F
Edmonton

Facility Details	
Building Name:	Royal Alexandra Hospital Co
Address:	10240 Kingsway Avenue
Location:	Edmonton
Building Id:	B1029F
Gross Area (sq. m):	15,733.00
Replacement Cost:	\$53,193,273
Construction Year:	0

Evaluation Details	
Evaluation Company:	R. Saunder Architects
Evaluation Date:	February 14 2011
Evaluator Name:	Raghbir Jagdev

Total Maintenance Events Next 5 years: \$13,040,158
5 year Facility Condition Index (FCI): 24.51%

General Summary:

Original Building was constructed in 1958, renovations done several times thereafter. Last renovation was done in Fertlity Clinic in 2007. The building structure, envelope and interior finishes are in good condition. The building is very well maintained . Some deficiencies were noted which need immediate attention.

Structural Summary:

There are concrete piles grade beams, slab on grade, columns and beams, concrete suspended floors. Structural system is in good condition.

Envelope Summary:

Basement walls are poured in place concrete and painted.
 Brick masonry exterior wall, aluminum windows, insulation vapour barrier, and drywall.
 Modified Bituminous Membrane Roofing installed in 1970, 1995, 1998, 2000, 2003, 2005, 2006 on various sections.
 Building envelope is in good condition.

Interior Summary:

Interior partitions are steel stud, plaster walls and drywalls in renovated areas.
 There are original steel frame interior windows throughout the building.
 Walls are painted. There are original ceramic tile walls throughout and painted above.
 There are painted drywall and acoustic t-bar ceiling.
 Floors are terrazzo, ceramic tile, sheet vinyl, wood and carpet.
 Interior finishes are in good condition

Mechanical Summary:

Ventilation is provided by variety of air handling units located in Mechanical Rooms and on the roof.
 Air distribution system is via medium and low velocity single and dual ductwork to vav boxes, grilles and diffusers.
 Air conditioning is provided chilled water distributed from central chiller plant via designated circulation pumps.
 Low pressure steam distribution from pressure reducing stations to heat exchangers located in mechanical rooms.
 Nine shell tube steam to water and steam to glycol heat exchangers are provided within a building to serve heating systems. Secondary circulation pumps are provided inside mechanical room to distribute hot water and glycol.
 Hot water distribution to perimeter radiation, radiant panels, re-heat coils, unit heaters and force flow heaters. Hot water is circulated via base mounted pumps.
 Stem grid humidification systems provided in air handling units.
 Domestic hot water is generated by one central water tank complete with steam coils. Copper piping distribution to plumbing fixtures complete with domestic hot water recirculation systems.
 Pneumatic controls and direct digital control system provided.
 Fire protection system for the facility consists of partial sprinkler system, partial standpipe system, held fire extinguishers and pre-action fire suppression system.
 Sanitary service to City mains.
 Storm service to City mains.

Ventilation system extension should be provided to serve 3rd floor south wing.

Overall mechanical system is well maintained and in acceptable condition.

Electrical Summary:

The facility was originally built in 1958 and there has been no major upgrading since then, but there was some renovations unit by unit. The main electrical service for the building supplied in two different points one is for north wing, one for center wing. The building are serviced with these two transformers; respectively 2400/4160-120/208 112.5 KVA, and 2400/4160-120/208V 300 KVA; There is emergency power from power plant through DTC to this building. Two emergency transformer 600-120/208V 30 KVA and 600-120/208V 112.5 KVA for the emergency power system. The step down dry type transformers and 120/208V panels are installed throughout entire facility for all the power distribution.

The fluorescent fixtures are T-12, and T-8 lamp fluorescent with electronics ballasts.

All fire alarm, intrusion, telephone and Public address systems meet current facility requirements. The new nurse call system was installed in recent year and the fire alarm system is scheduled to be replace in the near future.

The overall rating for the facility shall be "Acceptable"

Rating Guide

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

S1 STRUCTURAL**A1010 Standard Foundations***

Concrete grade beams and piles

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

A1030 Slab on Grade*

Basement floor slab on grade. There was some serious cracks on the slab in North wing corridor and mudjacked in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

A2020 Basement Walls (& Crawl Space)*

Concrete walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1010.01 Floor Structural Frame (Building Frame)*

Concrete beams and columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete suspended slabs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1010.06 Ramps: Exterior*

Exterior ramps are concrete construction.

Locations:

- Main entrance Northside handicap
- east-side of Fertility Clinic 1st floor
- North-side West entrance

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1010.07 Exterior Stairs*

Exterior stairs are concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

B1010.09 Floor Construction Fireproofing*

Concrete suspended floors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1010.10 Floor Construction Firestopping*

Fire stopping has been installed in all renovated areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1020.01 Roof Structural Frame*

Concrete

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1020.03 Roof Decks, Slabs, and Sheathing*

Concrete suspended slabs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1020.04 Canopies*

Original canopy at main entrance on East side and North side entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B1020.06 Roof Construction Fireproofing*

Concrete slab provides fire-proofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

S2 ENVELOPE**B2010.01.08 Cement Plaster (Stucco): Ext. Wall***

Parging on concrete wall

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B2010.01.09 Expansion Control: Ext. Wall*

Central core is separated from North and South wings with expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

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

All exterior doors and window frames are caulked with joint sealers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-12

Event: Replace Joint Sealers (caulking): Ext. Wall (2800 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$80,500	Unassigned

Updated: FEB-12**B2010.01.13 Paints (& Stains): Ext. Wall****

Exterior utility doors, railings, cement parging, metal flashings and brick angles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	15	FEB-12

Event: Replace Paints (& Stains): Ext. Wall (1480 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$28,000	Unassigned

Updated: FEB-12**B2010.01.99 Other Exterior Wall Skin***

At Roof level 7, Air Handling Unit Room is metal clad exterior finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

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

Basement level and sub-basement walls are constructed from cast-in place concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

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

Brick masonry exterior walls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

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

Oil-based interior paint considered as vapour barrier for basement walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

B2010.05 Parapets*

1'-6" high parapets poured in-place concrete frame and fire brick infill.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

B2010.06 Exterior Louvers, Grilles, and Screens*

At roof mechanical rooms, metal louvers are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

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

Remaining original windows

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Aluminum Windows (Glass & Frame) (553m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$607,570	Unassigned

Updated: FEB-12

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2003**

Some windows were replaced in 2003.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	FEB-12

Event: Replace Aluminum windows (275m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$368,610	Unassigned

Updated: FEB-12

B2020.02 Storefronts: Windows**

Main floor two front entry windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Storefronts: Windows (34m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2012	\$40,050	Unassigned

Updated: FEB-12

B2020.03 Glazed Curtain Wall**

In main lobby in North wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Glazed Curtain Wall (120m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$165,814	Unassigned

Updated: FEB-12

B2030.01.01 Aluminum-Framed Storefronts: Doors**

-7 sets of double doors
 -11 single doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Aluminum-Framed Storefronts: Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$121,348	Unassigned

Updated: FEB-12

B2030.01.06 Automatic Entrance Doors**

There are 8 sets of double doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	30	FEB-12

Event: Replace Automatic Entrance Doors (8 sets of double doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$155,367	Unassigned

Updated: FEB-12

B2030.01.06 Automatic Entrance Doors-Corridor**

1 pair of doors in tunnel system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Automatic Entrance Doors-Corridor (1 set of double doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$19,740	Unassigned

Updated: FEB-12

B2030.02 Exterior Utility Doors**

There are 4 metal utility doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Exterior Utility Doors (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,308	Unassigned

Updated: FEB-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 1970**

Group 1: Various parts of roof was installed in 1970 and 1995.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	FEB-12

Event: Replace Membrane Roofing (SBS) (333m2)

Concern:

Portion of roof showing signs of wear

Recommendation:

Replace portion of original roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$66,350	Low

Updated: FEB-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2000**

Group 2: Various parts of roof was installed in 2000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	FEB-12

Event: Replace Membrane Roofing (SBS) (1457 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$305,591	Unassigned

Updated: FEB-12

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2003**

Group 3: Various parts of roof was installed in 2003, 2005 and 2006.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	FEB-12

Event: Replace Modified Bituminous Membrane Roofing (SBS) (1100 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$240,475	Unassigned

Updated: FEB-12

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

There are interior fixed partitions throughout CSC Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C1010.05 Interior Windows*

There are painted steel windows throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C1010.06 Interior Glazed Partitions and Storefronts*

There are interior glazed partitions and storefronts throughout Building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C1010.07 Interior Partition Firestopping*

All renovated areas have floor and ceiling fire-stopping to drywall steel stud partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors are solid core wood doors with plastic laminate finish both sides with steel frames.

Hardware in good condition.

It has been upgraded in various years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C1020.03 Interior Fire Doors*

Fire doors are located in main corridors and exit stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C1020.04 Interior Sliding and Folding Doors*

In basement room #B24-classroom has folding & sliding doors.

At 4th floor, room # 441-Consult room has folding & sliding doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C1030.01 Visual Display Boards**

There are white-boards and tack boards throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	20	FEB-12

Event: Replace Visual Display Boards (20 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$20,577	Unassigned

Updated: FEB-12

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

Pre-finished toilet partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Fabricated Compartments (Toilets/Showers) (22units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$27,843	Unassigned

Updated: FEB-12

C1030.05 Wall and Corner Guards*

At corridor, PVC wall corners up to 4'-0" high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C1030.05 Wall and Corner Guards*

Bumper guards in tunnels of Community Centre

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-12

Event: Upgrade- Bumper Guards (1200m)

Concern:

Bumper guards in tunnels are damaged.

Recommendation:

Replace bumper guards with pvc guards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2012	\$36,000	Unassigned

Updated: FEB-12

C1030.06 Handrails*

Handrails in main floor ramp is solid wood and painted metal posts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C1030.08 Interior Identifying Devices*

There is signage throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C1030.10 Lockers**

There are pre-finished metal lockers in change rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Lockers (140) units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$81,475	Unassigned

Updated: FEB-12

C1030.12 Storage Shelving*

There is built-in wood shelving as well as metal ones.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C1030.14 Toilet, Bath, and Laundry Accessories*

There is sanitary accessories provided in toilets, bathroom and soil utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C2010 Stair Construction*

At main floor exterior stair construction is concrete.
At roof stairs to AHU are painted metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C2020.02 Terrazzo Stair Finishes*

In main building North and South wing stairs are terrazzo finish.
There are some cracks in landing from basement to main floor level.
Fix cracks as maintenance items.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C2020.05 Resilient Stair Finishes**

In South wing, stair from level 1 to 2 is sheet vinyl finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	20	FEB-12

Event: Replace Resilient Stair Finishes (16m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,270	Unassigned

Updated: FEB-12

C2020.08 Stair Railings and Balustrades*

Interior stairs have painted hollow metal balustrade and painted metal posts.
Stairs in South wing from level 2 to level 1 has brass balustrade and railings with glass screen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C2020.11 Other Stair Finishes*

At basement, mechanical rooms have painted metal ship ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C2030 Interior Ramps* - Ramp Construction

Centre core ramp construction is wood.
Ramp from main corridor to Conference room lobby is concrete construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	100	FEB-12

C2030 Interior Ramps* - Ramp Finishes

Interior ramps are slip-resistant sheet vinyl flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

C2030 Interior Ramps* - Ramp Railings

In main floor, centre core ramp has solid wood handrail and painted metal railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	50	FEB-12

C3010.01 Concrete Wall Finishes (Unpainted)*

In crawl space area, cast-in place concrete walls are unpainted.
Basement storage rooms are cast-in place concrete -unpainted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3010.02 Wall Paneling**

In basement storage area, wood wainscotting is at 4'-0" high.
Also, games room in basement is wood wainscotting is at 4'-0" high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Wall Paneling (75 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,524	Unassigned

Updated: FEB-12

C3010.03 Plaster Wall Finishes*

Basement walls are painted plaster finish.
Various other floors, most of walls are painted plaster.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3010.04 Gypsum Board Wall Finishes*

All gypsum board wall finishes are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3010.06 Tile Wall Finishes**

All washrooms, showers and kitchen areas are ceramic tile wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Tile Wall Finishes (1000m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$254,580	Unassigned

Updated: FEB-12

C3010.11 Interior Wall Painting*

Interior walls are painted throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3010.12 Wall Coverings*

At West wing level 2 Fertility Clinic main corridor walls are covered with kydex to 4'-0" high.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C3010.14 Other Wall Finishes*

Second floor stairs hallway in South wing from level 2 to level 1 has carpet wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C3020.01.01 Epoxy Concrete Floor Finishes*

At West wing level 2, IVF Lab floor is epoxy finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C3020.01.02 Painted Concrete Floor Finishes*

At basement, all service rooms are painted concrete floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-12

Event: Repaint Concrete Floor (370m2)

Concern:

Tunnel flooring needs repainting.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2012	\$8,500	Low

Updated: FEB-12

C3020.02 Tile Floor Finishes**

All washrooms and shower areas has ceramic tile floor finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	FEB-12

Event: Replace Tile Floor Finishes (250m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$41,842	Unassigned

Updated: FEB-12

C3020.03 Terrazzo Floor Finishes*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3020.04 Wood Flooring**

Auditorium/Gymnasium is maple sports finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Wood Flooring (500 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$123,605	Unassigned

Updated: FEB-12

C3020.07 Resilient Flooring**

In basement, main corridor, classrooms, conference room and games room are vct, and sheet vinyl flooring. At typical floors and floor 7, also is mix of vct, marmoleum and sheet flooring except washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-12

Event: Replace Resilient Flooring (8700m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$699,219	Unassigned

Updated: FEB-12

C3020.08 Carpet Flooring**

At West wing level 1, all flooring except washrooms are carpet finish. At basement, computer training room is carpet flooring as well as two office rooms in main floor. At level 3, one office room is carpet finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	15	FEB-12

Event: Replace Carpet Flooring (500m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,990	Unassigned

Updated: FEB-12

C3020.14 Other Floor Finishes*

At main floor Fitness Centre is cushioned cork flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

C3030.01 Concrete Ceiling Finishes (Unpainted)*

-In basement area
-in crawl spaces

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceiling is painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

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

T-bar ceiling in upper floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	FEB-12

Event: Replace Acoustic Ceiling Treatment (Susp. T-Bar) (4000 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$176,160	Unassigned

Updated: FEB-12

C3030.07 Interior Ceiling Painting*

Drywall and plaster ceiling is painted throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

C3030.09 Other Ceiling Finishes*

Plaster ceiling in basement area.
 In various floors, ceilings are textured spray painting on concrete.
 In basement games room is acoustic ceiling tile glued to deck above.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D1010.01.01 Electric Traction Passenger Elevators**

Two electric traction passenger elevators in centre core between N/S wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Refurbish Electric Traction Passenger Elevators (2 elevators)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$349,574	Unassigned

Updated: FEB-12

D1010.01.02 Hydraulic Passenger Elevators**

One hydraulic elevator in Fertility Clinic in West wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	30	FEB-12

Event: Refurbish Hydraulic Passenger Elevators (1 elevator)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$72,010	Unassigned

Updated: FEB-12

D1090 Other Conveying Systems*

Pneumatic tube

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

S4 MECHANICAL**D2010.04 Sinks** - 1958**

Shampoo sink - terrazo complete with hanger and hose holder.

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 13 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$30,000	Unassigned

Updated: FEB-12

D2010.04 Sinks - 2000**

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

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

Wall hung vitreous china sinks with wall mounted faucet.

Single and double compartment scrub station with foot controls.

Stainless steel countertop sinks with marine ledge.

Stainless steel countertop sinks complete with eye wash station serving Labs.

Stainless steel counter top sinks complete with gooseneck .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	FEB-12

Event: Replace 64 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$150,000	Unassigned

Updated: FEB-12

D2010.05 Showers**

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 10 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

Updated: FEB-12

D2010.06 Bathtubs**

Fiberglass bathtubs, holders, mixing valves and removable shower heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 4 Bathtubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,000	Unassigned

Updated: FEB-12

D2010.08 Drinking Fountains/Coolers**

Combination of wall mounted, refrigerated stainless steel units and porcelain, non-refrigerated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	FEB-12

Event: Replace 20 Drinking Fountains/Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$65,000	Unassigned

Updated: FEB-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1958**

WC - Wall and floor mounted, vitreous china, open front seat, flush valve.

LV - Vitreous china, countertop lavatories c/w two handle faucets. Wall hung barrier free, vitreous china lavatories with gooseneck faucets.

UR - wall mounted, vitreous china with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	FEB-12

Event: Replace 42 Washroom Fixtures (WC, Lav, Urnl)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$70,000	Unassigned

Updated: FEB-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1995**

WC - Wall and floor mounted, vitreous china, open front seat, flush valve.

LV - Vitreous china, countertop lavatories c/w two handle faucets. Wall hung barrier free, vitreous china lavatories with gooseneck faucets.

UR - wall mounted, vitreous china with flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	35	FEB-12

Event: Replace 36 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$60,000	Unassigned

Updated: FEB-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2005**

WC - Wall and floor mounted, vitreous china, open front seat, flush valve.

LV - Vitreous china, countertop lavatories c/w two handle faucets. Wall hung barrier free, vitreous china lavatories with gooseneck faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	35	FEB-12

Event: Replace 44 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$70,000	Unassigned

Updated: FEB-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D2020.01.02 Valves: Domestic Water**

Plumbing fixtures and mains insulated. Ball and globe vales. Valves replaced on needed basis.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace 550 Valves: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$200,000	Unassigned

Updated: FEB-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Reduced pressure backflow preventors serving incoming domestic water line and fire line.
 Double check valve assembly on fire line from siamese connection.
 Double check valve arrangement serving chilled water and heating system.
 Vacuum breakers serving NFHB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	FEB-12

Event: Replace 40 Piping Specialties (Backflow Preventors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$240,000	Unassigned

Updated: FEB-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Two domestic hot water re-circulation pump.
 One chemical feed pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	FEB-12

Event: Replace 4 Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: FEB-12

D2020.02.06 Domestic Water Heaters**

Domestic hot water heating system consist of central hot water tank complete with steam heating coils. 18000 l.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	20	FEB-12

Event: Replace Domestic Water Heating System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$91,749	Unassigned

Updated: FEB-12

D2020.03 Water Supply Insulation: Domestic*

Water piping insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D2030.01 Waste and Vent Piping*

Cast iron, copper and plastic piping throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D2030.02.04 Floor Drains*

General purpose floor drains and funnel drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D2040.01 Rain Water Drainage Piping Systems*

Cast iron.
Rain water collection via roof drains to storm mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D2040.02.04 Roof Drains*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

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

Vacuum pump complete with piping and exhaust mufflers. Pumps are equipped with guards, automatic water valves, strainer and regulating valves, vacuum gauge, water-air outlet separator, receiver and isolation valves. System is not in use and act as a back-up for vacuum pump located in Emergency Centre mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Vacuum Systems (Medical)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$305,000	Unassigned

Updated: FEB-12

D3040.01.01 Air Handling Units: Air Distribution - 1958**

There are 8 original central built-up, packaged air handling units serving Community Service Building. All units are indoor type, located in Basement mechanical rooms and penthouses. Units are constant and variable volume type serving single and dual duct systems. Units serve following areas: Service Lounge, Fitness Centre, Gymnasium, Basement, North Tower west side and North Tower East side. Units are complete with heating and cooling coils, supply and return fans, filters sections, mixing sections, some units complete with humidifiers. Units have capacities from 2,500 to 18,000 lps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 8 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,400,000	Unassigned

Updated: FEB-12

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

Packaged indoor air handling unit serving 2nd floor south wing, complete with fans sections, heating and cooling coils, mixing section and filters.
Engineered Air model LM-10, 5000 lps airflow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	FEB-12

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$125,000	Unassigned

Updated: FEB-12

D3040.01.01 Air Handling Units: Air Distribution - 1995**

Package central variable volume air handling unit, horizontal draw thru, complete with supply fan, fans section, heating and cooling coils, mixing section and filters. Carrier model 39LG1183.
Unit is located in south wing, Level 2 mechanical room.
In-line Armstrong circulation pumps serve unit coils.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-12

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$150,000	Unassigned

Updated: FEB-12

D3040.01.01 Air Handling Units: Air Distribution - 2002**

Haakon heat recovery air handling unit located in penthouse mechanical room, 18877 lps supply air, 16990 lps return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	30	FEB-12

Event: Replace Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$300,000	Unassigned

Updated: FEB-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

Media filters serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D3040.01.04 Ducts: Air Distribution*

Low and medium velocity ductwork distribution throughout the building. Single and dual ducts systems. Majority of ductwork concealed in ceiling space. Ductwork has been modernized over the years including most recent renovations in 1995, 2000, 2003, 2005 and 2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

Event: Install Ventilation Distribution on 3rd Floor South Wing. (1600 sq-m area served)

Concern:

Third floor south wing does not have adequate ventilation system. Provision was made to serve this area from air handling unit updated in 2002.

Recommendation:

Install ductwork distribution (along with all accessories) serving 3rd floor south wing, connected to existing heat recovery unit.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Indoor Air Quality Upgrade	2014	\$90,000	Medium

Updated: FEB-12

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

VAV boxes complete with pneumatic actuators, serving Administration, Lab and Exam areas. Dual duct boxes serving offices and exam rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-12

Event: Replace 130 Air Terminal Units: Air Distribution (VAV/CV Box)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$900,000	Unassigned

Updated: FEB-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Various type of supply air grilles and diffusers located throughout. Round and square diffusers, linear and louver face grilles. Grilles have been modify along with numerous renovations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

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

Steam piping distribution from central heating plant located in Glenrose Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Steam Distribution System (700 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$300,000	Unassigned

Updated: FEB-12

D3040.03.01 Hot Water Distribution Systems**

Steel and copper piping distribution from heat exchangers to heating loops. Eight base mounted circulation pumps are provided to serve hot water and glycol systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Hot Water Distribution System. BOE: 15733 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,400,000	Unassigned

Updated: FEB-12

D3040.03.02 Chilled Water Distribution Systems**

CWS and CWR lines from central chiller plant. Chilled water loop to cooling coils serving air handling units. Copper and steel pipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace [D3040.03.02 Chilled Water Distribution Systems -]**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$250,104	Unassigned

Updated: FEB-12

D3040.03.03 Condenser Water Distribution Systems Pumps*

Condensate return tank complete with two circulation pumps, located in Basement Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D3040.04.01 Fans: Exhaust - 1958**

Variety of exhaust fans provided in penthouse mechanical room, on the roof or in ceiling space serving building. Fans serve general exhaust system, patient rooms exhaust, washrooms exhaust. Fans are centrifugal cabinet or roof mounted up-blast mashroom type fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 16 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$50,000	Unassigned

Updated: FEB-12

D3040.04.01 Fans: Exhaust - 2005**

Exhaust fans located in storage room and on the roof serving general exhaust system and washroom exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	FEB-12

Event: Replace 3 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$12,000	Unassigned

Updated: FEB-12

D3040.04.03 Ducts: Exhaust*

Galvanized steel exhaust ducts up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Metal exhaust grilles of various types and sizes are located throughout the ceiling areas of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D3040.05 Heat Exchangers - 1958**

Eight shell tube steam to hot water and glycol heat exchangers located in Basement Mechanical Room, complete with associated base mounted circulation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 8 Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$100,000	Unassigned

Updated: FEB-12

D3040.05 Heat Exchangers - 1995**

Shell tube steam to hot water and glycol heat exchanger located in Level 2 Mechanical Room, complete with Armstrong circulation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-12

Event: Replace Heat Exchanger and Associated Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$20,000	Unassigned

Updated: FEB-12

D3050.02 Air Coils**

Duct mounted hot water re-heat coils are provided to control supply air temperature in conjunction with perimeter heating units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	30	FEB-12

Event: Replace 30 Reheat Coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$90,000	Unassigned

Updated: FEB-12

D3050.03 Humidifiers**

Steam grid humidifiers serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	FEB-12

Event: Replace 11 Humidifiers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$175,000	Unassigned

Updated: FEB-12

D3050.05.02 Fan Coil Units - 1958**

Cabinet and recessed wall mounted force flow heaters serving vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 8 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$40,000	Unassigned

Updated: FEB-12

D3050.05.02 Fan Coil Units - 1995**

Packaged Trane fan coil - utility blower serving basement electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	FEB-12

Event: **Replace Fan-coil unit.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$20,000	Unassigned

Updated: FEB-12

D3050.05.03 Finned Tube Radiation - 1958**

Perimeter wall fin radiation complete with various type enclosure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: **Replace Finned Tube Radiation. BOE: 5800 sq.m. GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$350,000	Unassigned

Updated: FEB-12

D3050.05.03 Finned Tube Radiation - 1995**

Perimeter wall fin radiation complete with various type enclosure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	40	FEB-12

Event: **Replace Finned Tube Radiation. BOE: 5800 sq.m. GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$350,000	Unassigned

Updated: FEB-12

D3050.05.06 Unit Heaters**

Cabinet horizontal and vertical discharge, propeller, hot water unit heaters in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 12 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$60,000	Unassigned

Updated: FEB-12

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

Radiant ceiling panels serving renovated areas, 610mm width aluminum linear type, mounted in the T-bar, or GWB ceiling along the perimeter wall. Panels have been installed during 2000, 2005 & 2007 renovations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	35	FEB-12

Event: Replace Radiant Heating (Ceiling & Floor). BOE: 9500 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$600,000	Unassigned

Updated: FEB-12

D3060.02.02 Pneumatic Controls**

Air compressors complete with Hanikson refrigerated dryer. Pneumatic actuators and t-stats. Compressor and dryer recently replaced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace Pneumatic Controls. BOE: 15733 sq.m. GFA.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$200,000	Unassigned

Updated: FEB-12

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

Digital programmable BMCS - Siemens Apogge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	FEB-12

Event: **Replace Building Systems Controls (BMCS, EMCS). BOE: 15733 sq.m.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$600,000	Unassigned

Updated: FEB-12

D4010 Sprinklers: Fire Protection*

Hospital building is partially sprinkled as per NFPA13. Automatic sprinkler system consists of wet pipes. Automatic wet pipe sprinkler alarm valve.

Fire department connection provided. Fire line to sprinkler trees located in Mechanical Rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	FEB-12

D4020 Standpipes*

Partial standpipe system provided serving various parts of buildings. Fire hose cabinets complete with hoses, nozzles and racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D4090.03 Clean Agent Extinguishing Systems**

Pre-action sprinkler system serving basement electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	40	FEB-12

Event: **Replace pre-action sprinkler system (electrical room space)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$45,000	Unassigned

Updated: FEB-12

D4090.07 Fire Pumps & Water Storage Tanks*

Fire water pressure pump and excess pressure pump located in basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

S5 ELECTRICAL**D5010.01.01 Main Electrical Transformers (Facility Owned)****

The building are serviced with these two transformers; respectively 2400/4160-120/208 112.5 KVA, and 2400/4160-120/208V 300 KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace 2 Main Electrical Transformers (Facility Owned)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,000	Unassigned

Updated: FEB-12

D5010.02 Secondary Electrical Transformers (Interior)**

Two emergency transformer 600-120/208V 30 KVA and 600-120/208V 112.5 KVA.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace 2 Secondary Electrical Transformers (Interior)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,000	Unassigned

Updated: FEB-12

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

Two 120/208V, 3 phase, 4 wire main distribution switchboards were installed 400A, 1000A for entire building main electrical distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	40	FEB-12

Event: Replace 2 Main Electrical Switchboards (Main Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,000	Unassigned

Updated: FEB-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1958**

Most panels have no more spare space for additional power requirements. The facility has approximately 45 panels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 45 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$450,000	Unassigned

Updated: FEB-12

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)-1996**

This panels have some space for future loads. These panels are completed with surge protection breaker.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	FEB-12

Event: Replace 3 Electrical Branch Circuit Panelboards (Secondary Distribution)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$30,000	Unassigned

Updated: FEB-12

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

The Westinghouse MCC's were installed in the facility in two locations; one MCC has 14 section, the other one has 3 sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 2 Switchboards, Panelboards, and (Motor) Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$120,000	Unassigned

Updated: FEB-12

D5010.07.02 Motor Starters and Accessories**

The load switches were installed for some mechanical small loads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 200 Motor Starters and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$200,000	Unassigned

Updated: FEB-12

D5010.07.03 Variable Frequency Drives**

Three Siemens units were installed for air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	FEB-12

Event: Replace 3 Variable Frequency Drives

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$45,000	Unassigned

Updated: FEB-12

D5020.01 Electrical Branch Wiring*-1958

Most of wiring are installed inside conduit with original building construction. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5020.01 Electrical Branch Wiring*-1999

Most of wiring are installed inside conduit with this renovation in some portion of the Level 1,2. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	0	FEB-12

D5020.01 Electrical Branch Wiring*-2007

Most of wiring are installed inside conduit with this renovation in some portion of the Level 4,5,6. BX is used from junction boxes to light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	FEB-12

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

Most of the light fixtures are locally controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5020.02.02.01 Interior Incandescent Fixtures*

The incandescent pot lights were installed in the lounge areas, some waiting areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5020.02.02.02 Interior Fluorescent Fixtures-1958**

The light fixtures were originally T-12 completed with magnetic ballast. Some of them were retrofit with T-8 fluorescent tubes completed with electronic ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace 3200 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$640,000	Unassigned

Updated: FEB-12

D5020.02.02.02 Interior Fluorescent Fixtures-2007**

There was some renovation on few floors. During this renovation T-8 energy efficient light fixtures installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2007	30	FEB-12

Event: Replace 3000 Interior Fluorescent Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$600,000	Unassigned

Updated: FEB-12

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is powered off the emergency power system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5020.02.03.03 Exit Signs*

Exit signs located at required location and exits. Fixtures are originally incandescent type, some of them were retrofit to LED type lamps. There are few LED type Exit signs used in 2007 renovation areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

D5020.03.01.01 Exterior Incandescent Fixtures*

This fixture were installed under canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

The pole mounted and off building outdoor lights provide sufficient coverage for entire site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

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

All outdoor lights are control by photocell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5030.01 Detection and Fire Alarm**

The Cerberus Pyrotronics panel was installed for fire alarm system. Entire system is hard wired system. There are transponder panel on each floor. This panel is old, it is hard to find spare part. There is new panel installation in progress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	FEB-12

Event: Replace Detection and Fire Alarm (15733 sq-m gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$700,000	Unassigned

Updated: FEB-12

D5030.02.01 Door Answering*

On Level, 4, and 6 some unit requires door bell ring to access these units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	FEB-12

D5030.02.03 Security Access**

HID swipe card access system were installed through entire facility, and it is integrated with LENEL panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	25	FEB-12

Event: Replace Security Access (15733 sq-m gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$200,000	Unassigned

Updated: FEB-12

D5030.02.04 Video Surveillance**

Lenel Video recording panel is installed through out building and completed with cameras.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	FEB-12

Event: Replace Video Surveillance (15733 sq-m gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$150,000	Unassigned

Updated: FEB-12

D5030.03 Clock and Program Systems*

Originally IBM hard wired clock system were installed through out entire building. There are new wireless Primex system in progress to install.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5030.04.01 Telephone Systems*

The Meridian telephone machine is used for some phone system and it operates individually.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5030.04.03 Call Systems**

The TOA EXES systems are used for Call system. The call stations are located in all units. The is also TOA exchange station in basement . Through this exchange station you can communicate entire RAH. It is also integrated with PA system through TOA amplifier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	25	FEB-12

Event: Replace Call Systems

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

Updated: FEB-12

D5030.04.04 Data Systems*

One server is installed on basement floor and two patch panels are installed on each floor the facility and through fiber optic connected to RAH.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	0	FEB-12

D5030.04.05 Local Area Network Systems*

Data outlets are installed through offices; and Cat 5 cables are installed either conduit or free air. There is modernization in progress.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5030.05 Public Address and Music Systems**

Bogen PA system is installed for entire RAH. All buildings are connected together.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1992	20	FEB-12

Event: Replace Public Address and Music Systems (15733 sq-m gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$300,000	Unassigned

Updated: FEB-12

D5030.06 Television Systems*

The TV outlets are available in all patient stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

D5030.07 Nurse Call System**

15 Dukane, and Rauland Responder are installed at nurse stations for each unit and provide communications between patients and nurses from the patient rooms to nurse desks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

Event: Replace 15 Nurse Call Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$750,000	Unassigned

Updated: FEB-12

D5030.07 Other Communications and Security Systems*

The Supernet is available for data system connected to Provincial health data system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	FEB-12

D5090.01 Uninterruptible Power Supply Systems**

UPS are used for server Data system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1992	30	FEB-12

Event: Replace 3 Uninterruptible Power Supply Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$30,000	Unassigned

Updated: FEB-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.02 Library Equipment***

Room #238-2 Resident Library has equipment.
Tables, chairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

E1020.07 Laboratory Equipment*

In Fertility Clinic, there is lab equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

E1020.08 Medical Equipment*

All exam rooms has medical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

E1020.08 Medical Equipment* - Bed Pan Service Sink

In solid waste handling rooms, bed pan service sink is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	25	FEB-12

E1090.03 Food Service Equipment*

In kitchen and kitchenettes, food warming service equipment is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

E1090.04 Residential Equipment*

In kitchen and kitchenettes, appliances are provided, fridge, microwawe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

In main floor, there is a fully equipped Fitness Room for Staff use.
In Gymnasium, basketball hoops are installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

E2010.02 Fixed Casework**

There is fixed casework throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	35	FEB-12

Event: Replace Fixed Casework (500 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$378,250	Unassigned

Updated: FEB-12

E2010.03.01 Blinds**

There is blinds on exterior and interior windows throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	30	FEB-12

Event: Replace Blinds (1000 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$101,840	Unassigned

Updated: FEB-12

F1020.03 Other Integrated Construction* - Lounge/Lobby Meeting Areas

At level 7, lobby and lounge areas serves as a gathering place for community functions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	50	FEB-12

F1040.05 Liquid and Gas Storage Tanks*

In basement, mechanical rooms has liquid and gas storage tanks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

F1040.06 Other Special Facilities*

West wing second floor, there is IVF Lab with full medical equipment and related spaces with high security access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

S8 SPECIAL ASSESSMENT**K3040.02 Security Provisions for Staff & Visitors***

Improvement/upgrades in these select areas is required to improve the overall safety for staff, patients and visitors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	FEB-12

Event: Building Safety Upgrade - Phase 3 (prior project cost estimate)**Concern:**

Improvement/upgrades in these select areas is required to improve the overall safety for staff, patients and visitors.

Recommendation:

Conduct upgrades to the security cameras, help phones and provide defibrillators throughout the site.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$1,500,000	High

Updated: FEB-12

K4010.01 Barrier Free Route: Parking to Entrance*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1958	0	FEB-12

Event: Front Door Snow melt Installation (50 SM)**Concern:**

Existing wheelchair ramps do not have snow melt capacity causing unsafe condition.

Recommendation:

Install snowmelt system on wheelchair ramp at north and east door location.

Consequences of Deferral:

Safety Hazard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2012	\$50,000	High

Updated: FEB-12

K4010.02 Barrier Free Entrances*

At main entrance East side of building, barrier-free entrance is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

K4010.03 Barrier Free Interior Circulation*

Barrier-free circulation is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

K4010.04 Barrier Free Washrooms*

There are barrier-free washrooms at each floor area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1958	0	FEB-12

K4030.01 Asbestos*

No asbestos identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

K4030.02 PCBs*

No PCBs identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

K4030.04 Mould*

In mechanical room at basement, mould is observed on walls and floor during site visit.
In basement storage room has mould on floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	1958	0	FEB-12

Event: Remove Mould

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Hazardous Materials Abatement	2012	\$10,000	Unassigned

Updated: FEB-12

K4030.06 Radioactive Compounds*

No radioactive compounds identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

No ozone depleting substances identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

K4030.08 Biohazardous Materials*

No biohazardous materials identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12

K4030.09 Other Hazardous Materials*

No other hazardous materials identified or reported during site visit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1958	0	FEB-12



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K5010 Reports, Drawings and Studies

Site evaluation was conducted by R. Saunder Architects on February 14, 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	FEB-12