

RECAPP Facility Evaluation Report

Calgary Health Region



Carewest Glenmore Park

B1075A

Calgary

Facility Details

Building Name: Carewest Glenmore Park
Address: 6909 - 14 Street S. W.
Location: Calgary

Building Id: B1075A
Gross Area (sq. m): 9,080.00
Replacement Cost: \$43,711,120
Construction Year: 0

Evaluation Details

Evaluation Company: DC Stewart Architect Limited
Evaluation Date: August 24 2011
Evaluator Name: Don Stewart

Total Maintenance Events Next 5 years: **\$3,347,250**
5 year Facility Condition Index (FCI): **7.66%**

General Summary:

The Carewest Glenmore Park facility is a concrete framed structure that was developed in 1963 as an Auxiliary Hospital. The building has a partial second floor containing patient rooms and a small basement area. The exterior is a combination of brick, precast concrete and aluminum framed windows. An extensive interior renovation was completed in 2002, installing new partitions, finishes, fixtures and fittings throughout, and increasing the size of the dining room. The large commercial kitchen serves prepared meals to residents in an adjacent Dining Room. The building contains diagnosis facilities, therapy rooms, a Day Hospital, and 147 short-term patient beds.

Structural Summary:

Foundations for this Carewest Building are concrete spread footings, concrete pads, and grade beams. The structure consists of a reinforced concrete frame above and below grade. Floors are reinforced concrete slab and beam construction. The roof is a bolted structural steel system, with open-web steel joists and ribbed steel decking. No major upgrade work, associated with structural components, was identified with this building. There is no cracking or settlement evident with the structure. Overall, the structure of this building is in acceptable condition.

Envelope Summary:

Exterior cladding for this facility consists of a combination of brick veneer, precast concrete panels, and metal / stucco awnings above the windows. The flat roof is approximately one-half original built-up roof membrane, which is failing and needs to be replaced, and one-half newer two-ply SBS membrane. Main entrance doors are anodized aluminum horizontal sliders with safety glazing. Other entrance doors are glazed aluminum swinging doors in aluminum frames. Windows are fixed with double glazed sealed units set in aluminum frames. The envelope of this building is in acceptable condition.

Interior Summary:

Interior division in this facility is mostly gypsum board partitions, with some concrete block walls, both of which are painted. The majority of this building has sheet vinyl flooring with welded seams. There is some carpet, and ceramic tile in wet areas and in therapy and tub rooms. Ceilings are mostly suspended T-bar grid with acoustic tiles, the balance is painted gypsum board on metal studs. Doors are mostly solid core wood in pressed steel frames, and are painted. Door closers on fire doors have either been removed or detached and should be re-installed or re-attached to maintain required fire separations. There is a considerable amount of plywood millwork throughout, finished with plastic laminate and paint. Overall, the interiors of this facility are in acceptable condition.

Mechanical Summary:

The building is heated with two original hot water heating boilers. Hot water is pumped to perimeter finned tube radiation. Two hot water to glycol heat exchangers are provided for glycol heating coils located in the main AHU, kitchen MUA and combustion air MUA. A significant renovation occurred in 2002, new AHU's, sprinkler system, medical gases, BMS control system and plumbing (renovated areas) was added. All heating terminal units are controlled with pneumatics; boilers, pumps and AHU's are controlled with the BMS system. The main AHU is located in a roof penthouse, while the remaining AHU's are located on the roof over each of the wings. The domestic recirc line and water heaters require replacement. Overall, the mechanical systems are in acceptable condition.

Electrical Summary:

The facility is fed with an underground feed to the 347/600 volt 1200 amp main service. The main service was upgraded in 1990. The emergency power to the facility is accomplished with a 250 KW (312 KVA) Magna Max unit complete with a Diesel Cummins Generator. The generator was upgraded to the current system in 1990. The fire alarm system is a Siemens Cerberus system and is scheduled for replacement in 2011. The nurse call system is a Rauland 3000 system that was installed in 1990. The lighting mainly consists of T12 fluorescent fixtures and some miscellaneous incandescent fixtures. The upgrade to T8 lamps with electronic ballasts is approximately 45% complete and conversion of remaining fixtures is recommended. Replacement of the emergency lighting battery pack in the generator room is needed, and it is recommended that the exit lights be converted to energy saving LED units. The

data cabling throughout the facility was upgraded to CAT5E in 2002.

The electrical systems, overall, are well maintained and in acceptable condition.

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

S1 STRUCTURAL

A1010 Standard Foundations*

Standard concrete footings and reinforced concrete grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

A1030 Slab on Grade*

Reinforced concrete slabs on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

A2020 Basement Walls (& Crawl Space)*

Small basement area at central core is constructed of reinforced concrete walls and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

Reinforced concrete columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

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

Some concrete block masonry bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

B1010.03 Floor Decks, Slabs, and Toppings*

Second floor is constructed of reinforced concrete slabs and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

B1010.07 Exterior Stairs*

Reinforced concrete stairs at loading dock, steel angle nosings, steel pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

B1010.09 Floor Construction Fireproofing*

Spray fireproofing applied where required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

B1010.10 Floor Construction Firestopping*

Where visible, penetrations of fire separations appear to be sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

B1020.03 Roof Decks, Slabs, and Sheathing*

Roof decks are ribbed steel decking, supported by concrete columns and steel beams / joists.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-12

B1020.04 Canopies*

Steel and reinforced concrete canopy at main entrance. Steel framed canopy over loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Modular clay brick exterior walls, minimal efflorescence, no step cracking noted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-12

B2010.01.06.03 Metal Siding**

Prefinished metal siding around loading dock canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12

Event: Replace 100 sm metal siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$29,000	Unassigned

Updated: MAR-12

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

Some exterior awnings and wall panels are finished with stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-12

B2010.01.09 Expansion Control: Ext. Wall*

Brick masonry walls are provided with expansion / control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	75	MAR-12

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

Caulking is provided around windows, door frames, at dissimilar materials and control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	MAR-12

Event: Replace exterior caulking (215 frames)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$39,000	Unassigned

Updated: MAR-12

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

Exposed cast-in-place concrete walls around lower portion of north (mechanical) wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

B2010.02.02 Precast Concrete: Ext. Wall Const.*

Precast concrete, or site cast concrete, panels are located adjacent and under window openings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

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

Exterior masonry cavity wall is supported on metal studs and exterior sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

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

We are advised that a vapour barrier is in place, but not an air barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal exterior louvres.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

B2010.09 Exterior Soffits*

Most soffits are prefinished metal panels; some soffits are exterior gypsum board, with or without a stucco finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

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

Clear anodized aluminum frames, sealed double glazing, fixed window panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-12

Event: Replace 193 aluminum framed windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$458,000	Unassigned

Updated: MAR-12

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Safety glazed doors, anodized aluminum frames, glazed sidelites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace 12 aluminum entrance doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,000	Unassigned

Updated: MAR-12

B2030.01.06 Automatic Entrance Doors**

Anodized aluminum frames, safety glazed, horizontally sliding doors, with automatic operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-12

Event: Replace 3 sets of Automatic Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$70,000	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors**

Flush steel doors in pressed steel frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

Event: Replace 7 flush steel exterior doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$9,000	Unassigned

Updated: MAR-12

B3010.02.01.01 Asphalt Shingles**

Asphalt shingles are provided at the small awnings located above each window.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

Event: Replace shingles on 60 window awnings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$32,000	Unassigned

Updated: MAR-12

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

The west wing, part of the south wing, and the mechanical penthouse roof, is built-up asphalt and gravel construction. A roofing report, dated 30 May 2011, has been prepared by Mason & Associates Consulting Ltd.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1986	25	MAR-12

Event: Replace 2800 sm built-up roofing

Concern:

Built-up roofing systems are aged and have reached the end of their functional life, necessitating high maintenance costs.

Recommendation:

Replace all built-up roofing systems.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$420,000	Medium

Updated: MAR-12

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

The north wing, part of the south wing, and the east wing, is of two ply modified bitumen roof construction. A roofing report, dated 30 May 2011, has been prepared by Mason & Associates Consulting Ltd.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1986	25	MAR-12

Event: Replace 1500 sm SBS roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$340,000	Unassigned

Updated: MAR-12

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior partitions are gypsum board, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

Some rooms are divided by vertically hung, fabric panel, operable partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 5 folding panel partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$12,000	Unassigned

Updated: MAR-12

C1010.05 Interior Windows*

Interior windows single glazed, steel frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	80	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

Interior glazed partitions are single glazed, steel frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	80	MAR-12

C1010.07 Interior Partition Firestopping*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors are solid core wood in pressed steel frames, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12

C1020.03 Interior Fire Doors*

Interior fire doors are flush steel in pressed steel frames, painted. Some doors have had the overhead closers removed or detached.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2002	50	MAR-12

Event: Install 25 missing overhead door closers; reattach others.

Concern:

A number of fire rated doors have had the overhead closers removed or detached.

Recommendation:

Reattach or reinstall missing overhead door closers on fire doors.

Consequences of Deferral:

Fire separations are not continuous, danger of fire spread.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$9,000	Medium

Updated: MAR-12

C1020.04 Interior Sliding and Folding Doors*

Open grille closure provided at second floor servery.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

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

Prefinished steel toilet compartments are provided in the basement locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 3 toilet compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$5,000	Unassigned

Updated: MAR-12

C1030.05 Wall and Corner Guards*

Some high traffic locations have been fitted with plastic or stainless steel corner guards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-12

C1030.06 Handrails*

Continuous wood handrails are placed in all public corridors and patient areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12

C1030.08 Interior Identifying Devices*

Signage is extensive, mostly of the engraved lamacoid type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

C1030.10 Lockers**

Individual full height lockers provided in basement, prefinished.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 70 steel lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$42,000	Unassigned

Updated: MAR-12

C1030.12 Storage Shelving*

There is a variety of wood and steel shelving systems, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard institutional quality bath fixtures, stainless steel finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

C2010 Stair Construction*

Structural steel frames, steel tread frames, concrete treads in public stairs. Cast in place stairs in service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	100	MAR-12

C2020.02 Terrazzo Stair Finishes*

Terrazzo finish to treads and landings in public stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	60	MAR-12

C2020.05 Resilient Stair Finishes**

Rubber treads and risers to concrete stairs in service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	MAR-12

Event: Replace rubber treads and risers in 2 flights of stairs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: MAR-12

C2020.08 Stair Railings and Balustrades*

Welded steel pipe railings, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Most interior partitions are gypsum board finish, painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	60	MAR-12

C3010.06 Tile Wall Finishes**

The main kitchen, washrooms, therapy rooms, shower rooms, and special purpose rooms have ceramic tile wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12

Event: Replace 1350 sm ceramic wall tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$415,000	Unassigned

Updated: MAR-12

C3010.11 Interior Wall Painting*

Interior walls are paint finished.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	MAR-12

C3010.12 Wall Coverings*

Some common rooms and some offices are finished in vinyl wallcoverings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

Basement floors and service room floors are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	10	MAR-12

C3020.02 Tile Floor Finishes**

The main kitchen, special washrooms, therapy rooms, shower rooms, and special purpose rooms have ceramic tile floor finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	50	MAR-12

Event: Replace 1100 sm ceramic floor tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2052	\$220,000	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring**

The majority of the Care Centre floors are finished in resilient sheet flooring, with some minor areas of vinyl tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

Event: Replace 5000 sm sheet vinyl flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$484,000	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring**

Some corridors, offices, lounges, and special areas are finished with carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-12

Event: Replace 1500 sm carpeting

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

Updated: MAR-12

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

The majority of this building has a suspended t-bar ceiling with acoustic tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

Event: Replace 5200 sm acoustic tile ceilings

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$275,000	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

D1010.01.02 Hydraulic Passenger Elevators**

Two 1815 kg passenger elevators are provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	MAR-12

Event: Replace 2 passenger elevators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$160,000	Unassigned

Updated: MAR-12

S4 MECHANICAL

D2010.04 Sinks** - 1963

Single SS sink - 3 Units
 Enameled steel mop sink - 3 Units
 Kitchen pot sink - 5 Units
 Kitchen prep sink - 2 Units
 Poly Janitor sink - 1 Unit
 Bedpan washer - 5 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace 14 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,000	Unassigned

Updated: MAR-12

D2010.04 Sinks** - 2002

Single SS sink (lounges, Treatment Room) - 8 Units
 Double SS sink (lounges, kitchen) - 5 Units
 Hand wash sink (kitchen) - 2 Units
 Built in SS sink (Soiled Utility Room) - 6 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 21 Sinks

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

Updated: MAR-12

D2010.04 Sinks** - Bedpan Washer

Flush valve bedpan washer - 5 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace bedpan washer - 5 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$7,500	Unassigned

Updated: MAR-12

D2010.05 Showers - 1963**

Single staff shower units - 2
Soiled utility room shower - 1

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace 3 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,000	Unassigned

Updated: MAR-12

D2010.05 Showers - 2002**

Roll in barrier free shower (shower rooms, 2nd floor) - 10 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 10 Roll In Showers

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

Updated: MAR-12

D2010.06 Bathtubs**

Bathtub - 2 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace Bathtub - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$3,500	Unassigned

Updated: MAR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1963**

Drop in China lav - 9 Units
 Wall mount China lav - 1 Unit
 Flush tank WC - 5 Units
 Floor mount urinal - 1 Unit
 Pedestal lav - 2 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-12

Event: Replace 18 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$27,000	Unassigned

Updated: MAR-12

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2002**

Drop in China lav - 114 Units
 Wall mount China lav - 7 Units
 Flush tank WC - 67 Units

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	35	MAR-12

Event: Replace 188 Washroom Fixtures

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$285,000	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water lines are constructed out of copper tubing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	40	MAR-12

Event: Replace Recirc Line (250 meters)

Concern:

Domestic recirc line has pin holes.

Recommendation:

Replace recirc line.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$10,000	Medium

Updated: MAR-12

D2020.01.02 Valves: Domestic Water**

Each washroom group provided with isolation valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12

Event: Replace Domestic Water Valves - 160 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$120,000	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow preventers provided for domestic water, fire line, heating make-up and irrigation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	20	MAR-12

Event: Replace Backflow Preventers - 4 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$9,000	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Armstrong recirc pump is provided.
A.O Smith circulation pump is provided.

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

Event: Replace Pumps - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,000	Unassigned

Updated: MAR-12

D2020.02.04 Domestic Water Conditioning Equipment**

Two softners and two brine tanks are provided.

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

Event: Replace Domestic Water Conditioning Equipment (2 softening units, 2 brine tanks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$25,000	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

Two domestic water heaters, PVI Nickel Shield TurboPower model #2000N225A-TP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2000	20	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
470x2	kW

Event: Replace Domestic Water Heaters - 2 Units

Concern:

Tank linings are corroding. Burners are failing. Water heaters do not provide reliable service.

Recommendation:

Replace both water heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$30,000	Medium

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

All domestic piping is insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

D2030.01 Waste and Vent Piping*

All waste and vent piping is constructed of cast iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

D2030.02.04 Floor Drains*

Floor drains are provided in the mechanical room and service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Rain water is collected on the roof through roof drains. Water is collected internally, to a below grade storm collection system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

D2040.02.04 Roof Drains*

Roof drains are provided through out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

D2090.11 Oxygen Gas Systems**

Oxygen gas system is provided in the East, West and part of the South wings. Alarm panels located at each nursing station. Large Prax Air holding tank is located North of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace Oxygen Gas System (Portion of South Wing, both levels, 5000 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$65,000	Unassigned

Updated: MAR-12

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

Vacuum system is provided in the East, West and part of the South wings. A medical vacuum unit is located in the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace Medical Vacuum System (Portion of South Wing, both levels, 5000 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$75,000	Unassigned

Updated: MAR-12

D2090.16 Medical Air System*

Medical Air system is provided in the East, West and part of the South wings. Alarm panels located at each nursing station. A medical air pump compressor unit is located in the basement. There is back-up medical air bottles available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-12

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

A diesel fuel tank is provided for the emergency generator. The tank is filled from the exterior of the building. Tank is vented to the exterior. Containment curb is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	60	MAR-12

D3010.02 Gas Supply Systems*

Natural gas is provided to all gas fired equipment in the mechanical room and air handling equipment on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	60	MAR-12

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

Two Cleaver Brooks hot water boilers, model CB747-125A.
 Two main building heating pumps provided (7.5HP each), plus six zone heating pumps (1 HP each)
 Two hot water to glycol shell and tube heat exchangers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
1532x2	kW

Event: Replace Heating Boilers and Accessories

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

Updated: MAR-12

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

Each boiler is vented individually, a separate MUA is provided for combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace Chimneys & 1 Combustion Air MUA Unit (2 vents each 500mm x 6m)

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

Updated: MAR-12

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

Pot feeder and micron filter is provided. Water treatment program is followed. Corrosion inhibitors are added.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D3030.06.01 Refrigeration Compressors**

Refrigeration compressors are provided for the walk-in coolers and freezers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

Event: Replace 3 sets of Refrigeration Compressors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$25,000	Unassigned

Updated: MAR-12

D3030.06.02 Refrigerant Condensing Units**

A split condensing unit is provided for the core AHU, Carrier 38AH-044.
A split condensing unit is provided for the kitchen MUA, Carrier 38AH-028.

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

Event: Replace Condensing Units - 2 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$50,000	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 2003**

Center Core, North Physio, East wing: Engineered Air LM-21-C c/w glycol heating coil. 9,200 l/s
West Wing: Engineered Air FWB403/DJE100-0 c/w packaged DX cooling and gas heating. 10,150 l/s.
South Wing: Engineered Air FWB252/DJ-60-0 c/w packaged DX cooling and gas heating. 7,170 l/s.
Cafeteria: Engineered Air FWA112/DJE40 c/w packaged DX cooling and gas heating. 3,500 l/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-12

Event: Replace Air Handling Units - 4 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$400,000	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - Kitchen MUA**

MUA c/w glycol heating coil and DX cooling coil.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace Kitchen MUA

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

Updated: MAR-12

D3040.01.03 Air Cleaning Devices: Air Distribution*

All air handling equipment is provided with disposable filter media.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-12

D3040.01.04 Ducts: Air Distribution*

Ducts are constructed of galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Supply air grilles and diffusers are located through out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D3040.03.01 Hot Water Distribution Systems**

Hot water heating system is constructed out of black iron. Branch lines are constructed out of copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

Event: Replace Hot Water Distribution System (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$900,000	Unassigned

Updated: MAR-12

D3040.04.01 Fans: Exhaust**

Mix of domex style exhaust fans are located on the roof - 16 Units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-12

Event: Replace Exhaust Fans - 16 Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$75,000	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Each washroom and utility space is exhausted. Ducts are constructed out of galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Exhaust grilles are provided in each washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)**

South addition: York RTU YSC120 packaged DX cooling and gas heating. 1,888 l/s.

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

<u>Capacity Size</u>	<u>Capacity Unit</u>
1888	L/s

Event: Replace Packaged Rooftop Air Conditioning Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$10,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

All perimeter areas of the building are heated with finned tube radiation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

Event: Replace Finned Tube Radiation (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$415,000	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

Unit heaters are provided in the generator room, maintenance shop, loading docks, storage rooms and penthouse mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace Unit Heaters - 6 Units

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

Updated: MAR-12

D3060.02.02 Pneumatic Controls**

All terminal heating units are controlled with pneumatics. Two controls compressors are located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	40	MAR-12

Event: Replace Pneumatic Controls (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$55,000	Unassigned

Updated: MAR-12

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

BMS control system now controls heating pumps, boilers and AHU's. Work station is located in the mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

Event: Replace Building Systems Controls (based on 9,080 m2 gfa)

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

Updated: MAR-12

D4010 Sprinklers: Fire Protection*

Fire protection sprinkler system was added through out the building in 2002.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	60	MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Portable fire extinguishers in cabinets are located through out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

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

Two sets of fire suppression protection is provided for the kitchen hoods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12

Event: Replace 2 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$25,000	Unassigned

Updated: MAR-12

D4090.07 Fire Pumps & Water Storage Tanks*

A fire pump is provided in the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	40	MAR-12
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	20	hp	

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

The main transformer consists of a pad mount utility transformer that was installed during the 1990 renovation. The KVA rating of the transformer was unavailable at the time of this review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-12

D5010.02 Secondary Electrical Transformers (Interior)**

The facility utilizes two transformers within the main electrical room. There is a 450 KVA 600:120/208 volt 3 phase 4 wire transformer that is used to supply power to a normal power Central Distribution Panel, and a 150 KVA 600:120/208 volt transformer that is used to supply power to the emergency power Central Distribution Panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	MAR-12

Event: Replace (1) 450 KVA and (1) 150 KVA transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$58,000	Unassigned

Updated: MAR-12

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

The facility has four central distribution panels installed in the main electrical room. All the panels are Federal Pioneer and appear to have been upgraded in 1990. The facility has a 1200 amp 347/600 volt 3 phase 4 wire main distribution panel that is fed from the utility transformer, a main 120/208 volt 3 phase wire panel that is fed from the 450 KVA transformer, a 347/600 volt central distribution panel that is fed from the emergency generator, an emergency 120/208 volt central distribution panel that is fed from the 150 KVA transformer, and one 120/208 volt central distribution panel installed in the basement. All the panels appear to have room for expansion, and appear to be of adequate size.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	40	MAR-12

Event: Replace (2) 347/600V and (3) 120/208V Central Distribution Panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$75,500	Unassigned

Updated: MAR-12

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

There are branch circuit panels installed throughout the facility. All panels appear to have been upgraded in 1989-1990 when the distribution was upgraded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	30	MAR-12

Event: Replace 30 branch circuit panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$30,000	Unassigned

Updated: MAR-12

D5010.07.02 Motor Starters and Accessories**

Motors are controlled with loose starters throughout the facility. They consist of Allen Bradley starters that were installed as part of the original construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace 20 loose Allen Bradley motor starters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

Branch circuit wiring consists of single conductor cable installed in conduit. The facility also utilizes AC90 cable to connect lighting fixtures to the closest junction box, as well as to connect items within concealed walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	50	MAR-12

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

The main lighting control in this facility is a combination of Low Voltage Switches complete with relays and line voltage switches throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D5020.02.02.01 Interior Incandescent Fixtures*

There are several different styles of incandescent fixtures throughout the facility. There are recessed pot lights, decorative wall mounted fixtures, as well as decorative ceiling mounted fixtures. All the fixtures appear to be in good working order and appear to provide adequate lighting for the area served..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

The facility has several different styles of fluorescent fixtures. They include a combination of 2x4 recessed fixtures, 1x4 surface fixtures, and chain suspended industrial system fixtures in mechanical rooms and maintenance areas. The majority of the fixtures have T12 lamps with magnetic ballasts. Approximately 40-45% of the fixtures have been retrofitted with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace approx. 650 T12 fluorescent fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$162,500	Unassigned

Updated: MAR-12

Event: Retrofit remaining 550 T12 fixtures to T8 with electronic ballasts

Concern:

The T12 lamps with magnetic ballasts are increasing in age and will likely begin to fail at higher rates. T12 lighting components also being phased out and replacements will be increasingly difficult to obtain.

Recommendation:

Retrofit the remaining 550 T12 fixtures that have not been converted to T8 lamps with electronic ballasts.

Consequences of Deferral:

Increased maintenance costs can be expected as lamp and ballast failures increase.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$41,250	Low

Updated: MAR-12

D5020.02.03.01 Emergency Lighting Built-in*

The emergency lighting within this facility is accomplished with fluorescent lighting connected to the emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	35	MAR-12

D5020.02.03.02 Emergency Lighting Battery Packs**

The only battery pack noted in this facility is located in the emergency generator room. The battery pack was not connected to the 120 volt power source, and was missing components to ensure operation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	20	MAR-12

Event: Replace battery pack in the generator room

Concern:

The battery pack installed in the emergency generator room is not connected and is missing vital components.

Recommendation:

Replace battery pack with new equipment.

Consequences of Deferral:

If the generator fails to start, the emergency generator room will not have a needed back up lighting system in place to manually start the generator.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,000	High

Updated: MAR-12

D5020.02.03.03 Exit Signs*

The exit lights in this facility appear to be the original incandescent fixtures. All exit lights are connected to the emergency branch circuit panels that remain operational when the generator starts during loss of power. The coverage appears to be acceptable and all the fixtures appear to be operating as designed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

Event: Replace incandescent exit signs with LED fixtures (approx. 100)

Concern:

Existing incandescent fixture lamps are less efficient and the lamps are prone to failure.

Recommendation:

Replace exit lights with new LED style fixtures.

Consequences of Deferral:

Increased maintenance costs as lamps fail.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2015	\$10,000	Low

Updated: MAR-12

D5020.03.01.01 Exterior Incandescent Fixtures*

The facility has recessed pot lights at the main entrance canopy as well as surface mounted security lights at specific exterior doors around the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

There are pole mounted shoe box style high pressure sodium fixtures installed in the parking lots as well as wall mounted high pressure sodium fixtures mounted both on the roof edge as well as on the walls beside exit doors. There are also square high pressure sodium recessed mounted fixtures installed on the underside of the eaves at several exterior exit doors. The coverage of the exterior high pressure sodium fixtures appear to be adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

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

Most exterior lighting appears to be controlled with photocells mounted around the facility. Several photocells are used to control lighting fed from different branch circuit panels. Security lighting installed at several of the doors utilize an integrated motion sensor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	30	MAR-12

D5030.01 Detection and Fire Alarm**

The fire alarm was upgraded in 1991 to an addressable Siemens Fire Finder control panel. The current system is connected in conjunction with the original Cerberus Pyrotronics system. The system is made up of manual pull stations, smoke detectors, heat detectors and horn/strobes throughout. The facility also utilizes a remote annunciator at each Nurse's Station and main entrance. The main entrance also has an active graphic that illuminates with LED lights to indicate the zones under alarm condition.

It was noted that the fire alarm is scheduled to be replaced in 2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	25	MAR-12

Event: Replace combined Cerberus and Siemens Fire Alarm System with One System (based on 9,080 m2 gfa)

Concern:

As the facility has two separate fire alarm systems that are working together to form one system, there is a concern that the functionality of the system is not the same as a facility that has one integrated fire alarm system throughout.

Recommendation:

Replace both systems and install one common fire alarm control panel and associated devices throughout.

Consequences of Deferral:

Less functionality than a single integrated system. Also, increased maintenance costs as parts from the original equipment becomes more obsolete, and increased maintenance training to service more than one system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2011	\$109,000	Medium

Updated: MAR-12

D5030.02.01 Door Answering*

The facility has an Aiphone door answering system. The nurse's stations can be paged independently from the main entrance paging station for after hours access to the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	MAR-12

D5030.02.02 Intrusion Detection**

The facility has door monitoring points at each secure door and is connected to the Silent Knight security system. For exiting purposes, the doors also have a motion sensor to release the door monitoring points to prevent false alarms on the system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace Intrusion Detection/Security System (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$36,500	Unassigned

Updated: MAR-12

D5030.02.03 Security Access**

The facility has door access control on all exit stairwells that incorporate door magnets connected to the fire alarm and key switches that are connected to the Securitron door access control system. All doors are controlled with the use of a key switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace Door Access Control System (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$45,500	Unassigned

Updated: MAR-12

D5030.02.04 Video Surveillance**

There are CCTV cameras installed at each entrance to the facility, at all exit doors and in the main floor gift shop. The cameras are connected to a DVR located at the main reception desk. The cameras are a combination of pan tilt zoom cameras and fixed cameras.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace DVR and Cameras (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$36,500	Unassigned

Updated: MAR-12

D5030.04.01 Telephone Systems*

The telephone system is a Nortel Network Meridian 1 switch located in the main telephone room. Each telephone is connected back to the closest data closet with copper CAT5 or CAT 3 cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	25	MAR-12

D5030.04.03 Call Systems**

The nurse call system was upgraded to a Rauland 3000 system in 1990. The system consists of call stations in washrooms, call stations located at each bed, and indicator lights outside each patient room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-12

Event: Replace Nurse Call System (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$72,500	Unassigned

Updated: MAR-12

D5030.04.04 Data Systems*

The data system consists of CAT5E cabling throughout the facility. The cabling was upgraded to CAT5E in 2002. The data cabling is terminated to main data racks on each floor. The main data rack is located on the main floor within the main lobby.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	25	MAR-12

D5030.05 Public Address and Music Systems**

The facility has an Inter M PA-4000 public address system that is connected to the telephone system. The paging is accomplished through each handset and can be heard through the ceiling mounted speakers. The system was upgraded in 1997 when the phone system was upgraded.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-12

Event: Replace paging system amplifiers and speakers (based on 9,080 m2 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$54,500	Unassigned

Updated: MAR-12

D5030.06 Television Systems*

The television system within this facility consists of COAX cables run to each wall outlet. The cables are currently installed from the roof and extended down the exterior of the building with wiremold style conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	20	MAR-12

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

The facility has a Magna Max 347/600 volt 3 phase 4 wire Cummins diesel emergency power generator. The generator was upgraded in 1990 to the current generator and appears to have sufficient capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	35	MAR-12

<u>Capacity Size</u>	<u>Capacity Unit</u>
250	kW

Event: **Replace one 250 KW (312 KVA) 347/600 volt emergency generator**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$180,000	Unassigned

Updated: MAR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.08 Medical Equipment*

Various medical equipment and devices, suitable for a short term Rehabilitation Facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-12

E1030.03 Loading Dock Equipment*

Loading dock bumpers, and two dock leveling devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-12

E1090.03 Food Service Equipment*

Full commercial kitchen, of 300 sm, stainless steel equipment and dry chemical fire extinguisher system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	25	MAR-12

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Various therapeutic tubs, showers and associated equipment. Physiotherapy equipment also provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	15	MAR-12

E2010.02 Fixed Casework**

Fixed casework provided in patient rooms, kitchens, serveries, washrooms, workrooms, crafts rooms, offices, lounges -- plywood construction, plastic laminate counters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	35	MAR-12

Event: Replace 550 lm fixed casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$748,000	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

Exterior windows and some interior windows are covered with vertical blinds. Some west-facing windows have rolling solar blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 90 window blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$20,000	Unassigned

Updated: MAR-12

E2010.03.06 Curtains and Drapes**

Most patient rooms, and some lounges, are provided with fabric draperies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	30	MAR-12

Event: Replace 150 window drapes

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

Updated: MAR-12

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

The parking lot is at grade, and is level with the front entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-12

K4010.02 Barrier Free Entrances*

The main entrance and other entrances from the garden have automatic operators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-12

K4010.03 Barrier Free Interior Circulation*

Corridors are wide and unobstructed. Elevators are provided to other levels of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1963	0	MAR-12

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are provided in public areas and in patient areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-12

K4020.03 Other Codes*

Numerous fire doors are propped open, presumably by cleaning staff.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1963	0	MAR-12

Event: Instruct staff regarding fire doors

Concern:

Numerous fire doors are propped open. Some doors have had the closers removed or detached (see element C1020.03).

Recommendation:

Staff to be instructed to not block open fire doors in any circumstances.

Consequences of Deferral:

Danger of spread of fire.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2012	\$1,000	Medium

Updated: MAR-12

K4030.01 Asbestos*

No asbestos was noted or reported.

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

K4030.02 PCBs*

No PCB's were noted or reported.

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

K4030.04 Mould*

No conditions supporting mould growth were noted or reported.

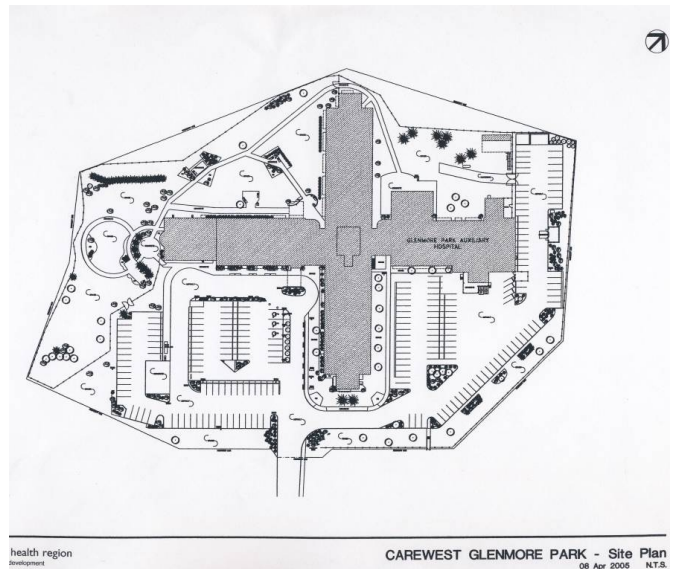
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-12

K5010.01 Site Documentation*

Overall Site Plan -- provided by Building Management

Prime Consultant: Don Stewart - DC Stewart Architect Limited
 Evaluation Date: August 24, 2011.

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



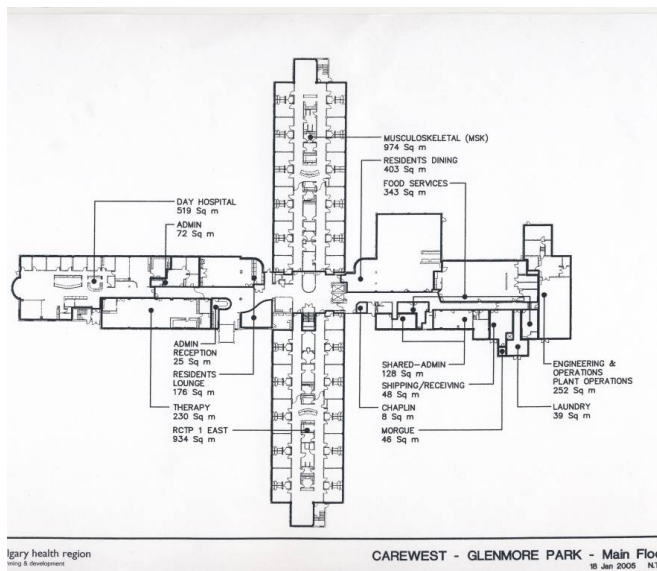
Overall Site Plan

K5010.02 Building Documentation*

Main Floor Plan -- provided by Building Management

Prime Consultant: Don Stewart - DC Stewart Architect Limited
 Evaluation Date: August 24, 2011.

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



Main Floor Plan