

RECAPP Facility Evaluation Report

Alberta Health Services-North



Chinook Regional Hospital - Auxiliary

B1112B
Lethbridge

Facility Details	
Building Name:	Chinook Regional Hospital -
Address:	960 - 19 Street S.
Location:	Lethbridge
Building Id:	B1112B
Gross Area (sq. m):	5,713.00
Replacement Cost:	\$32,926,590
Construction Year:	0

Evaluation Details	
Evaluation Company:	DC Stewart Architect Limited
Evaluation Date:	October 17 2012
Evaluator Name:	Don Stewart

Total Maintenance Events Next 5 years: \$3,060,500
5 year Facility Condition Index (FCI): 9.29%

General Summary:

The Chinook Auxiliary Hospital was developed in 1960 as a full service local hospital, of four storeys in height and 5,680 square metres in area. In 1985 a renovation was undertaken to upgrade the facility and convert its use to an auxiliary hospital. The only addition was in 1988 when an enclosed link with a stair and an elevator was provided to the new Regional Hospital on site. It is a concrete and brick structure, four storeys high, with a total area of 5,713 square metres. In the late 1990's however, the building was "restructured" and many of the facilities were abandoned or changed to other uses.

The current medical uses in the building consist of a Renal Analysis facility and a Diagnostic Medical Laboratory which were developed on the main floor in 2001. In 2005 renovations turned most of the balance of the facility into office and meeting space, the large majority of which provides office facilities for the construction work ongoing on the site. There are no patient beds available in this facility, other than the Renal Dialysis Unit, which are day use only. The building is a completely barrier free facility.

The building is well managed and maintained, and is a part of the overall medical site provided by the Chinook Regional Hospital.

Structural Summary:

The foundations for this building are concrete spread footings, concrete pads, and grade beams. Some reinforced concrete piles and concrete grade beams were used in the area of the elevator and link construction. The structure consists of load bearing concrete columns and beams, with reinforced concrete suspended slabs for the floors and roof deck. There are some non load-bearing concrete block interior walls. The mechanical penthouse structure is of steel beams and steel joists, with ribbed steel roof decking. There has been no major upgrade work to the structure of this facility. Overall, the structure of this building is in acceptable condition.

Envelope Summary:

The exterior of this building is substantially brick masonry, with roof penthouse structures of ribbed prefinished metal siding. The exposed structure is reinforced concrete, with a smooth plaster finish. Both the plaster finish and the concrete structure are failing and should be upgraded. Two small areas of roof are built-up membrane and gravel, while the majority of the roofing is a two ply SBS membrane. Windows are two layers of single glazing in clear anodized aluminum frames, some windows are a double hung opening type. Windows are serviceable but aged. Caulking around windows has failed and should be replaced. Entrance doors are aluminum with safety glazing, and service doors are flush steel. Overall, the envelope of this building is in acceptable condition.

Interior Summary:

Interior division in this facility is a combination of concrete block walls and gypsum board partitions, both of which are painted. A considerable amount of ceramic tile wall finish have been provided. The majority of this building has sheet vinyl flooring with welded seams. Some flooring on the upper floors has been revised to carpet to suit the new office and meeting room uses. Ceilings are mostly suspended t-bar with acoustic tiles, and there are also some gypsum board ceilings and bulkheads. Doors are either solid core wood or flush steel, in pressed steel frames. There is a considerable amount of plywood millwork throughout, finished with plastic laminate. The laboratory has acid resistant countertops. Overall, the interiors of this facility are in acceptable condition.

Mechanical Summary:

The Chinook Health Regional Hospital was originally constructed in 1960, with an renovation to the first floor north wing in 2001 to provide a Renal Dialysis clinic. The building mechanical system is supplied by a central plant. There are three air handling units that provide ventilation with fans moving air through hot water coils to the building. Domestic water, sanitary and natural gas systems are connected to municipal services. Perimeter zones are heated by circulating heated water through fin tube radiation in cabinets. The hot water is circulated by pumps in the mechanical

room . A building Management system controls the pneumatic actuators throughout the system. The building is protected by a sprinkler system. There are several ABC fire extinguishers located throughout as well as fire hose cabinets. The mechanical systems appears to be in good working condition.

Electrical Summary:

The main service in this building is fed from the main service in the main hospital. The service that was brought over consists is a 400 amp 347/600 volt 3 phase 4 wire Federal Pioneer single enclosure breaker and a 347/600 volt Cuttler Hammer distribution panel. The lighting consists primarily of T8 fluorescent fixtures throughout, with some incandescent fixtures installed in miscellaneous washrooms and offices. The fire alarm system is an Edwards EST 3 system that has been networked off of the main hospitals Edwards EST 3 system. The building has a small section on the main floor that has a Rauland Responder 4 nurse call system. There is a card access control system installed on all secure doors throughout. The data cabling is all CAT5 with a fiber optic tie to the main buildings data system. The building does not have an emergency generator that is dedicated for this building as the mains service for this building is fed from the emergency generator in the main hospital building. To supplement the emergency power the building also has several battery packs installed to ensure a seamless transition while the transfer from normal to emergency power occurs.

The electrical systems in this building are in acceptable condition.

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

S1 STRUCTURAL**A1010 Standard Foundations***

Reinforced concrete grade beams, supported on reinforced cast-in-place concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

A1030 Slab on Grade*

Reinforced concrete slab on grade in basement (level 1) of building. No evidence of any significant cracking or settling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

Reinforced concrete foundation walls in basement (level 1) of building. No evidence of any significant cracking or movement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

Building frame is substantially of reinforced concrete columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

There are some concrete block masonry walls throughout, but it is not believed that these are load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

Floor decks and slabs are reinforced concrete suspended slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1010.06 Ramps: Exterior*

There is a reinforced concrete ramp on grade at the south end of the building, welded pipe railings with a paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1010.07 Exterior Stairs*

There is a reinforced concrete stair on grade at the south end of the building, welded stainless steel pipe railings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1010.09 Floor Construction Fireproofing*

Floors on this hospital building are reinforced concrete slabs, therefore they are inherently fireproof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1010.10 Floor Construction Firestopping*

Where visible, penetrations of fire separations appear to be sealed with appropriate fire caulk materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1020.01 Roof Structural Frame*

Original roof structure is reinforced concrete slab, supported on reinforced concrete columns and beams. The mechanical penthouse roof is of ribbed steel decking, supported on steel columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1020.02 Structural Interior Walls Supporting Roofs*

There are some concrete block masonry walls throughout, but it is not believed that these are load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

Roof decks are reinforced concrete slabs, supported on reinforced concrete columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1020.04 Canopies*

The main entrance canopy is a reinforced concrete suspended slab, supported on reinforced concrete columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B1020.06 Roof Construction Fireproofing*

The roof on this hospital building are reinforced concrete slabs, therefore they are inherently fireproof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

S2 ENVELOPE**B2010.01.01 Precast Concrete: Exterior Wall Skin***

Precast concrete panels have been installed around window openings, and as accent panels in the masonry wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	MAR-13

Event: Replace 100 sm precast concrete panels**Concern:**

Approximately 15% to 20% of the exterior precast concrete panels are failing - exhibiting cracking and spalling. Water is infiltrating many of the panels.

Recommendation:

Replace and/or repair precast concrete panels where damaged and failing.

Consequences of Deferral:

Further damage will occur, as water infiltrates the panels. Danger to pedestrians of falling precast concrete pieces.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$120,000	Medium

Updated: MAR-13

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

The majority of the exterior skin of this building is modular clay brick masonry. Some minor staining, but no cracking or spalling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B2010.01.06.03 Metal Siding**

Vertical ribbed metal siding, prefinished, installed around the roof-top mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 220 sm ribbed metal siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$62,000	Unassigned

Updated: MAR-13

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

Smooth stucco finish is applied over precast concrete panels and columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	MAR-13

Event: Replace 200 sm failed cement plaster

Concern:

Plaster finish over columns, beams and precast concrete panels has failed, water is penetrating, and pieces are falling off the building.

Recommendation:

Repair and / or replace failed smooth plaster finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$14,000	Medium

Updated: MAR-13

B2010.01.09 Expansion Control: Ext. Wall*

Expansion joints are provided, at appropriate locations, in the brick masonry walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	MAR-13

Event: Replace 1200 lm caulking / fill holes

Concern:

Caulking has failed around most windows and doors, allowing moisture infiltration into the wall system.

Recommendation:

Clean all joints and replace all caulking on the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$40,000	Medium

Updated: MAR-13

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

Non load bearing concrete block masonry is used as infill wall panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

Some exterior walls are framed with wood studs and plywood sheathing, others with metal studs and gypsum sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

It is assumed that exterior walls are constructed with rigid insulation, with an interior poly vapour barrier and an air space behind the brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B2010.05 Parapets*

Parapets are constructed similar to the wall upon which they rest, and are flashed full height on the interior face.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

B2010.09 Exterior Soffits*

Exterior soffits are constructed of either concrete slabs, or suspended exterior gypsum board, with a smooth plaster finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

Exterior windows are aluminum framed, single glazed. Some windows are casement vertical opening type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 267 aluminum framed single glazed windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$406,000	Unassigned

Updated: MAR-13

B2030.01.06 Automatic Entrance Doors**

Anodized aluminum framed doors, horizontally sliding, automatic power actuated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace two pairs of automatic entrance doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$78,000	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

Exterior doors are flush steel in pressed steel frames, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 13 exterior metal doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,000	Unassigned

Updated: MAR-13

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

There are three small areas of built-up roofing, adjacent the mechanical penthouse and at the 1988 elevator addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	25	MAR-13

Event: Replace 50 sm asphalt built-up roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,000	Unassigned

Updated: MAR-13

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

Most of the original roofing was replaced with a two ply SBS membrane.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-13

Event: Replace 1400 sm two ply SBS membrane roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$234,000	Unassigned

Updated: MAR-13

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

Interior partitions are mostly metal stud framed with a gypsum board finish, painted. Some non load-bearing walls are concrete block masonry, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1010.05 Interior Windows*

Interior windows are single glazed in pressed steel frames, paint finish. Some windows are in wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1010.06 Interior Glazed Partitions and Storefronts*

Glazed partitions are provided in aluminum frames, single glazed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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	1960	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Most interior doors are painted, solid core wood, in painted pressed steel frames. Lever latchsets and self closing hardware. Some high-usage doors have full height continuous hinges.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1020.03 Interior Fire Doors*

Most fire doors are flush steel doors in pressed steel frames, paint finish, overhead closers, some with magnetic hold-opens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1020.04 Interior Sliding and Folding Doors*

Small closets are provided with accordion folding fabric partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1030.01 Visual Display Boards**

Whiteboards are provided at nurse's stations, meeting rooms and offices, tackboards elsewhere.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-13

Event: Replace 50 visual display boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$45,000	Unassigned

Updated: MAR-13

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

Prefinished steel toilet partitions, floor mounted, overhead braced, in staff areas throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace 10 steel toilet compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: MAR-13

C1030.06 Handrails*

Continuous steel bar handrails, with extruded vinyl cap, throughout most public areas and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1030.08 Interior Identifying Devices*

Silkscreened plastic door identifiers at almost all doors. Plastic 'pockets' to hold room identification cards. Area identification signage at entrance to all wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1030.10 Lockers**

Prefinished steel lockers, full height, located in locker rooms as well as throughout facility, for staff use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replace 40 prefinished steel lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,000	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Institutional grade stainless steel shelving throughout. Newer office shelving is plywood construction, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard institutional quality bathroom accessories, stainless steel finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C2010 Stair Construction*

Main hospital stairs are welded steel stringer construction, with concrete filled pan treads. Stairs to roof top mechanical rooms are steel stringers, with open grid steel treads, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C2020.05 Resilient Stair Finishes**

Stairs are finished with full width vinyl treads and risers, non-slip pattern with integral nosings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-13

Event: Replace 216 vinyl stair treads and risers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

Updated: MAR-13

C2020.08 Stair Railings and Balustrades*

Main stair railings are welded steel bar, with extruded vinyl handrail. Secondary stair railings are welded steel pipe, wall mounted or free standing, paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C3010.06 Tile Wall Finishes**

Numerous bathrooms, shower rooms, and sterile service rooms have been finished with ceramic wall tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 780 sm ceramic wall tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$190,000	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Gypsum board partitions and concrete block walls are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy painted concrete floor finishes are provided in basement storage and service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C3020.02 Tile Floor Finishes**

Numerous bathrooms, shower rooms, and sterile service rooms have been finished with ceramic floor tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	50	MAR-13

Event: Replace 230 sm ceramic floor tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,000	Unassigned

Updated: MAR-13

C3020.03 Terrazzo Floor Finishes*

The original main floor entrance to the Auxiliary Hospital was finished with terrazzo flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

C3020.07 Resilient Flooring - 1960**

The majority of original flooring, throughout this facility, is sheet vinyl with welded seams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	MAR-13

Event: Replace 400 sm sheet vinyl flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,000	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - 1985**

Upgraded flooring, throughout this facility, is sheet vinyl with welded seams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-13

Event: Replace 2500 sm sheet vinyl flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$200,000	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - 2005**

Replacement flooring, throughout this facility, is sheet vinyl with welded seams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	20	MAR-13

Event: Replace 400 sm sheet vinyl flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$32,000	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring - 2005**

Level loop carpeting, installed in general renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	15	MAR-13

Event: Replace 500 sm level loop carpeting

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$32,000	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring - 2011**

Rubber backed carpet tile, installed on upper floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	15	MAR-13

Event: Replace 200 sm carpet tile

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$15,000	Unassigned

Updated: MAR-13

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Ceilings in washrooms, storage rooms and some common areas, is gypsum board on metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	25	MAR-13

Event: Replace 3200 sm acoustic ceiling tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$140,000	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Interior gypsum board ceilings and bulkheads are painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D1010.01.02 Hydraulic Passenger Elevators - 1960**

Original hydraulic passenger elevator, installed in centre of facility, 1760 kg capacity, four stops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replace one passenger elevator, 4 stops

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$72,000	Unassigned

Updated: MAR-13

D1010.01.02 Hydraulic Passenger Elevators - 1988**

New hydraulic passenger elevator, installed at connecting link, 1810 kg capacity, four stops plus one level change.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	30	MAR-13

Event: Replace one passenger elevator, 5 stops

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$84,000	Unassigned

Updated: MAR-13

D1090 Other Conveying Systems*

Pneumatic tube medical delivery system, with plastic delivery cylinders, one station per floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-13

S4 MECHANICAL**D2010.04 Sinks** - 1960**

There are approximately 20 sinks located throughout the building consisting of double and single stainless steel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replace 20 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$29,700	Unassigned

Updated: MAR-13

D2010.04 Sinks - 2001**

There are 3 double stainless steel sinks in the Lab area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace 3 Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$3,000	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urn) - 1960**

The washrooms have flush valve water closets and a mix of lavatories and basins.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	MAR-13

Event: Replace Washroom Fixtures (20 WC, 28 Lav)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$69,400	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2001**

The washrooms have mostly auto flush valve water closets and a mix of lavatories and basins.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	35	MAR-13

Event: Replace Washroom Fixtures (8 WC, 20 Lav)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$38,400	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Water service is provided from central plant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2020.01.02 Valves: Domestic Water**

There are approximately 15, 50mm or larger isolation valves through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 15 Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$21,700	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Most hot and cold water piping is insulated. Insulation is fiberglass with cloth and some canvas coverings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2030.01 Waste and Vent Piping*

The waste and vent piping consists of Cast MJ and DWV copper piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2030.02.04 Floor Drains*

There are floor drains in the Mechanical Rooms and throughout the facility as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2030.03 Waste Piping Equipment*

There is a Sump pump for the Elevator as well as for the weeping tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Rain water piping is cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2040.02.04 Roof Drains*

The roof drains are cast body complete with aluminum domes. Parapets are equipped with overflow scuppers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D2090.10 Nitrous Oxide Gas Systems**

There is Nitrous Oxide Gas for the Renal Dialysis area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace Nitrous Oxide Gas System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$154,000	Unassigned

Updated: MAR-13

D2090.11 Oxygen Gas Systems**

There is a Oxygen Gas System for the Renal Dialysis area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace Oxygen Gas Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$154,000	Unassigned

Updated: MAR-13

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

There is a Vacuum System for the Renal Dialysis area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace Vacuum Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$10,000	Unassigned

Updated: MAR-13

D2090.14 Acid Waste Systems**

There is a Acid Waste System for the Renal Dialysis area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace Acid Waste Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$110,000	Unassigned

Updated: MAR-13

D2090.16 Medical Air System*

There is a Medical Air System for the Renal Dialysis area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-13

D3040.01.01 Air Handling Units: Air Distribution - 1960**

There are two Air Handlers that are at the end of their life expectancy which supply heat and ventilation to the building. One is located in the Mechanical Room on Level 1 and the second is located in the Mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replacement 2 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,000	Unassigned

Updated: MAR-13

D3040.01.01 Air Handling Units: Air Distribution - 2001**

There is an Engineered Air, air handler in the Mechanical penthouse complete with a remote return fan that provides heat and ventilation to the second floor, Renal Dialysis area and the Lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replacement 1 Air Handling Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$45,000	Unassigned

Updated: MAR-13

D3040.01.04 Ducts: Air Distribution*

The air distribution duct work is made from galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Hvac system consists of square ceiling supply air diffusers, as well as surface mount and ceiling return air grills.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D3040.03.01 Hot Water Distribution Systems**

The hot water distribution system is black iron pipe with a small amount of copper pipe and fittings at small heating equipment connections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 5713 sq/m Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$540,300	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust**

There are 7 exhaust fans located on the roof for washroom and general exhaust.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replace 7 Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,900	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Ducts are round and square galvanized sheet metal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate exhaust air grills through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D3040.05 Heat Exchangers**

There are two heat exchangers for the glycol system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replace 2 Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,600	Unassigned

Updated: MAR-13

D3050.01.03 Packaged Terminal Air Conditioning Units*

There are three Air Conditioning units located in the corridors of level 3 to provide cooling to the corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	MAR-13

D3050.03 Humidifiers**

There are two humidifiers for Air Handler SF-H1 that are not operational.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	25	MAR-13

Event: Replacement 2 Humidifiers

Concern:

Humidifiers are beyond repair and not operational.

Recommendation:

Replace Humidifiers.

Consequences of Deferral:

Low humidity levels in building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$22,700	Medium

Updated: MAR-13

D3050.05.02 Fan Coil Units**

There are force flow units located in entrance way ceilings and on walls as well as on the perimeter wall in Meeting Room 6. They are near or at the end of their life expectancy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replacement 14 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$74,000	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

Finned tube radiation in cabinets along the perimeter of building on Levels 2, 3 and 4.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replacement 4284 sq/m Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$199,500	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters**

There are two wet unit heaters located in the Mechanical Penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	MAR-13

Event: Replace 2 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$7,000	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

Controls are electronic and pneumatic and are integrated with a Delta Controls Building Management System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	40	MAR-13

Event: Replace 5713 sq/m Pneumatic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$83,200	Unassigned

Updated: MAR-13

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

There is 1 Delta Building System Monitoring Station and associated tie-ins located in the Mechanical Penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	20	MAR-13

Event: Replacement 1 Building Systems Controls Monitoring Station

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,000	Unassigned

Updated: MAR-13

D4010 Sprinklers: Fire Protection*

The building is protected by a sprinkler system along with a standpipe system in various locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

There are several A.B.C. Fire Extinguishers and Fire Hose cabinets throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

S5 ELECTRICAL**D5010.02 Secondary Electrical Transformers (Interior)** - 1988**

There is a 600-120/208 volt 225 KVA step down transformer that feeds all of the 120/208 volt loads in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	40	MAR-13
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	225	kVA	

Event: Replace the 225 KVA 600:120/208 volt transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$25,500	Unassigned

Updated: MAR-13

D5010.02 Secondary Electrical Transformers (Interior) - 2011**

There is a 600 to 480 volt step down transformer installed in the basement electrical room. This transformer appears to be used to feed power for the construction temporary panel located in the front of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2011	40	MAR-13

Event: Replace on 600 to 480 volt step down transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2051	\$15,500	Unassigned

Updated: MAR-13

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

The main service to this building is a 400 amp 347/600 volt Cuttler Hammer 3 phase 4 wire distribution panel located in the main electrical room. This main distribution panel is protected with a single enclosure Federal Pioneer main breaker located in the main electrical room. The main service in this building is fed from the main service in the Main hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1988	40	MAR-13

Event: Replace the 400 amp 347/600 volt Main Breaker and 400 amp 347/600 volt Main Distribution Panel

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$30,000	Unassigned

Updated: MAR-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 1960**

The building has several 120/208 volt 3 phase 4 wire branch circuit panels installed through out the building. All of the panels appear to be 225 amp rated and are manufactured by Federal Pioneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

Event: Replace all of the Federal Pioneer branch circuit panels (Approx. 25 Panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$87,500	Unassigned

Updated: MAR-13

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution) - 2001**

The building has some Cuttler Hammer 120/208 volt 3 phase 4 wire branch circuit panels that were installed in 2001 within in the Renal Dialysis area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-13

Event: Replace the Cuttler Hammer 120/208 volt Branch Circuit Panels (Approx. 5 Panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$17,500	Unassigned

Updated: MAR-13

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

The building has two Cuttler Hammer four plex motor control centers located in the mechanical penthouse. This MCC is 600 volt 3 wire 200 amp rated, and feeds the fans and pumps located in the penthouse mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	30	MAR-13

<u>Capacity Size</u>	<u>Capacity Unit</u>
200	amps

Event: Replace two four plex Cuttler Hammer 200 amp Motor Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,500	Unassigned

Updated: MAR-13

D5010.07.02 Motor Starters and Accessories**

The building has several loose motor starters installed throughout the building. They are combination of Allen Bradley and Westinghouse starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1960	30	MAR-13

Event: Replace all loose magnetic motor starters (Approx. 15)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$15,500	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

The branch circuit wiring in this building consists of EMT conduit with single conductor cable throughout the building. The use of flexible conduit and AC90 cable was noted for final connections to lighting, motors and transformers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

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

All of the interior lighting appears to be controlled with the use of line voltage switches installed throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D5020.02.02.01 Interior Incandescent Fixtures*

The building has a very limited amount if incandescent light fixtures installed. There is some incandescent keyless fixtures installed within the penthouse mechanical room, some incandescent industrial shade fixtures installed in the basement storage rooms and some incandescent recessed mounted fixtures in the main floor waiting room. It was also noted to be some incandescent globe style fixtures installed within a couple of the offices spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures - 1995**

The fluorescent fixtures installed throughout the building have been retro fitted with T8 lamps complete with electronic ballasts. They are in the form of surface mounted and recessed mounted 2X4 fixtures throughout the building. There is also several suspended fixtures installed in the basement storage area and within most service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	30	MAR-13

Event: Replace all T8 fixtures (Approx. 550 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$137,500	Unassigned

Updated: MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures - 2001**

The facility has several recessed mounted T8 fluorescent fixtures installed in the Renal Dialysis wing. These fixtures were installed in 2001 during the renovation of that wing. The majority of the fixtures are standard recessed mounted 2X4 fixtures with some recessed mounted 2X4 parabolic fixtures installed in the offices. The washrooms and stairwells utilize a wall mounted cube style fixture.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-13

Event: Replace all T8 fluorescent Fixtures (Approx. 110 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$27,500	Unassigned

Updated: MAR-13

D5020.02.03.01 Emergency Lighting Built-in* - 1960

The built in emergency lighting throughout is completed with the use the T8 fluorescent fixtures. These fixtures are connected to an emergency power grid that is connected to the main hospitals emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D5020.02.03.01 Emergency Lighting Built-in* - 2001

The built in emergency lighting within the Renal Dialysis area is completed with the use the T8 fluorescent fixtures. These fixtures are connected to an emergency power grid that is connected to the main hospitals emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Even though the building is fed from the emergency generator located in the main hospital, there is several battery packs installed in the stairwells and mechanical rooms to provide emergency lighting during the short period of time while the generator is warming up. The emergency battery packs consist of Lumacell packs complete with built in remote heads.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-13

Event: Replace Battery Packs (Approx. 30 battery packs)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,500	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs* - 1960

The building has several incandescent style exit signs installed through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D5020.02.03.03 Exit Signs* - 2001

The exit light fixtures installed in the Renal Dialysis area consist of LED style exits. These fixtures were installed in 2001 as part of the renovation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	MAR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

The building has several wall mounted high pressure sodium fixtures installed at specific locations around the building. There is also some several high pressure sodium pole mounted fixtures (10 foot tall poles) used to light up the walkway between the main hospital the this building as well as the main entrance driveway.. The building has several recessed and surface mounted HPS fixtures installed under the entry canopies around the building. There is also some decorative HPS low level pole mounted landscape lights installed in the landscaping along the walkway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1988	0	MAR-13

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

All of the exterior lighting is controlled by the main hospital building management system through a photocell and timer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-13

D5030.01 Detection and Fire Alarm**

The fire alarm system is a fully addressable Edwards EST 3 system. The Edwards panel in this panel is a Network Panel only, and is connected the main fire alarm system located in the main hospital. The system consists of manual pull stations, smoke detectors, heat detectors, speakers and strobes through out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	25	MAR-13

Event: Replace the Edwards EST 3 Network Panel and all associated devises (Based on GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$105,500	Unassigned

Updated: MAR-13

D5030.02.01 Door Answering*

The main entrance doors have an intercom that is connected to the main hospital security room for after hours entry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

D5030.02.02 Intrusion Detection**

The building has a DSC MAXIS intrusion detection system installed. The system includes door contacts on each controlled door to monitor the door status.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-13

Event: Replace the DSC MAXIS security system and all assoicated devises (Based GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$61,500	Unassigned

Updated: MAR-13

D5030.02.03 Security Access**

The building has a card access control system installed. All secure doors such as stairwells and main entrance doors are controlled with the DSC Maxis card access control system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-13

Event: Replace the Security Access system and all associated equipment (Based on GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$85,500	Unassigned

Updated: MAR-13

D5030.02.04 Video Surveillance**

The facility minimal CCTV cameras installed. There is one camera installed on the main floor at the entrance into the Renal Dialysis wing and one on the roof to provide coverage of the exterior. The CCTV system is connected into the main hospitals CCTV system located in the main security room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-13

Event: Replace the CCTV Cameras (Approx. 2 Cameras)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$8,500	Unassigned

Updated: MAR-13

D5030.04.01 Telephone Systems*

The telephone system consists of a backbone cabling system made up of multi-pair CAT 3 cables to each floor, then a 4 pair CAT3 cable to each outlet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-13

D5030.04.03 Call Systems**

The Renal Dialysis wing on the main floor has a Rauland Responder 4 nurse call system installed at each unit bed and washroom. This system was installed in 2001 when the wing was renovated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	MAR-13

Event: Replace the Rauland Nurse Call and all associated equipment (Based on Approx. 1000 square meters)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$40,500	Unassigned

Updated: MAR-13

D5030.04.04 Data Systems*

The data system consists of CAT5 cabling from each data outlet to the closest data rack. The data in this building is connected to the main hospital with a fiber cable that is terminated in the main electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	MAR-13

D5030.04.05 Local Area Network Systems*

The building has a wireless network installed throughout the building. There are several wireless access points installed in each floor. Each location is connected back to the closest data rack with a CAT5 cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1995	0	MAR-13

D5030.06 Television Systems*

The television system in this building consists of a COAX back bone cabling system only. Each television is fed from the closest data room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.02 Library Equipment*

Rolling file storage system, for medical records, floor mounted on tracks, full height.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

E1020.07 Laboratory Equipment*

A medical diagnostic laboratory is provided on site, managed by an independent operator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-13

E1020.08 Medical Equipment*

The only medical equipment on site is located in the Renal Dialysis facility, on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-13

E2010.02 Fixed Casework** - 1960

Institutional quality millwork is provided throughout the site, including desks, counters, offices, washrooms, staff rooms, and lounges.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	35	MAR-13

Event: Replace 270 lm wood casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$204,000	Unassigned

Updated: MAR-13

E2010.02 Fixed Casework** - 2005

Institutional quality millwork was added during renovations to Renal Dialysis Suite and conversion to office and meeting space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	35	MAR-13

Event: Replace 110 lm wood casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$86,000	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

A mixture of vertical fabric blinds and horizontal louvre blinds are provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace 260 window blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,000	Unassigned

Updated: MAR-13

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

The parking lot is flat, and is level with the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

K4010.02 Barrier Free Entrances*

The main entrance and the south staff entrance, both have automatic power door operators installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

K4010.03 Barrier Free Interior Circulation*

The corridors are wide and unobstructed, and all four floors are served by two elevators.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are provided throughout the facility, both for patient use and for the public.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

K4020.02 Fire Code*

Major fire doors in fire separations (ie: corridors) are held open with magnetic release door hold open devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1960	0	MAR-13

Event: Install 20 overhead door closers. Install 10 magnetic door hold-opens connected to the fire alarm system.

Concern:

Most fire doors are held open with magnetic release door hold open devices. Many other fire doors, especially in the Renal Dialysis Unit and in the basement, are held open with lever locks, wood wedges, pails, boxes, etc. In other instances, the door closer has either been removed or disabled.

Recommendation:

Staff must be strongly advised and trained to not block open fire doors. Replace damaged or removed overhead door closers. Doors that must remain open should have magnetic hold-opens installed.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2014	\$55,000	Medium

Updated: MAR-13

K4030.01 Asbestos*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

K4030.04 Mould*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

K4030.09 Other Hazardous Materials*

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

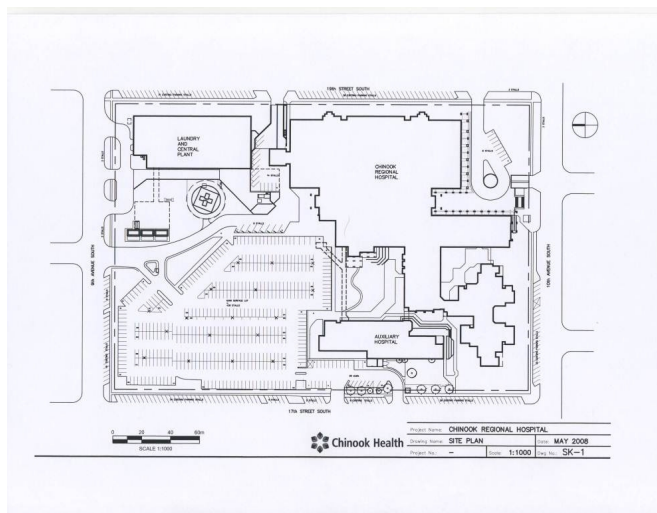
<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1960	0	MAR-13

K5010.01 Site Documentation*

Site plan drawing provided by Health Region maintenance staff.

Facility inspection by DC Stewart Architect Limited, 17 October 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13



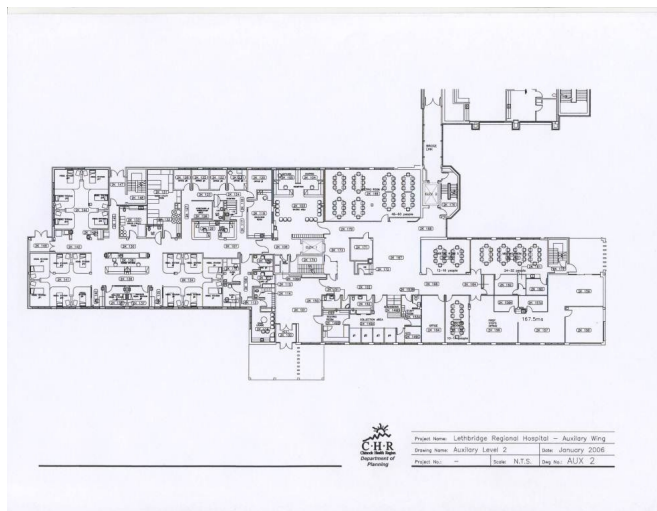
Site Plan

K5010.02 Building Documentation*

Floor plan drawing provided by Health Region maintenance staff.

Facility inspection by DC Stewart Architect Limited, 17 October 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-13



Main Floor Plan