

RECAPP Facility Evaluation Report

Calgary Health Region



Vulcan Community Health Centre

B1181A

Vulcan

Facility Details

Building Name: Vulcan Community Health C
Address: 610 Elizabeth Street
Location: Vulcan

Building Id: B1181A
Gross Area (sq. m): 0.00
Replacement Cost: \$27,797,102
Construction Year: 0

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: June 9 2009
Evaluator Name: Daria Klimenko

Total Maintenance Events Next 5 years: **\$1,643,100**
5 year Facility Condition Index (FCI): **5.91%**

General Summary:

For the purpose of this report, we have referenced the long-term care wing to be located at the north portion of the Site.

The original 3,567 m2 one-storey building was constructed in 1984 and has a partial basement located under the centre core area of the building. The patient care wing is slab on grade construction. The main entrance to the building was reconfigured in 1989 and provides barrier-free access to the building. A number of renovations were completed in the building: the administration area was converted to a health care unit and the dining area was renovated in 1995; the Operating Room (OR) was converted to a doctor's clinic in 1998; and, the nursing station, admitting area and patient's lounge were renovated during the last 2-5 years. The hospital currently has a reported capacity of 23 beds.

Structural Summary:

The building has conventional reinforced concrete spread and pad footings with concrete slab on grade in the basement of the core building and north long-term care wing. Foundation walls are concrete block. The building superstructure contains perimeter and interior steel columns and beams supporting concrete floors and metal roof joists.

The building structure is in acceptable overall condition.

Envelope Summary:

The exterior walls cladding consists of prefinished metal siding and brick veneer. The exterior windows are double glazed units in prefinished aluminum frames. Exterior entrance doors are glass doors set in aluminum frames matching the exterior windows. The main entrance has automated horizontally sliding doors on motion sensors for Barrier Free Accessibility. Utility and fire exit doors are solid metal in welded steel frames. Overhead doors at the ambulance bay and shipping/receiving are sectional insulated metal with electrically driven door openers.

The building envelope is in acceptable overall condition.

Interior Summary:

Interior windows are Georgina wire security glass and clear or opaque glass in steel frames. Interior doors are a mixture of solid core wood, hollow metal and automatic double insulated glazing sliding units in prefinished frames. Interior walls are painted concrete and painted or unpainted concrete block; painted gypsum and glazed ceramic tiles. Interior flooring systems have resilient vinyl flooring, carpet, ceramic tile and painted or clear-finished sealed concrete. Interior ceilings are a mixture of painted suspended gypsum, painted/unpainted concrete, spray-on insulation and suspended acoustic tile ceilings.

There is a hydraulically operated passenger elevator (4,000 lb./32 persons capacity).

The interior finishes are in good overall condition.

Mechanical Summary:

Domestic cold water piping and plumbing fixtures throughout the Vulcan General Hospital are mostly original, thus being about 25 years old. Domestic hot water piping was replaced during renovations completed in 1991. Domestic

distribution piping is copper and waste water piping (storm and sanitary) is a mixture of cast iron and ABS (plastic).

Domestic hot water is generated by 2 insulated hot water heaters / storage tanks which were replaced in 1991 and heat exchangers replaced in 1997.

Heating hot water for perimeter radiation units and heating coils in air handling units is supplied by 2 original Volcano gas fired hot water boilers.

Low pressure steam for system humidification is supplied by a Bryan-model steam boiler replaced in 2002.

Heating supply water and domestic supply water systems are equipped with separate salt water softeners.

Air conditioning systems consist of an original York centrifugal water chiller that utilizes R-11 refrigerant, with an original rooftop Baltimore Air Coils (BAC) cooling tower.

Ventilation is provided by 3 original Engineered Air (Eng. A.) air handling units) with terminal variable air volume (VAV) boxes on system ducting.

Building automation and controls consists primarily of original pneumatic controls with a small BMS system added in about 1994 to increase energy efficiency.

Fire protection is provided by a wet-pipe sprinkler system throughout (including heated ambulance bays) with an outside standpipe connection near the main entrance. Portable ABC-type fire extinguishers are distributed throughout the facility and there is a dedicated kitchen hood wet chemical system in the full service kitchen.

The medical vacuum system and self-contained coolers for bio-hazard waste and the morgue are outside the scope of the survey.

The mechanical systems are generally in acceptable overall condition.

Electrical Summary:

Electrical distribution to the site is via Utility-owned pad mounted primary transformer (rating not listed).

Main electrical switchboard is manufactured by Federal Pioneer and rated for 2000 Amp, 600 Volts, 3-phase 4-wire service.

The building is equipped with branch circuit panel boards throughout and the distribution wiring is copper. Circuit boards average 75 to 80% capacity with cover blanks on un-used breaker contacts.

The interior florescent lighting is primarily T-12. Replacement with energy saving T-8 fluorescent fixtures is recommend during next lifecycle replacement event.

Exit signage is provided by energy saving LED fixtures replaced in 1997.recommended.

The fire alarm control panel and intrusion detection/alarms are original and obsolete but remain functional.

Replacement and upgrades to the systems are recommended during next lifecycle replacement event.

Emergency power for medical and diagnostic equipment and primary heating and ventilation systems is provided by an original Mitsubishi model S6N-PTA emergency gen-set.

The electrical systems are generally in acceptable overall 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*

Perimeter conventional reinforced concrete spread footings and interior column pad footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

A1030 Slab on Grade*

Located in basement of the center core and under the north long-term care wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

A2020 Basement Walls (& Crawl Space)*

Basement walls in the central core are reinforced concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

B1010.01 Floor Structural Frame (Building Frame)*

Floor structural frame consists of internal reinforced concrete columns and perimeter reinforced concrete block walls supporting conventionally reinforced structural suspended concrete slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

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

Concrete block walls and structural steel columns supporting open web steel joists and steel roof decks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

B1010.03 Floor Decks, Slabs, and Toppings*

Floors are structural suspended concrete slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

B1010.09 Floor Construction Fireproofing*

Floor structures are of non-combustible construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

B1010.10 Floor Construction Firestopping*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

B1020.01 Roof Structural Frame*

Steel columns supporting open web steel joists and corrugated steel decks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

B1020.05 Roof Construction Vapor Retarders, Air Barriers, and Insulation*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

B1020.06 Roof Construction Fireproofing*

Spray-on fireproofing is observed on the metal roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Exterior wall cladding consists primarily of masonry brick cavity walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	75	MAR-10

B2010.01.06.03 Metal Siding**

Prefinished metal panels on the mechanical penthouse walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$55,000	Unassigned

Updated: MAR-10

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

Flexible joint sealer (caulking) is provided at masonry control joints; through wall penetrations and around window/door frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	20	MAR-10

Event: Replace Exterior Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$17,700	Unassigned

Updated: MAR-10

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

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

B2010.05 Parapets*

Cavity walls extend above the plane of the roof to form parapets and are flashed with metal coping and counter flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	50	MAR-10

B2010.09 Exterior Soffits*

Prefinished metal soffits located at roof overhangs throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 1984 Section**

Original double glazed units in prefinished aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	40	MAR-10

Event: Replace Aluminum Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$130,000	Unassigned

Updated: MAR-10

Event: Replace Leaking Window Glazing

Concern:

Several sealed insulated glazing units exhibit failed seals via condensation between panes.

Recommendation:

Replace failed window glazing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2010	\$4,000	Low

Updated: MAR-10

B2020.01.01.02 Aluminum Windows (Glass & Frame) - 2001 Renovations**

Double glazed units in prefinished aluminum frames replaced in 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	MAR-10

Event: Replace Aluminum Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$25,000	Unassigned

Updated: MAR-10

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Four glass doors set in aluminum frames matching the exterior standard windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Aluminum-Framed Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$49,500	Unassigned

Updated: MAR-10

B2030.01.06 Automatic Entrance Doors**

Main entrance doors have sealed insulated glazing sliding doors in prefinished frame is equipped with a power openers, reportedly added in 1989.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	30	MAR-10

Event: Replace Automatic Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$24,500	Unassigned

Updated: MAR-10

B2030.02 Exterior Utility Doors**

Two insulated metal doors in welded metal frames. Interior panic bar hardware and hydraulic door closer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$2,300	Unassigned

Updated: MAR-10

B2030.03 Large Exterior Special Doors (Overhead)* - 1984 Section

One above-grade, insulated metal overhead door with electrically powered door opener is present at shipping and receiving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

B2030.03 Large Exterior Special Doors (Overhead)* - Ambulance Bay

Two at-grade, insulated metal overhead doors with electronically powered door openers and sensors are present at the ambulance bay. Reportedly, motors for the overhead doors will be replaced in 2009 (Approved Project).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	30	MAR-10

B3010.01 Deck Vapor Retarder and Insulation*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2002 Replacement**

2-ply modified bituminous membrane (aka SBS) with granular surfaced capsheetd and flashing installed on the central core of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	25	MAR-10

Event: Replace SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$282,400	Unassigned

Updated: MAR-10

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2007 Replacement**

SBS with granular surfaced capshed and flashing installed on the rooftop penthouse, north long-term care wing, staff lounge and ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2007	25	MAR-10

Event: Install Roof Drain

Concern:

Ponding is evident on SBS roof in the mechanical penthouse enclosure. Soft spots were detected throughout when walked on, indicative of possible water ingress.

Recommendation:

Patch and repair roofing soft spots and install additional drains to improve drainage and remove surface moisture.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$3,500	Medium

Updated: MAR-10

Event: Replace SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$283,500	Unassigned

Updated: MAR-10

B3020.01 Skylights**

Sloped glazing system is present at the main east entrance. Some offices have skylight windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace Skylights

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$27,200	Unassigned

Updated: MAR-10

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

Other openings include roof drains and exhaust vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Painted cast in place concrete and concrete block partitions at utility rooms, stairwell, elevator and basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

C1010.01.03 Unit Masonry Assemblies: Partitions*

Unit masonry fixed partitions at the main vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

C1010.01.07 Framed Partitions (Stud)*

Painted gypsum partitions on metal stud partitions throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	100	MAR-10

C1010.03 Interior Operable Folding Panel Partitions** - 1984 Section

Prefinished, manually operated roll-up security partitions are present near the main entrance and at X-ray reception.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Roll-up Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,300	Unassigned

Updated: MAR-10

C1010.03 Interior Operable Folding Panel Partitions** - 1995 Renovations

One prefinished, manually operated metal folding (dividing) partition separates the dining room from the kitchen preparation area.

Vinyl accordion-style folding partitions are present at closets in the health care unit and at the patient's lounge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	MAR-10

Event: Replace Folding Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$42,500	Unassigned

Updated: MAR-10

C1010.03 Interior Operable Folding Panel Partitions - 1998 Renovations**

One roll-up prefinished metal partition is present at the doctor's clinic reception.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-10

Event: Replace Roll-up Partition at the Doctor's Clinic Reception

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$1,800	Unassigned

Updated: MAR-10

C1010.03 Interior Operable Folding Panel Partitions - 2006 Renovations**

Vinyl accordion style partition is present at the conference room in the basement of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-10

Event: Replace Accordion Partition at the Boardroom

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$30,200	Unassigned

Updated: MAR-10

C1010.05 Interior Windows*

Georgian wire safety glass and clear glass in steel frames in doors, door sidelights and windows from interior rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	80	MAR-10

C1010.06 Interior Glazed Partitions and Storefronts*

Present at the glass main entrance doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1989	80	MAR-10

C1010.07 Interior Partition Firestopping*

Concealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	50	MAR-10

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors with and without Georgian wire inserts and hollow metal doors with lever-type handsets. All hung in pressed steel frames. Some doors have door stops and metal kick plates.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

C1020.02 Interior Entrance Doors*

One sealed, double insulated glazing sliding door in prefinished frame is equipped with a power openers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

C1020.03 Interior Fire Doors*

Fire rated doors and frames. Fire door at the main entrance has a power assisted door opener/closer. Corridor fire doors have electrically supervised door hold open devices activated by the fire alarm control panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	50	MAR-10

C1020.07 Other Interior Doors*

Painted metal gate at purchasing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

C1030.01 Visual Display Boards**

Tack and dry erase boards throughout. Projection screen in the boardroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-10

Event: Replace Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$10,000	Unassigned

Updated: MAR-10

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

Toilet/shower partitions in the staff locker rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Toilet/Shower Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$10,100	Unassigned

Updated: MAR-10

C1030.05 Wall and Corner Guards*

Metal or rigid plastic/PVC corner guards in some areas. Vinyl covered guards on the columns at the main entrance are peeling off (< \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	15	MAR-10

C1030.06 Handrails*

Wall-mounted plastic handrails are provided along some corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	40	MAR-10

C1030.08 Interior Identifying Devices*

Room number and nameplates posted in clear plastic frames are provided on patient doors. Interior directional and other room identification signage are provided in clear plastic frames at the interior walls and doors or suspended from the ceiling. Building floor/fire evacuation plans are provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-10

C1030.10 Lockers**

Full-height metal lockers in male and female change rooms, and storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$48,200	Unassigned

Updated: MAR-10

C1030.12 Storage Shelving*

Grey metal and clear finish wood shelving are present in some rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	MAR-10

C1030.14 Toilet, Bath, and Laundry Accessories*

Wall-mounted mirrors, grab bars, toilet paper and liquid soap dispensers are present at the private/semi-private patient's washrooms and Assisted Tub Room. Wall-mounted soap dispensers and paper towel holders in the kitchen, kitchenettes, beauty salon and other treatment/exam rooms. Wall-mounted mirrors and paper bins, grab bars at BFA toilet stalls, liquid soap dispensers, paper towels and toilet paper dispensers, woman product dispensers and baby changing table (at the BFA public washroom) at the public/staff washrooms. Hand sanitizer dispensers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	20	MAR-10

C2010 Stair Construction*

Cast in place reinforced concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	100	MAR-10

C2020.05 Resilient Stair Finishes**

Raised texture rubberized resilient sheet on stairwell between basement and main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-10

Event: Replace Resilient Stair Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$2,500	Unassigned

Updated: MAR-10

C2020.08 Stair Railings and Balustrades*

Painted metal handrails at stairwell between the basement and main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

C2020.11 Other Stair Finishes*

Painted concrete stairwell between penthouse and main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

C3010.01 Concrete Wall Finishes (Unpainted)*

Unpainted concrete block in some mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

C3010.06 Tile Wall Finishes - 1984 Section**

Ceramic wall tiles in the patient dining area (on countertop back-splash). Ceramic wall finishes on showers in the staff locker rooms and patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Ceramic Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$25,000	Unassigned

Updated: MAR-10

C3010.06 Tile Wall Finishes - 1997 Renovations**

Ceramic wall tiles in the Assisted Bathing Tub Room (on tub back-splash).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1997	40	MAR-10

Event: Replace Ceramic Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$6,000	Unassigned

Updated: MAR-10

C3010.11 Interior Wall Painting*

Painted gypsum board, concrete and concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	10	MAR-10

C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy clear coat on concrete floor at the staff locker room, staff washrooms, kitchen and other service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	0	MAR-10

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete floors in the mechanical rooms, purchasing and ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	10	MAR-10

Event: Repaint Floors

Concern:

Peeling paint on floors in the purchasing office and ambulance bay.

Recommendation:

Repaint concrete floors at purchasing and ambulance bay.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2011	\$1,500	Low

Updated: MAR-10

C3020.02 Tile Floor Finishes**

Ceramic floor finishes at the Assisted Bathing Tub Room, beauty salon and showers in the staff locker rooms and patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

Event: Replace Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$12,000	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring - 1984 Section**

Original vinyl floor tiles in some areas in the basement (locker rooms, janitor and storage rooms, offices and purchasing). Resilient flooring in patient rooms and corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-10

Event: Replace Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$153,200	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring - 2004 Renovations**

Resilient flooring (linoleum or vinyl floor tiles) in the dining room, X-Ray room, health care clinic and parts of the long-term care wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	20	MAR-10

Event: Replace Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$22,000	Unassigned

Updated: MAR-10

C3020.08 Carpet Flooring - 1984 Renovations**

Original carpet in the board rooms and some offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	15	MAR-10

Event: Replace Carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$18,000	Unassigned

Updated: MAR-10

C3020.08 Carpet Flooring - 1999 Renovations**

Carpet at the main entrance, main vestibule and doctor's clinic area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	15	MAR-10

Event: Replace Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$34,000	Unassigned

Updated: MAR-10

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Unpainted concrete in some mechanical and storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	100	MAR-10

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

Acoustic tile ceilings throughout. Random localized replacement in the basement/main floor due to stains is required (< \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace Acoustic Ceiling Tiles

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$93,000	Unassigned

Updated: MAR-10

C3030.07 Interior Ceiling Painting*

Painted gypsum board or concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-10

C3030.08 Ceiling Trim and Decoration*

Chrome-like finished eggcrate lenses on some fluorescent fixtures and in place of ceiling tiles with painted drywall above are present at some reception areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1998	0	MAR-10

C3030.09 Other Ceiling Finishes*

Decorative ceiling including metal panels is present at one reception area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

D1010.01.02 Hydraulic Passenger Elevators**

One hydraulic passenger elevator with a carrying capacity of 4,000 lb (32 persons) is present. According to the Site Representative, the cylinder of the elevator was replaced in about 1994 and full modernization of the controllers, panels and call systems was completed 6 weeks prior to the survey under this report.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	30	MAR-10

Event: Replace Hydraulic Passenger Elevators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$92,100	Unassigned

Updated: MAR-10

D1010.02 Lifts - People Lift**

Electrically assisted people lift appliance is provided in the Assisted Bathing Tub Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	25	MAR-10

Event: Replace Bath Lift

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$3,800	Unassigned

Updated: MAR-10

S4 MECHANICAL

D2010.04 Sinks** - Service Sinks

Mixture of wall mounted enamel iron service sinks and floor mounted stone service sinks in housekeeping supply rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Floor Mounted Service Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,000	Unassigned

Updated: MAR-10

Event: Replace Wall Mounted Service Sinks

Concern:

Housekeeping staff report complaints of back stain when emptying mop pails into wall mounted service sinks.

Recommendation:

Replace with floor mounted service sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2010	\$3,000	High

Updated: MAR-10

D2010.04 Sinks** - Stainless Steel

Medical service sinks are stainless sink with barrier-free faucet sets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Medical Service Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$110,000	Unassigned

Updated: MAR-10

D2010.05 Showers**

Showers with adjustable height shower heads are provided in patient rooms and common tub rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace All Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$69,000	Unassigned

Updated: MAR-10

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

Original wall mounted flush valve toilets and countertop enamel steel lavatories with barrier-free faucet sets are provided in patient and common washrooms throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$169,000	Unassigned

Updated: MAR-10

D2020.01.01 Pipes and Tubes: Domestic Water*

Original copper distribution piping on domestic hot/cold water throughout. All cold water piping is original. All hot water piping was replaced in 1991.

Waste water (sanitary and storm) piping is original cast iron and ABS (plastic). Pyrex glass piping on waste steams from a decommissioned lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

D2020.01.02 Valves: Domestic Water**

All gate valves on domestic water distribution throughout are reported to be original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$100,000	Unassigned

Updated: MAR-10

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventors installed on domestic water, boiler feed water and fire protection water distribution systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-10

Event: Replace Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$14,000	Unassigned

Updated: MAR-10

D2020.02.02 Plumbing Pumps: Domestic Water**

In-line 185W recirculation pump on domestic hot water distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	20	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	0.185	kW	

Event: Replace Domestic Water Circulation Pump

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$3,500	Unassigned

Updated: MAR-10

D2020.02.04 Domestic Water Conditioning Equipment**

Two salt-based brine tanks and ancillary equipment for water conditioning in the main mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-10

Event: Replace Water Softeners

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$14,000	Unassigned

Updated: MAR-10

D2020.02.06 Domestic Water Heaters**

Two large tanks for DHW with two small heat exchangers for heating. Both tanks were installed in 1991 with new heat exchangers installed in 1997 (also see D3040.05 Heat Exchangers - 1997 Replacements).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	MAR-10

Event: Replace Domestic Water Tanks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$16,000	Unassigned

Updated: MAR-10

D2020.03 Water Supply Insulation: Domestic*

All domestic piping seems well insulated. Insulation on the cold water piping is original. Insulation on hot water piping was replaced in 1991.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

D2030.01 Waste and Vent Piping*

Cast iron and ABS (plastic) storm and sanitary drain lines connected to municipal sewer systems. ABS soil vents extend above the roof surfaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

D2030.02.04 Floor Drains*

Floor drains with screening traps in assisted bathing tub rooms, patient and public washrooms, the kitchen, sanitizing room and mechanical rooms are connected to municipal sanitary sewers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

D2030.03 Waste Piping Equipment*

In-line grease trap and "insinkerator" waste disposal on kitchen sanitary drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D2040.01 Rain Water Drainage Piping Systems*

Original cast iron drainage piping connected to municipal sewers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

D2040.02.04 Roof Drains*

Cast aluminum roof drains with debris screens and internal rainwater leaders drain to municipal storm collection system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

D2090.10 Nitrous Oxide Gas Systems**

Nitrous oxide cylinder storage, manifold and distribution header system. Equipped with gas leak monitor and remote annunciator panel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Nitrous Oxide Gas System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$63,000	Unassigned

Updated: MAR-10

D2090.11 Oxygen Gas Systems**

Incorporates cylinders and a distribution header system. Oxygen gas is located in an outside storage compound with warning signage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Oxygen Gas Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$125,000	Unassigned

Updated: MAR-10

D2090.13 Vacuum Systems (Medical)**

Medical Vacuum system (2x1.5HP pumps) installed in the basement mechanical room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-10

Event: Replace Vacuum Systems (Medical)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$16,500	Unassigned

Updated: MAR-10

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

Diesel storage tank for use in emergency genset only.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	MAR-10

D3010.02 Gas Supply Systems*

Natural gas supply system for heating system, rooftop units and common room gas fire. Owned by the natural gas supplier with a modern digital readout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	MAR-10

D3020.01.01 Heating Boilers & Accessories: Steam**

A single BRYAN steam boiler and accessories provides steam for the humidification systems in the hospital. Model Number CL120-8-15-FDQ-KDI

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	35	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	351	kW	

Event: Replace Steam Boiler & Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$61,000	Unassigned

Updated: MAR-10

D3020.01.03 Chimneys (&Comb. Air) : Steam Boilers**

Flue stack for the single steam boiler passing through two floors from the main basement mechanical room to the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10

Event: Replace Steam Boiler Chimney

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$10,000	Unassigned

Updated: MAR-10

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

Two Volcano hot water boilers. Model Number MF 1430J 11HL

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	213	kW	

Event: Replace Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$203,000	Unassigned

Updated: MAR-10

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

Flue stack for two hot water boilers passing through two floors from the main basement mechanical room to the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Chimney

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,000	Unassigned

Updated: MAR-10

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

Original pot feeders for chemical introduction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D3030.02 Centrifugal Water Chillers**

A single York centrifugal chiller model number OT A2 A2 BI OFB filled with R11.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace Centrifugal Water Chiller

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$385,000	Unassigned

Updated: MAR-10

D3030.05 Cooling Towers**

A Baltimore Aircoil Company cooling tower is positioned on the roof next the the penthouse mechanical rooms roof access door. Nets are currently being used to keep birds from contaminating the tower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace Cooling Towers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$435,000	Unassigned

Updated: MAR-10

D3030.06.02 Refrigerant Condensing Units - Kitchen**

4 new (2004) condensing units for the kitchen walk in refrigerators/freezers are located in the basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-10

Event: Replace Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$22,500	Unassigned

Updated: MAR-10

D3030.06.02 Refrigerant Condensing Units - Morgue**

A small condensing unit for the morgue in the mechanical room is original (1984).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replacement Morgue Condensing Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,500	Unassigned

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution**

The three Engineered Air AHUs located in the penthouse mechanical room are originally installed split deck multizone systems. No model number available.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace AHUs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$170,000	Unassigned

Updated: MAR-10

D3040.01.04 Ducts: Air Distribution*

Original insulated (externally) and non-insulated sheetmetal ducting throughout. Ducting is equipped with in-duct smoke alarms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

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

VAV boxes mixing air to get a comfortable temperature throughout the building are original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace VAV Boxes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$203,000	Unassigned

Updated: MAR-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*

Majority of diffusers are square ceiling supply air diffusers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

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

Steam pressure piping system with no pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Steam Piping

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$7,000	Unassigned

Updated: MAR-10

D3040.03.01 Hot Water Distribution Systems**

The hot water distribution system takes hot water from the mechanical room and distributes it throughout the building to the radiant panels, finned tube radiation and VAV reheat systems.

Four 7.5HP pumps and three 2HP pumps. Piping to all boilers, heat exchangers and throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Hot Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$390,000	Unassigned

Updated: MAR-10

D3040.03.02 Chilled Water Distribution Systems**

One 10HP pumps with a shared 10 HP backup. Piping to all air handling systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Chilled Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$42,000	Unassigned

Updated: MAR-10

D3040.03.03 Condenser Water Distribution Systems Pumps*

One 10HP pumps with a shared 10 HP backup.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

D3040.04.01 Fans: Exhaust - 1999 Replacement**

Approximately six exhaust fans. One was replaced in 1999 with the remainder being original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-10

Event: Replace 1999-era Exhaust Fan

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$9,000	Unassigned

Updated: MAR-10

D3040.04.01 Fans: Exhaust - Original**

Approximately six exhaust fans. One was replaced in 1999 with the remainder being original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Original Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$34,000	Unassigned

Updated: MAR-10

D3040.04.03 Ducts: Exhaust*

Original uninsulated sheet metal ducts connected to rooftop exhaust fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

D3040.04.05 Air Outlets and Inlets: Exhaust*

Original Internal exhaust grills and rooftop exhaust vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D3040.05 Heat Exchangers - 1997 Replacements**

Heat exchangers on domestic hot water systems were replaced in 1997.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-10

Event: Replace Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$16,000	Unassigned

Updated: MAR-10

D3040.05 Heat Exchangers - Original**

Original heat exchanges connecting to the glycol loops required for AHUs to the mechanical room loops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$36,000	Unassigned

Updated: MAR-10

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

A single Engineered Air unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	2733	L/s	

Event: Replace Rooftop Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$145,000	Unassigned

Updated: MAR-10

D3050.03 Humidifiers**

Steam is provided, through the single steam boiler in the basement mechanical room, for all humidification equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace humidification sections

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$57,000	Unassigned

Updated: MAR-10

D3050.05.02 Fan Coil Units**

Fan coil units are only installed in vestibule areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$35,000	Unassigned

Updated: MAR-10

D3050.05.03 Finned Tube Radiation**

Finned tube radiation mainly in the core building with very little in the wings, except in common or canteen areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Finned Tube Radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$166,000	Unassigned

Updated: MAR-10

D3050.05.06 Unit Heaters**

Six unit heaters are spread around the building in the ambulance bay, the basement main mechanical room and penthouse mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$26,000	Unassigned

Updated: MAR-10

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

Radiant ceiling panel in most areas with exterior glazing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10

Event: Replace Ceiling Radiant Heating

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$152,000	Unassigned

Updated: MAR-10

D3060.02.02 Pneumatic Controls**

Pneumatic controls used throughout the building are original. Some controls in the mechanical room have since been updated with a small BMS system however the majority remain pneumatic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Pneumatic Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$18,000	Unassigned

Updated: MAR-10

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

In approximately 1994 a small BMS system with sensors and controls for the AHU's was installed to provide increased energy efficiency. The company currently maintaining the system is Converjint Technologies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1994	25	MAR-10

Event: Replace Building Systems Controls (BMCS, EMCS)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$15,000	Unassigned

Updated: MAR-10

D4010 Sprinklers: Fire Protection*

Sprinkler fire protection through the whole building excluding the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	MAR-10

D4020 Standpipes*

Double standpipe connection close to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	60	MAR-10

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers in cabinets are distributed throughout the building. Inspection tags revealed current certification.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D4030.02 Fire Blankets and Cabinets*

Fire blanket in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

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

Wet chemical system for kitchen hood

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Kitchen Hood Fire Extinguishing System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$15,600	Unassigned

Updated: MAR-10

D4090.07 Fire Pumps & Water Storage Tanks*

One fire pump connected to the municipal supply and the buildings standpipes. In acceptable condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Main utility owned transformer is located outside the hospital building. Reportedly original but retrofitted in 2007. No visible information (kva rating) on the transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Main Electrical Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$150,000	Unassigned

Updated: MAR-10

D5010.02 Secondary Electrical Transformers (Interior)**

Approximately 13 secondary transformers ranging between 30 to 112.5KVA. All transformers are Federal Pioneer brand solid state (dry) units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Secondary Electrical Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$171,000	Unassigned

Updated: MAR-10

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

Original 600V 2000A 3 phase Federal Pioneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10

Event: Replace Main Electrical Switchboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$39,000	Unassigned

Updated: MAR-10

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

Original circuit 200 Amp, 120/208 Volt 42 cct. panelboards distributed throughout. Panelboards average 75-80% capacity and have blanks over un-used circuits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Electrical Branch Circuit Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$200,000	Unassigned

Updated: MAR-10

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

Motor controllers in the penthouse mechanical room for the AHU fans.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replace Motor Controllers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$257,100	Unassigned

Updated: MAR-10

D5010.07.02 Motor Starters and Accessories**

A small number of individual magnetic motor starters (approx. 10 total) are provided at entrances for unitary heaters and elsewhere where needed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Replacement Magnetic Starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$312,100	Unassigned

Updated: MAR-10

D5020.01 Electrical Branch Wiring*

Original copper wiring in rigid conduit throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

D5020.02.01 Lighting Accessories (Lighting Controls)*

Standard light switches for lighting control with limited motion sensors in variable use areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D5020.02.02.02 Interior Fluorescent Fixtures**

Primarily original T12 fluorescents throughout with T-8 fixtures in the lobby area. Compact Fluorescent Lamps are also used as a replacement for pot lighting in the hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

Event: Upgrade all T12s to T8 at their end of life

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$720,000	Unassigned

Updated: MAR-10

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting circuits are built into the main lighting system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10

D5020.02.03.03 Exit Signs*

Exit signs all converted to LED.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-10

D5020.03.01.03 Exterior Metal Halide Fixtures*

Eleven pole top metal halide globe fixtures close to the buildings main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Twelve pole top H.P. sodium car park floodlights plus entranceway lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

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

Exterior lighting is controlled by a photocell to turn off during daylight periods.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	30	MAR-10

D5030.01 Detection and Fire Alarm**

Original Edwards 6500 Panel controls fire and security systems. Monitored devices include: manual pull stations, 6 in. bells, rate of heat rise detectors, smoke alarms, in-duct smoke alarms, sprinkler flow and pressure alarms and door hold open devices on fire doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace Detection and Fire Alarm

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$120,000	Unassigned

Updated: MAR-10

D5030.02.01 Door Answering*

Door intercom system is provided and monitored at reception and the 24-hr nursing station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

D5030.02.02 Intrusion Detection**

Edwards Cat. #1775 intrusion alarming system with motion sensors and door contacts. Panel is integrated with fire alarm annunciator panels throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

Event: Replace Intrusion Alarm Components

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$120,000	Unassigned

Updated: MAR-10

D5030.02.03 Security Access**

Original keypad security access at end corridor exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-10

Event: Replacement Security Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,700	Unassigned

Updated: MAR-10

D5030.03 Clock and Program Systems*

The original master clock system is still in use. As clocks fail they are replaced with standard wall clocks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

D5030.04.01 Telephone Systems*

A Mitel telephone system was installed in 1999 and includes intercom modules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-10

D5030.04.04 Data Systems*

The systems were installed in 2001 by the Calgary Health Regions IT department.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-10

D5030.04.05 Local Area Network Systems*

The systems were installed in 2001 by the Calgary Health Regions IT department.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	15	MAR-10

D5030.05 Public Address and Music Systems**

P.A. Is via phone through the Mitel telephone system which was installed in 1999.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-10

Event: Replace P.A. and Music Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$6,500	Unassigned

Updated: MAR-10

D5030.06 Television Systems*

Regular cable service is provided to each patient room with a TV in each room to watch it on.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	20	MAR-10

D5090.01 Uninterruptible Power Supply Systems**

Two small APC model 1400XL provide UPS services to the buildings network systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	MAR-10

Event: Replace UPS Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$2,500	Unassigned

Updated: MAR-10

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

Mitsubishi model S6N-PTA emergency gen-set.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10

<u>Capacity Size</u>	<u>Capacity Unit</u>
565	hp

Event: Replace Engine Generator Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$366,000	Unassigned

Updated: MAR-10

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

Shampoo chair and sink, one drying chair and one barber chair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-10

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

One commercial washer and one dryer are present in the laundry room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	0	MAR-10

E1010.07 Vending Equipment*

Two coin-operated refrigerated drinking vending machines, one snack machine and one coffee machine are located in the main entrance reception area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

E1030.03 Loading Dock Equipment*

One hydraulic scissor-lift dock leveler is provided at the loading dock at the south side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	25	MAR-10

E1090.02 Solid Waste Handling Equipment*

One steel garbage dumpster in the outside waste enclosure south of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	25	MAR-10

E1090.03 Food Service Equipment*

Complete commercial kitchen with stainless steel appliances (dishwasher, sinks, stove, grill and grease trap) and counters present in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	25	MAR-10

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

One therapeutic bath with a person lift (see D1010.02 above) is provided in the Assisted Bathing Tub Room. Reportedly, this therapeutic bath will be replaced in 2009 (locally approved project).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1994	15	MAR-10

E2010.02 Fixed Casework - 1984 Section**

Various original commercial grade plywood/plastic laminate counters, wooden and plastic laminate reception counters, lunchroom cabinets, and wooden and metal bookshelves in offices and file/storage rooms; various 1995 commercial fixed casework in the dining room and health care unit; various 1998 commercial fixed casework in the doctor's clinic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	35	MAR-10

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$112,000	Unassigned

Updated: MAR-10

E2010.02 Fixed Casework - 2004 Renovations**

Various commercial grade plywood/plastic laminate counters, wooden and plastic laminate reception counters, lunchroom cabinets, and wooden and metal bookshelves in the patient lounge, nursing station and admitting area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	35	MAR-10

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$2,500	Unassigned

Updated: MAR-10

E2010.03.01 Blinds**

Venetian and vertical blinds are present on some exterior and interior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-10

Event: Replace Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$16,000	Unassigned

Updated: MAR-10

E2010.03.06 Curtains and Drapes**

Curtains and drapes in some offices, private rooms and lounges. Shower curtains in some bathrooms and tub room. Fabric privacy curtains throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	30	MAR-10

Event: Replace Curtains and Drapes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$9,000	Unassigned

Updated: MAR-10

F1020.02.04 Cold Storage Rooms*

Self-contained walk-in cooler in morgue in the basement of the building. One self-contained walk-in freezer and one cooler in the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	50	MAR-10

F2020.01 Asbestos*

No known or reported asbestos containing materials identified.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

Event: Conduct Asbestos Survey

Concern:

Based on the age of the building construction, the potential remains for undiscovered friable asbestos containing materials (ACMs) are present within wall and ceiling cavities.

Recommendation:

Conduct a survey and analysis for ACMs including type, condition, location and quantity of suspected ACMs prior to disturbance, i.e. renovations or demolition.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2010	\$6,000	Medium

Updated: MAR-10

Event: Develop Asbestos Management Program

Recommendation:

If friable asbestos materials are proven to be present at this location it is recommended that an asbestos management program be developed and implemented for this facility. A provisional allowance is provided herein but requires the completion of the survey in order determine actual costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2010	\$13,000	Medium

Updated: MAR-10

F2020.02 PCBs*

No known or reported PCBs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

F2020.03 Mercury*

Mercury containing blood pressure equipment and thermometers. Fluorescent lamps and compact fluorescent lamps contain small amounts of mercury vapour.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

F2020.04 Mould*

No visible mould was identified in the accessed areas of the Site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

F2020.07 Chloroflorocarbons (CFC Refrigerants)*

CFC's are likely present in refrigeration and air conditioning equipment (refer to D3030.06.02 - Refrigerant Condensing Units in the Mechanical Report).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-10

F2020.09 Other Hazardous Materials*

Lead liner reported to be present in the Radiology (X-Ray) room. Oxygen and compressed gas cylinders are present within the building (refer to the mechanical report). No other observed or reported hazardous materials are present at the Site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-10

S8 FUNCTIONAL ASSESSMENT

K2010 Building Circulation*

The horizontal (corridors) and vertical circulation (1 passenger elevator and 1 stairwell) are present in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10

K4010.01 Barrier Free Route: Parking to Entrance*

Two designated handicap parking stalls with reflective signs on steel posts are present near the main entrance of the building. Curb reduction in the concrete walkway at the main entrance is provided for Barrier Free Access (BFA). Surface marking for the BFA van parking stalls are worn and faded. Provide international handicap pavement markings (< \$1,000).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	MAR-10

K4010.02 Barrier Free Entrances*

Horizontally sliding automatic doors are provided at the main entrance to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	0	MAR-10

K4010.03 Barrier Free Interior Circulation*

Interior circulation pathways are adequate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	0	MAR-10

Event: Provide BFA-Compliant Elevator Call Panels

Concern:

Elevator control / call panels not BFA compliant and are set too high for easy reach from wheelchairs.

Recommendation:

Replace and lower elevator call panels with BFA compliant devices (audible floor indicators, raised numerals and Braille text).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2010	\$40,000	Medium

Updated: MAR-10

K4010.04 Barrier Free Washrooms*

BFA-compliant public washroom is provided at this building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	MAR-10