

RECAPP Facility Evaluation Report

Alberta Health Services-Edmonton



St. Albert Public Health Centre

B2173A
St. Albert

Facility Details	
Building Name:	St. Albert Public Health Cent
Address:	23 Sir Winston Churchill Ave
Location:	St. Albert
Building Id:	B2173A
Gross Area (sq. m):	1,239.00
Replacement Cost:	\$3,698,214
Construction Year:	0

Evaluation Details	
Evaluation Company:	ARUP DATTA ARCHITECT LTD.
Evaluation Date:	October 29 2013
Evaluator Name:	Brian Dennis

Total Maintenance Events Next 5 years: \$1,691,613
5 year Facility Condition Index (FCI): 45.74%

General Summary:

St. Albert Public Health Center is located on 23 Sir Winston Churchill Ave and has a gross floor area of 1239m². The building is single story concrete block construction, slab on grade on portions of the main floor and basement with a cast in place foundation on strip footings. The health facility is composed of office rooms, lecture room, clinic rooms as well as nursing offices.

Structural Summary:

St. Albert Public Health Centre is concrete block construction. Cast in place concrete foundation wall on strip footings with slab on grade on main floor. Roof structure is open web steel joist with steel deck. The structure is in acceptable condition

Envelope Summary:

St. Albert Public Health Centre exterior walls are concrete block construction with brick veneer masonry and slopped metal siding above window areas. Exterior windows are fixed and operable aluminum framed windows. The roofing is a Modified Bituminous Membrane Roofing (SBS) and is fairly new.

Overall the envelope is in acceptable condition.

Interior Summary:

Interior partitions within St. Albert Public health centre are metal stud walls with a painted gypsum board finish. Carpet flooring is used in nurses, office and administration rooms. RT can be would in the corridors, waiting area and reception areas. Suspended T-bar ceiling is used throughout the building.

Overall the interior is in acceptable condition.

Mechanical Summary:

Building mechanical systems includes 2-gas fired boilers providing hydronic (hot water) heating, dx cooling system, one air handling unit located inside building, roof mounted exhaust fans, one gas fired hot water heater.

There is no sprinkler system provided in the building. The HVAC equipment is controlled by a combined pneumatic and electric control system. Conventional plumbing fixtures

Overall the mechanical system are in Acceptable condition.

Electrical Summary:

Main service is 800 Amp 120/208 volt three phase. Six panels are located as required. Motor starters are operational. Interior lighting uses T8 technology. Life safety systems and security are operational. Communication equipment is functional.

Over all, the electrical systems 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*

Cast in place foundation wall with strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

A1030 Slab on Grade*

Portions of the main floor is slab on grade, basement is slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

A2020 Basement Walls (& Crawl Space)*

Cast in place concrete foundation wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)*

Cast in place concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

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

Concrete block construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B1010.03 Floor Decks, Slabs, and Toppings*

Concrete Slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B1010.09 Floor Construction Fireproofing*

Concrete floor provides adequate fire resistance rating

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B1010.10 Floor Construction Firestopping*

Penetrations thru concrete slab over basement appear to be sealed

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B1020.01 Roof Structural Frame*

Open web steel joist with steel deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B1020.06 Roof Construction Fireproofing*

All roof penetrations appear to be sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin***

Exterior wall is brick masonry veneer

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B2010.01.06.03 Metal Siding**

Slopped metal siding located above windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace metal siding -(BOE 30m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,400	Unassigned

Updated: MAR-14

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

Caulking applied to perimeter of windows and doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-14

Event: Replace caulking -(BOE 220m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,400	Unassigned

Updated: MAR-14

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

No drawings were available during observations but it is assumed that there is a vapour barrier and insulation in the exterior wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal grills for mechanical vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

B2020.01.01.02 Aluminum Windows (Glass & Frame) - Combined Technical Including Windows and Exterior Wal**

Aluminum windows and frames and building envelope seals are failing and missing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1976	40	MAR-14

Event: Seal building envelope gaps and replace windows
BOE 400 m sq

Concern:

Exposure and wear have caused damage to the building exterior and gaps in the building envelope. The seals on the windows are also failing causing excessive energy loss.

Recommendation:

Repair exterior and windows. Phase 2

Consequences of Deferral:

Continued energy loss as well as interior discomfort continues. The issue of mould and mildew remediation may become imminent.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$435,528	High

Updated: MAR-14

Event: Seal building envelope gaps and replace windows
BOE 400 m sq

Concern:

Exposure and wear have caused damage to the building exterior and gaps in the building envelope. The seals on the windows are also failing causing excessive energy loss.

Recommendation:

Repair exterior and windows. Phase 1

Consequences of Deferral:

Continued energy loss as well as interior discomfort continues. The issue of mold and mildew remediation may become imminent.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$544,410	High

Updated: MAR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Main entrance is aluminum framed storefront doors. Sliding and swing

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace Storefront doors. -(BOE 2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,800	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors**

Four single doors in metal frames to exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace exterior utility doors -(BOE 4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$3,400	Unassigned

Updated: MAR-14

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

SBS roofing membrane

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	MAR-14

Event: Replace SBS roof -(BOE 977m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$177,800	Unassigned

Updated: MAR-14

B3010.08.02 Metal Gutters and Downspouts**

Cap flashing on parapet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace flashing -(BOE 130m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$3,800	Unassigned

Updated: MAR-14

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

Vent penetrations in roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

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

Metal stud partitions with gypsum board finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1010.03 Interior Operable Folding Panel Partitions**

Folding panel partition located in toom 164 lecture room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace folding panel partition -(BOE 22m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$25,125	Unassigned

Updated: MAR-14

C1010.05 Interior Windows*

Interior windows located in room 160.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1010.07 Interior Partition Firestopping*

Penetrations appear to be sealed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1020.01 Interior Swinging Doors (& Hardware)*

Wood doors throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1020.03 Interior Fire Doors*

Storage room door is metal in pressed steel frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1030.01 Visual Display Boards**

30 Tack board, 7 white board, 1 black board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-14

Event: Replace -(BOE 7 White, 30 Tack, 1 Black)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$30,700	Unassigned

Updated: MAR-14

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

Fabricated toilet compartments are located in the mens, women and staff restrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace fabricated compartments -(BOE 8 compartments)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,600	Unassigned

Updated: MAR-14

C1030.05 Wall and Corner Guards*

Stainless steel corner guards in high traffic areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1030.08 Interior Identifying Devices*

Plastic laminate room numbers on doors

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1030.12 Storage Shelving*

Wood storage shelving found in closet as well as storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C1030.14 Toilet, Bath, and Laundry Accessories*

Mirror, soap dispenser, trash receptical, paper towels

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C2010 Stair Construction*

Cast in place concrete steps with tile nosing to basement

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C2020.08 Stair Railings and Balustrades*

Wood stained handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C3010.06 Tile Wall Finishes**

Tile wall finish in washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace tile wall finish -(BOE 125m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$31,900	Unassigned

Updated: MAR-14

C3010.11 Interior Wall Painting*

Gypsum board wall with paint finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

C3020.02 Tile Floor Finishes**

Tile finish in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	50	MAR-14

Event: Replace tile floor finish -(BOE 37m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$6,500	Unassigned

Updated: MAR-14**C3020.07 Resilient Flooring** - Sheet**

Resilient Sheet Flooring is used in staff, janitor cline and storage rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-14

Event: Replace sheet flooring -(BOE 106m sq)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,500	Unassigned

Updated: MAR-14**C3020.07 Resilient Flooring** -Tile 1976**

Original resilient tile in reception, waiting and lecture room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	20	MAR-14

Event: Replace resilient tile -(BOE 190m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$9,700	Unassigned

Updated: MAR-14**C3020.07 Resilient Flooring** -Tile 2008**

Resilient tile flooring in corridor, general office and waiting area, lecture room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	MAR-14

Event: Replace resilient tile -(BOE 280m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$14,600	Unassigned

Updated: MAR-14

C3020.08 Carpet Flooring**

Carpet flooring in nurses room, office area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	15	MAR-14

Event: Replace carpet flooring -(BOE 106m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,700	Unassigned

Updated: MAR-14

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

Suspended T-Bar used throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-14

Event: Replace t-bar ceiling -(BOE 1070 m sq)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$46,850	Unassigned

Updated: MAR-14

S4 MECHANICAL**D2010.04 Sinks****

Single and two compartment stainless steel sinks with conventional faucets, located in kitchenettes. Floor mounted mop service basin.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace 10 S/S sinks and 1 Janitor sink

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,000	Unassigned

Updated: MAR-14

D2010.08 Drinking Fountains/Coolers**

Wall mounted, stainless steel, non-refrigerated drinking fountain. Located in the corridor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-14

Event: Replace one non-refrigerated drinking fountain.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,000	Unassigned

Updated: MAR-14

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

Floor mounted water closets with flush tanks, wall mounted urinal with sensor flush valve, vitreous china vanity lavs with sensor faucets, vitreous china wall hung lavs with conventional faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-14

Event: Replace 8 WC's, 9 Lavs & 1 Urinal

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$18,000	Unassigned

Updated: MAR-14

D2020.01.01 Pipes and Tubes: Domestic Water*

Mainly copper water lines with solder joints throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D2020.01.02 Valves: Domestic Water**

Mainly 1/4 turn ball valves and gate valves - isolation service to water meter, hot water tank, and plumbing fixture supply lines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace 20 domestic water valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$10,000	Unassigned

Updated: MAR-14

D2020.01.03 Piping Specialties (Backflow Preventers)**

There is a Zurn backflow prevention device in place on the boiler feed line. The installation date is estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-14

Event: Replace 1 boiler make up water line backflow preventor.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,500	Unassigned

Updated: MAR-14

D2020.02.06 Domestic Water Heaters**

Natural gas fired domestic water heater located in the mechanical room, as follows: Bradford White Magnum Series model D80T1993N, 80 Usgal storage capacity, 199.9 MBH gas input capacity. Includes WILO fractional HP, wet rotor DHW recirculating pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	MAR-14

Event: Replace 1 domestic water heater and recirculation pump.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$5,000	Unassigned

Updated: MAR-14

D2020.03 Water Supply Insulation: Domestic*

Preformed fiberglass pipe insulation on water lines. Canvas jacketing in exposed areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D2030.01 Waste and Vent Piping*

Mainly cast iron and copper waste and vent piping throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D2030.02.04 Floor Drains*

Mostly conventional floor drains located in Mechanical rooms, washrooms and service areas throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D2040.01 Rain Water Drainage Piping Systems*

Cast iron piping from roof drains, down and collecting to rainwater leaders which discharge to city mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D2040.02.04 Roof Drains*

Cast iron dome type roof roof drains located in flat roof areas. Minimum one per roof area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D3010.02 Gas Supply Systems*

Schedule 40 steel piping, connecting incoming service to Boilers and Domestic water heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

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

There are two natural gas fired boilers manufactured by RBI. Model DB900, with a gas input capacity of 900 MBH each and located in the mechanical room c/w all operating and safety controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2013	35	MAR-14

Event: Replace 2 hot water boilers and accessoriess.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$100,000	Unassigned

Updated: MAR-14

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

The heating system has combustion air supply and exhaust flues which extend through the roof. The boilers are joint vented into a single stack.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2013	35	MAR-14

Event: Replace Chimney & Comb. Air (1 stack @ 6 M)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$18,000	Unassigned

Updated: MAR-14

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

Pot feeder is connected to the boiler hydronic loop. Water treatment program is provided for the hot water heating system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D3030.06.02 Refrigerant Condensing Units**

Two Carrier condensing units on ground on east side of the building, serving the DX cooling coils in the main air handling unit. Models are unknown (nameplates are obscured). Cooling capacity (based on building area) is estimated to be 20 tons each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	25	MAR-14

Event: Replace 2 roof mounted condensing units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$60,000	Unassigned

Updated: MAR-14

D3040.01.01 Air Handling Units: Air Distribution**

Ventilation in the school is provided by a single air handling system located in the main mechanical room. This unit serves the entire building and includes a heating coil, , DX cooling coil, filter section, mixing section, supply fan. Make: Mark Hot Model: CSAH Capacity: estimated to be 12,000 CFM, based on building area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace one AHU.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$50,000	Unassigned

Updated: MAR-14

D3040.01.04 Ducts: Air Distribution*

Galvanized, low velocity steel ductwork throughout building, connecting air handling unit to grilles & diffusers. Mostly run in ceiling spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Mainly ceiling mounted rectangular supply diffusers are used to supply ventilation air to the building. Eggcrate return grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D3040.03.01 Hot Water Distribution Systems**

Hot water heating distribution is through insulated steel piping to finned tube radiation, reheat coils, force flow heaters and, unit heaters in the building. Includes piping & circulation pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace Hot Water Distribution Systems (BOE for 1,239 Sq.M/gfa.)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$95,000	Unassigned

Updated: MAR-14

D3040.04.01 Fans: Exhaust**

There are approximately 2 centrifugal roof mounted exhaust fans serving washrooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace 2 roof mounted exhaust fans.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,000	Unassigned

Updated: MAR-14

D3040.04.03 Ducts: Exhaust*

Galvanized, low velocity sheet metal ductwork connecting exhaust fans to exhaust grilles throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D3040.04.05 Air Outlets and Inlets: Exhaust*

Ceiling mounted grilles serve as exhaust air inlets - located mainly in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D3050.02 Air Coils**

Reheat coils in supply ductwork, providing zone supply air control to various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace 8 reheat coils

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,000	Unassigned

Updated: MAR-14

D3050.05.02 Fan Coil Units**

Wall mounted fan coil units are provided mainly in the entrance vestibules throughout the bulding

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace 2 force flow units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,000	Unassigned

Updated: MAR-14

D3050.05.03 Finned Tube Radiation**

Finned tube baseboard and wall mounted radiation units are installed around perimeter zones throughout the building. Varied enclosure styles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace 200 M of finned tube radiation.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$60,000	Unassigned

Updated: MAR-14

D3050.05.06 Unit Heaters**

Horizontal unit heaters located in Loading bay area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace 2 horizontal unit heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$3,000	Unassigned

Updated: MAR-14

D3060.02.01 Electric and Electronic Controls**

Line voltage electric control of force flow heaters and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace unit heater and force flow heater controls. (5 total)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,000	Unassigned

Updated: MAR-14

D3060.02.02 Pneumatic Controls**

Pneumatic control of radiation and reheat coil zone valves. Includes simplex air compressor with 1 HP motor, Hankison refrigerated air dryer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace Pneumatic control system (B.O.E. for 1239 Sq.M./ gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,000	Unassigned

Updated: MAR-14

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Handheld fire extinguishers are located in cabinets and on wall mounting brackets throughout the building and are checked annually. Installation date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	0	MAR-14

S5 ELECTRICAL**D5010.03 Main Electrical Switchboards (Main Distribution)****

General electric 800 Amp 120/208 volt three phase main breaker and MDP. 50% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	40	MAR-14

Event: Replace 800 Amp 120/208 volt three phase MDP and related breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$45,000	Unassigned

Updated: MAR-14

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

Six General Electric, bolt in type breaker panels located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace six 225 Amp panels and related breakers.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$24,000	Unassigned

Updated: MAR-14

D5010.07.02 Motor Starters and Accessories**

Seven Westinghouse stand alone starters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Repalce seven motor starters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,000	Unassigned

Updated: MAR-14

D5020.01 Electrical Branch Wiring*

R90XLPE copper wiring in EMT conduit. AC90 flex cabling for final connection to the motors and light fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

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

120 volt wall switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

D5020.02.02.02 Interior Fluorescent Fixtures**

Surface and recessed 2x4 and 1x4 T8 light fixtures through out the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	30	MAR-14

Event: Replace lighting for (1,239 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$108,000	Unassigned

Updated: MAR-14

D5020.02.03.02 Emergency Lighting Battery Packs**

Lumacell battery packs located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	20	MAR-14

Event: Replace 10 battery packs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$12,000	Unassigned

Updated: MAR-14

D5020.02.03.03 Exit Signs*

Lumacell LED exit signs located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Three HPS pot lights and two wall packs are located over the exits and the parking walkways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

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

Photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

D5030.01 Detection and Fire Alarm**

Seimens FS-250C fire alarm panel. Horn strobes located as required. Detection devices located as required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	25	MAR-14

Event: Replace fire alarm system for (1,239 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$45,500	Unassigned

Updated: MAR-14

D5030.02.02 Intrusion Detection**

ADT DSC Power 835 control panel and DSC Power Series 1864 auto dialler. Lenel Security keypad for patient alarms. Sentrol Alarm for staff protection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	25	MAR-14

Event: Replace security system for (1,239 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$14,000	Unassigned

Updated: MAR-14

D5030.02.04 Video Surveillance**

Four colour cameras located inside and outside the building. DVR on the computer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	25	MAR-14

Event: Replace four camers and DVR

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$6,000	Unassigned

Updated: MAR-14

D5030.04.01 Telephone Systems*

Meridan handsets located as required. MITEL main telephone control panel. Connected to public address system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

D5030.04.05 Local Area Network Systems*

Supernet in the building from Bell. Four ICC hubs and three CISCO and HP switches. Cat 5 cabling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	0	MAR-14

D5030.05 Public Address and Music Systems**

TOA two channel system with speakers in the ceiling. Connected to the telephone system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	20	MAR-14

Event: Replace public address system for (1,239 m²/gfa).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$8,000	Unassigned

Updated: MAR-14

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.04 Residential Equipment***

Staff room has a residential grade dishwasher, microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

E2010.02 Fixed Casework**

Fixed case work includes wood stained upper and lower cabinets with plastic laminate countertops. Estimate is based on gross floor area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	35	MAR-14

Event: Replace case work -(BOE 1239m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$63,100	Unassigned

Updated: MAR-14

E2010.03.01 Blinds**

Horizontal venetian on exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	30	MAR-14

Event: Replace blinds -(BOE 130m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$14,200	Unassigned

Updated: MAR-14

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

There are curb cuts in sidewalk from parking lot to entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K4010.02 Barrier Free Entrances*

Front entrance is sliding door with auto sensor to activate door to open

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K4010.03 Barrier Free Interior Circulation*

Barrier free circulation in the within main floor, no barrier free access to basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K4010.04 Barrier Free Washrooms*

Barrier free washrooms included in facilities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K4030.01 Asbestos*

No observation or reports of Asbestos

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K4030.04 Mould*

No observation or reports of Mould

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K4030.09 Other Hazardous Materials*

No observation or reports of other hazardous materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1976	0	MAR-14

K5010.01 Site Documentation*

The prime consultant is ARUP DATTA ARCHITECT LTD.
 The evaluation date was Oct 29, 2013

Site Description:

The site is fairly flat with mature lawn throughout to the west and east side of the site. There is also an asphalt parking lot located front and the rear of the site. The main entrance is accessed on the south side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



Google site view

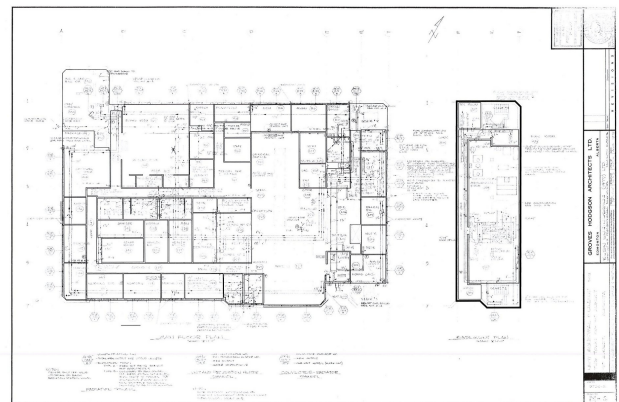
K5010.02 Building Documentation*

The prime consultant is ARUP DATTA ARCHITECT LTD.
 The evaluation date was Oct 29, 2013

The entire building was observed

St. Albert Public Health Centre is located at 23 Sir Winston Churchill Ave. The building is a one storey concrete block building with open web steel joist and steel decking. Exterior brick masonry and metal siding above the window. Windows are fixed and operable aluminum frame. Interior finishes include resilient tile, tile and carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



Main and Basement floor plans