

RECAPP Facility Evaluation Report

Private Sector Landlord



Didsbury Health Centre

B4320A
Didsbury

Facility Details

Building Name: Didsbury Health Centre
Address: 1210 - 20 Avenue
Location: Didsbury

Building Id: B4320A
Gross Area (sq. m): 0.00
Replacement Cost: \$45,693,384
Construction Year: 0

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: June 8 2009
Evaluator Name: Daria Klimenko

Total Maintenance Events Next 5 years: **\$1,477,300**
5 year Facility Condition Index (FCI): **3.23%**

General Summary:

For the purpose of this report, we have referenced the main entrance to be located at the east portion of the building.

The original 7,364 m2 one-storey building (with basement) was constructed in 1984. In 1996, a major renovation to some rooms in the basement was completed for office and conference space. Renovations and mould remediation in rooms 229, 232 and 234 located in the north long-term care was reportedly completed in 2005 due to shower leakage in these rooms. Further renovations to rooms in the north long-term care wing were in progress during the survey.

The hospital currently has a reported capacity of 44 beds.

Structural Summary:

The building consists of conventional reinforced concrete spread footings and basement foundation walls are concrete block. The building superstructure contains reinforced concrete columns and concrete block walls supporting suspended structural concrete floors and interior / perimeter steel columns supporting the roof structure. The roof structures are corrugated steel decks on open web steel joints on the aforementioned steel columns.

The building consists of conventional reinforced concrete spread footings and basement foundation walls are concrete block. The building superstructure contains interior and perimeter steel columns and beams supporting concrete floors and steel roof joists.

Evidence of possible foundation movement was observed in the building in a form of cracking of the concrete block wall in the ambulance bay; separation at the corner of the concrete block wall and concrete wall in the north portion of the basement; and, at the Materials Management room located in the south portion of the basement. It is recommended to monitor the foundation movement and seal separations between concrete block and concrete interior walls.

Accumulation of water in low spots of the concrete slab on grade in the Ambulance Bay has resulted in deterioration of the concrete block walls. It is recommended to replace bottom coarse of cement block and install a floor drain at the west portion of the ambulance bay.

The building structure is in acceptable overall condition.

Envelope Summary:

Exterior walls of the building are predominantly brick veneer with prefinished metal cladding at the mechanical penthouse.

Exterior windows are sealed double glazed units in prefinished aluminum frames.

The main entrance has automated horizontally sliding metal and glass doors on motion sensors for Barrier Free Accessibility. Exterior entrance doors are glass doors set in aluminum frames matching the exterior windows. 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 electronically driven door openers.

Roofing systems consist of modified bituminous membrane (aka SBS) and conventional asphalt and gravel bituminous built-up roofing (BUR).

The building envelope is generally in acceptable overall condition.

Interior Summary:

Interior windows consist of wired or clear glass in steel frames. Interior doors are solid core wood, hollow metal and automatic double insulated glazing sliding units in prefinished frames. Interior walls finishes consists of painted concrete and concrete block, unpainted brick veneer, painted finish and ceramic tiles. Interior flooring systems consist of resilient flooring, carpet, ceramic, painted concrete and epoxy clear coat on concrete floor. Interior ceilings are a

mixture of painted suspended gypsum, painted or unpainted concrete, acoustic tile ceilings, spray-on insulation on metal roof deck and decorative ceiling.

The interior finishes are generally in acceptable overall condition.

Mechanical Summary:

Domestic hot and cold water piping and plumbing fixtures throughout the Didsbury Hospital are mostly original, thus being about 25 years old. 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 and heat exchangers replaced in 2001.

Heating hot water for perimeter radiation units and heating coils in air handling units is supplied by 3 original Cleaver Brooks gas fired hot water boilers.

Low pressure steam for system humidification is supplied by an original Cleaver Brooks steam boiler.

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

Air conditioning systems consist of a new (2009) Trane centrifugal water chiller, with an original rooftop cooling tower.

Ventilation is provided by 3 original Trane 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 installed to increase energy efficiency.

Fire protection is provided by a wet-pipe sprinkler system throughout 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 2500 Amp, 347/600 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 original breakers installed are GE and are becoming more difficult and costly to source.

The interior fluorescent lighting is primarily T-12 in a metric ceiling layout.

Exit signage is phosphorescent.

The fire and security control panel are 4 and 20 years old respectively. The building is further secured by six video surveillance cameras and a new digital recording system.

Emergency power for medical and diagnostic equipment and primary heating and ventilation systems is provided by an original 650 kva diesel powered generator located in the basement generator room with a remote glycol-charged radiator located on the roof.

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***

Structural and as-built construction drawings were not available for review. Likely consists of conventional reinforced concrete spread and pad footings.

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

Event: Seal and Monitor Cracking Due To Possible Foundation Movement**Concern:**

Evidence of possible foundation movement was observed in the building as follows:

- cracking of the concrete block wall in the ambulance bay;
- separation at the corner of the concrete block wall and concrete wall in the north portion of the basement and at the Materials Management room located in the south portion of the basement.

Recommendation:

Seal cracks to prevent moisture ingress and monitor for further crack movement.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2011	\$3,000	Low

Updated: MAR-10

A1030 Slab on Grade*

Located in basement of the core building and in the Long Term Care (LTC) wings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	100	MAR-10

Event: Apply Leveling Compound in West LTC Wing Corridor

Concern:

Concrete slab on grade in the West LTC Wing corridor is uneven and creates bonding issues with resilient floor applications.

Recommendation:

Apply leveling compound to even slab on grade finishes (does not include resilient floor finish replacement - see C3020.07 Resilient Flooring - 1984 Section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2012	\$3,500	Low

Updated: MAR-10

Event: Install Floor Drain and Replace Damaged Concrete Block

Concern:

Slab on grade floor in the ambulance bay slopes to the west side. Water accumulation in the low spots has resulted in deterioration of the concrete block walls.

Recommendation:

Install a floor drain and replace deteriorated concrete block sections.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$21,000	Low

Updated: MAR-10

A2020 Basement Walls (& Crawl Space)*

Reinforced concrete block in the basement.

<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 reinforced concrete columns and concrete block walls supporting suspended structural 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 corrugated metal roof deck.

<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*

Suspended floors are structural concrete slabs.

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

B1010.06 Ramps: Exterior*

One concrete ramp with metal railing is provided at the northeast door of the building. One exercise concrete ramp with concrete steps and painted railings is provided to the northeast of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	40	MAR-10

B1010.09 Floor Construction Fireproofing*

Suspended 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*

None observed at mechanical penetrations (heating hot water distribution, domestic hot and cold water piping, etc.) through suspended floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1984	50	MAR-10

Event: Provide Firestop Sealant

Concern:

Firestop sealant at some through the floor service penetrations is missing.

Recommendation:

Provide firestop sealant at some through the floor service penetrations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2010	\$1,500	Medium

Updated: MAR-10

B1020.01 Roof Structural Frame*

Steel columns supporting open web steel joists and corrugated metal deck.

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

B1020.06 Roof Construction Fireproofing*

Spray-on fireproofing is observed on the underside of 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

B2010.01.06.02 Composite Panels*

Exposed board (reportedly, non-asbestos containing) along the exterior lower wall sections along the building periphery.

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

Event: Replace damaged board at the west long-term care wing.

Concern:

Damaged boards along the west long-term care wing.

Recommendation:

Replace damaged board at the west long-term care wing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$2,000	Low

Updated: 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>
5 - Good	1984	40	MAR-10

Event: Replace Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$70,000	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. Repair sections where joint sealers (caulking) around windows have hardened and separated (< \$1,000).

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

Event: Replace Exterior Caulking

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$21,000	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>
4 - Acceptable	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>
5 - Good	1984	50	MAR-10

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

Original double glazed units in prefinished aluminum frames.

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

Event: Replace Aluminum Windows

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$252,100	Unassigned

Updated: MAR-10

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Seven 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 Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$86,600	Unassigned

Updated: MAR-10

B2030.01.06 Automatic Entrance Doors**

Sealed, double insulated glazing horizontally sliding doors in prefinished frame equipped with a power openers.

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

Event: Replace Automatic Entrance Door

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$24,100	Unassigned

Updated: MAR-10

B2030.02 Exterior Utility Doors**

Four 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	\$4,400	Unassigned

Updated: MAR-10

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

Four at-grade, insulated metal overhead doors with electronically powered door openers and vision glass inserts (exit overhead doors are with sensors) are present at the ambulance bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-10

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

Two insulated metal overhead doors with electronically powered door openers and vision glass inserts are present at shipping and receiving, and tractor room.

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

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1984 Section**

Roof area identification is based on a Roof Condition Report by LM Roof Inspection and Consulting Services Ltd. Dated April 2009.

Roof Zones 1, 4, 5, 7 and 8 (i.e., Mechanical Penthouse, LTC wings and Ambulance Bay) have original (1984) conventional asphalt and gravel built-up roof (BUR) assemblies. at the long-term care wings, ambulance bay and mechanical penthouse. Some ridging and exposed membrane should be repaired (< \$1,000).

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

Event: Replace BUR Roof Assemblies

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$394,700	Unassigned

Updated: MAR-10

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

Roof Zone 3 (small area on the main core building west of the Mechanical Penthouse) has a 2-ply modified bituminous membrane (aka SBS) assembly with granular surfaced capsheet and flashing.

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

Event: Replace SBS Roof

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$17,000	Unassigned

Updated: MAR-10

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

Roof Zones 2 and 6 (main core roof less Zone 3, and east stair penthouse, respectively) have 2-ply SBS membrane assemblies with granular surfaced capsheet and flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2008	25	MAR-10

Event: Install Roof Drains

Concern:

Water retention is evident on SBS roof sections. Soft areas are present throughout.

Recommendation:

Install additional roof drains in order to improve drainage and reduce ponding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2010	\$4,100	Low

Updated: MAR-10

Event: Replace SBS Roofing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$440,700	Unassigned

Updated: MAR-10

B3020.01 Skylights**

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

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

Event: Replace Skylights

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$49,000	Unassigned

Updated: MAR-10

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

Exterior wooden walkways provide access between roof levels. Other openings include roof drains and exhaust vents.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-10

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

Concrete and concrete block partitions throughout.

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

C1010.01.07 Framed Partitions (Stud)*

Painted gypsum 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**

Two prefinished, manual roll-up metal panels partitions are present in the basement (decontamination room) and one at the pharmacy reception. One wooden manual accordion-style partition is present at the delivery room on the main floor.

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

Event: Replace Operable Folding Panel Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$14,800	Unassigned

Updated: MAR-10

C1010.05 Interior Windows*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	80	MAR-10

C1010.06 Interior Glazed Partitions and Storefronts*

Present at the glass main entrance doors and in some other areas on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1984	80	MAR-10

C1010.07 Interior Partition Firestopping*

Fire stopping around some pipe penetrations is missing in the mechanical room (< \$1,000).

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

C1020.01 Interior Swinging Doors (& Hardware)*

Solid core wood doors with or without Georgian wire vision 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>
5 - Good	1984	0	MAR-10

C1020.03 Interior Fire Doors*

Fire rated doors and frames. Fire doors at the main entrances have 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*

Two sealed, double insulated glazing doors in prefinished frames and equipped with power openers provide access from the ambulance bay to the emergency area on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	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	\$15,000	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 Fabricated Compartments

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$9,700	Unassigned

Updated: MAR-10

C1030.05 Wall and Corner Guards*

Metal corner guards in some areas of the basement.

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

C1030.06 Handrails*

Wall-mounted wooden handrails are provided along corridors.

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

C1030.08 Interior Identifying Devices*

Room number and nameplates posted in clear plastic frames are provided on resident's doors. Interior directional and other room identification signages are provided in clear plastic frames at the interior walls and doors.

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, staff room, and change 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	\$92,900	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, garbage bins, grab bars, and toilet paper and paper towel dispensers are present at the private/semi-private patient's washrooms. Wall-mounted soap dispensers and paper towel holders in the kitchen, kitchennettes and other treatment/exam rooms. Wall-mounted mirrors and paper bins, grab bars, liquid soap dispensers, paper towels and toilet paper dispensers at the public/staff washrooms. Hand sanitizer dispensers throughout.

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

C2010 Stair Construction*

Cast in place reinforced concrete stairwells within the building. Two wooden stairwells with wooden or metal handrails are present in the maintenance shop. Painted steel stairs in the mechanical penthouse.

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

C2020.05 Resilient Stair Finishes**

Raised texture rubberized resilient sheet on stairwells.

<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	\$6,000	Unassigned

Updated: MAR-10

C2020.08 Stair Railings and Balustrades*

Painted metal or wooden handrails stairwells.

<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 metal stairwells in the mechanical penthouse.

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

C3010.06 Tile Wall Finishes**

Ceramic tiles in patient's rooms (shower back-splash) and locker/staff rooms (urinal/shower back-splash).

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

Event: Replace Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$60,900	Unassigned

Updated: MAR-10

C3010.11 Interior Wall Painting*

Painted gypsum board, concrete and concrete block. Repaint wall in the female locker room (< \$1,000).

<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 in the laundry room, kitchen and some other rooms. Epoxy clear coat in the kitchen was reportedly replaced in 2002.

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

C3020.01.02 Paint Concrete Floor Finishes*

Painted concrete in maintenance rooms (in the basement and penthouse), storage and shipping/receiving areas located in the basement.

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

C3020.02 Tile Floor Finishes**

Ceramic tiles in resident showers (shower floors), staff locker rooms and in the Assisted Bathing Tub 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	\$20,000	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring - 1984 Section**

Original vinyl floor tiles in the basement, LTC Wing corridors and in some rooms.

<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	\$120,000	Unassigned

Updated: MAR-10

C3020.07 Resilient Flooring - 2002 Renovations**

Resilient flooring replaced at the main lobby/waiting area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-10

Event: Replace Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$15,700	Unassigned

Updated: MAR-10

C3020.08 Carpet Flooring - 1996 Renovations**

Carpet in the conference room and some offices in the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1996	15	MAR-10

Event: Replace Carpet Flooring in Offices

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,000	Unassigned

Updated: MAR-10

Event: Replace Conference Room Carpet

Concern:
Faded and soiled carpet in the conference room.
Recommendation:
Replace conference room carpet.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2009	\$7,700	Low

Updated: MAR-10

C3020.08 Carpet Flooring - 2000 Renovations**

Carpet in some offices on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	MAR-10

Event: Replace Carpet

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$55,900	Unassigned

Updated: MAR-10

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Unpainted concrete in the mechanical rooms and some other rooms in the basement.

<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 in corridor, common areas, offices and patent's rooms. Random localized replacement of the ceiling tiles 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 Treatment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$200,100	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	0	20	MAR-10

C3030.09 Other Ceiling Finishes*

Decorative ceiling including suspended lights and metal lineal panels is present near the main entrance of the building, main vestibule and dining room.

<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**

Two hydraulic passenger elevators, each, with a carrying capacity of 4,000 lb (32 persons). One elevator services the basement and main floor while another services the basement, main floor and penthouse.

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

Event: Replace Hydraulic Passenger Elevators

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$177,000	Unassigned

Updated: MAR-10

D1010.02 Lifts - People Lifts**

Two electrically assisted people lift appliances are provided in the Assisted Bathing Tub Rooms.

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

Event: Replace Bath Lifts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$5,600	Unassigned

Updated: MAR-10

D1090 Other Conveying Systems*

Two dumbwaiters are present in the building and are reportedly not in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	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 Service Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$20,000	Unassigned

Updated: MAR-10

Event: Replace Wall-mount Service Sinks with Floor Model**Concern:**

Worker complaints of back strain when lifting to empty mop pails.

Recommendation:

Replace wall-mounted service sinks with floor model sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2010	\$7,000	Low

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	\$77,000	Unassigned

Updated: MAR-10

D2010.04 Sinks -Trauma Service**

Replacement of the double stainless steel service sink in the Trauma care centre was in-progress during the time of the survey.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2009	30	MAR-10

Event: Replacement Trauma Services Sinks

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$5,000	Unassigned

Updated: MAR-10

D2010.05 Showers**

Showers as part of a patient washroom, public washroom or service room bathroom set (WC, Lav & Shower)

<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	\$180,000	Unassigned

Updated: MAR-10

D2010.06 Bathtubs**

Approximately 5 assisted or communal bathtubs

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

Event: Replace All Bathtubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$50,000	Unassigned

Updated: MAR-10

D2010.08 Drinking Fountains / Coolers**

Refrigerated drinking fountains located throughout the facility.

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

Event: Replace All Drinking Fountains / Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$35,000	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	\$250,000	Unassigned

Updated: MAR-10

D2020.01.01 Pipes and Tubes: Domestic Water*

All piping inspected appears to be in acceptable condition with no problems reported.

<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**

With few exceptions, 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	\$196,000	Unassigned

Updated: MAR-10

D2020.01.03 Piping Specialties (Backflow Preventors)**

Backflow preventors installed on boiler feed water, domestic cold water supply, sprinkler and irrigation water.

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

Event: Replace All Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$27,000	Unassigned

Updated: MAR-10

D2020.02.02 Plumbing Pumps: Domestic Water**

Two small 215W recirculation pumps.

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

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

Event: Replace Domestic Water Pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$9,000	Unassigned

Updated: MAR-10

D2020.02.04 Domestic Water Conditioning Equipment**

4 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	1997	20	MAR-10

Event: Replace Domestic Water Conditioning Equipment

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$13,500	Unassigned

Updated: MAR-10

D2020.02.06 Domestic Water Heaters**

2 large tanks for DHW, 2 small heat exchangers for DHW and 2 large heat exchangers supplying high temperature DHW to the kitchen and laundry.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	MAR-10

Event: Replace Domestic Water Heating System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$93,000	Unassigned

Updated: MAR-10

D2020.03 Water Supply Insulation: Domestic*

All domestic piping seems well insulated and in acceptable condition. A small amount of piping insulation, around the 2001 upgrade to the DHW system, was replaced at the same time.

<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*

Visible waste and vent piping, including approximately 20 rooftop vents, appeared in reasonable condition. Connects to municipal sewer system

<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 were noted in the ambulance bay, the tub rooms, the kitchen and the sterilizing areas.

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

D2040.01 Rain Water Drainage Piping Systems*

Visible rainwater drainage piping appeared in reasonable condition. Connects to municipal drainage.

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

D2040.02.04 Roof Drains*

Approximately 24 rooftop drains, all appeared in reasonable condition.

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

D2090.01 Compressed Air Systems (Non Controls)**

Medical compressed air system labelled "SIHI Pumps"

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

Event: Replace Compressed Air System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$27,000	Unassigned

Updated: 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. The system is not currently being used.

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

Event: Replace Nitrous Oxide Gas Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$118,000	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	\$245,000	Unassigned

Updated: MAR-10

D2090.13 Vacuum Systems (Medical)**

Original medical vacuum system installed in the basement mechanical room

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

Event: Replace Medical Vacuum System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	Unassigned

Updated: MAR-10

D2090.16 Medical Air System*

Original equipment. Not in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	0	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 and rooftop units. 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 Cleaver Brooks steam boiler and accessories provides steam for the humidification systems in the hospital. 80% efficient.

<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>
878	kW

Event: Replace Steam Boiler & Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$170,000	Unassigned

Updated: MAR-10

D3020.01.02 Feedwater Equipment*

Feed water tank replaced in 2001

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	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.**

Three Cleaver Brooks power vented hot water boilers. 80% efficiency.

<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>
4830	kW

Event: Replace All Heating Boilers and Accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$600,000	Unassigned

Updated: MAR-10

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

Flue stack for three 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 H.W. Boiler Chimneys

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,500	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 Trane 290 ton centrifugal chiller for use in the AHU cooling coils is being installed this year (2009).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	MAR-10

Event: Replace Centrifugal Water Chiller

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$550,000	Unassigned

Updated: MAR-10

D3030.05 Cooling Towers**

Cooling tower just outside mechanical penthouse. No easily accessible manufactures markings. Tower is to be replace this year (2009) at the same time as the centrifugal chiller.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	MAR-10

Event: Replace Cooling Tower

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$835,000	Unassigned

Updated: MAR-10

D3030.06.02 Refrigerant Condensing Units**

A small condensing unit in the mechanical room connected to the morgue and 4 small condensing units for the kitchen walk in refrigerator.

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

Event: Replacement All Refrigeration Compressors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$7,100	Unassigned

Updated: MAR-10

D3040.01.01 Air Handling Units: Air Distribution**

Three Trane AHUs in the penthouse mechanical room. Unit numbers 41MP-HF-TF, 50MP-HF-BVU, 17MP-HF-FB.

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

Event: Replace All AHU

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$320,000	Unassigned

Updated: MAR-10

D3040.01.04 Ducts: Air Distribution*

Original sheet metal ducting throughout.

<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)**

All of the estimated 75 VAV boxes 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	\$455,000	Unassigned

Updated: MAR-10

D3040.01.07 Air Outlets & Inlets:Air Distribution*

All visible air distribution ducting indicates an acceptable condition.

<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 - Return**

Steam pressure piping system with no pump. Return lines were being replaced at the time of the survey with completion expected in Fall 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2009	40	MAR-10

Event: Replace Return Steam Distribution Piping

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2049	\$15,000	Unassigned

Updated: MAR-10

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

Steam pressure piping system with no pump. Supply system is all original.

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

Event: Replace Supply Steam Distribution Piping

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$15,000	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.

Two 10HP heating pumps, Two 10HP glycol pumps, Two 3HP radiation panel pumps, Two Two 7.5HP finned tube radiation and reheat 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	\$99,000	Unassigned

Updated: MAR-10

D3040.03.02 Chilled Water Distribution Systems**

One 30HP pump with a shared 30 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
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	30	hp	

Event: Replace Chilled Water Distribution Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$50,000	Unassigned

Updated: MAR-10

D3040.03.03 Condenser Water Distribution Systems Pumps*

One 30HP pumps with a shared 30 HP backup.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	30	hp	

D3040.04.01 Fans: Exhaust - 2004 Replacement**

Approximately twelve exhaust fans. Two were replaced in 2004 with the remainder being original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-10

Event: Replace 2004 Exhaust Fans

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$13,000	Unassigned

Updated: MAR-10

D3040.04.01 Fans: Exhaust - Original**

Approximately twelve exhaust fans. Two were replaced in 2004 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	\$66,000	Unassigned

Updated: MAR-10

D3040.04.03 Ducts: Exhaust*

Visible exhausts indicate an acceptable state.

<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*

Internal exhaust grills and rooftop exhaust vents appear in acceptable condition. Relief Vents are all original

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

D3040.05 Heat Exchangers - Domestic Hot Water**

2 small heat exchangers associated with general use domestic hot water and 2 large heat exchangers supplying high temperature DHW to the kitchen and laundry.

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

Event: Replace DHW Heat Exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$69,300	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 HVAC Heat Exchangers

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

Updated: MAR-10

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

Two original rooftop units for patient wings (Haakon Industries Airpak Size 100).

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

Event: Replace Wing Rooftop Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$300,000	Unassigned

Updated: MAR-10

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

Engineered Air FWA-224-CO rooftop unit was added around 2004 for the radiology lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2004	30	MAR-10

Event: Replace X-ray Rooftop Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$80,000	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 Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$238,000	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	\$40,000	Unassigned

Updated: MAR-10

D3050.05.03 Finned Tube Radiation**

Finned tube radiation mainly in the core building.

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

Event: Replace Finned Tube Radiation

Concern:

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

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$343,000	Unassigned

Updated: MAR-10

D3050.05.06 Unit Heaters**

Unit heaters are spread around the building with 2 in the ambulance bay, 2 in the maintenance workshop, 3 in the basement main mechanical room and 3 in the 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	\$51,000	Unassigned

Updated: MAR-10

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

Radiant ceiling panels 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	\$190,000	Unassigned

Updated: MAR-10

D3060.02.02 Pneumatic Controls**

Original pneumatic controls throughout the building.

<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	\$41,000	Unassigned

Updated: MAR-10

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

An original computer system monitors AHU temperatures only.

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

Event: Replace Building Systems Controls

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$12,500	Unassigned

Updated: MAR-10

D4010 Sprinklers: Fire Protection*

Sprinkler fire protection throughout the 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*

All fire extinguisher cabinets and accessories appear in acceptable condition.

<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

D4090.01 Foam Extinguishing Systems*

Wet chemical system for kitchen hood

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

D4090.07 Fire Pumps & Water Storage Tanks*

15 HP booster fire pump.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1984	40	MAR-10
	<u>Capacity Size</u>	<u>Capacity Unit</u>	
	15	hp	

S5 ELECTRICAL

D5010.01 Main Electrical Transformers**

Main utility owned transformer is located outside the hospital building. Appears original with 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 Transformer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$79,500	Unassigned

Updated: MAR-10

D5010.02 Secondary Electrical Transformers (Interior)**

Several solid state (dry) stepdown transformers (4x30 kva, 2x75kva, 1x112.5 kva, 1x150 kva and 2x225 kva) reducing the incoming 600 volt supply as needed. All appear to be of Federal Pioneer Brand.

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

Event: Replace Secondary Transformers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$297,000	Unassigned

Updated: MAR-10

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

Original 600V 2500A 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 Switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$73,000	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 Secondary Distribution Panelboards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$114,000	Unassigned

Updated: MAR-10

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

Two motor control centers (Speedco Drives Ltd model E2499-05-93) are located in the penthouse mechanical rooms. MCCs operate primary systems (ventilation and exhaust fans, etc.).

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

Event: Replace Motor Control Centers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$62,500	Unassigned

Updated: MAR-10

D5010.07.02 Motor Starters and Accessories**

Original individual magnetic starters (Allen-Bradley) for terminal heating units in entrances/exits and as needed elsewhere.

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

Event: Replace Motor Starters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$15,000	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)*

Line voltage switches throughout with motion sensor switches in public washrooms.

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

D5020.02.02.01 Interior Incandescent Fixtures*

Minimal track lighting in the lobby area.

<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**

The majority of lighting throughout the hospital is the original T12 metric grid fluorescents.

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

Event: Replace T-12 with T-8 Fixtures for Energy Conservation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$650,000	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*

Phosphorescent exit lighting is used throughout the building and is original.

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

D5020.03.01.03 Exterior Metal Halide Fixtures*

Approximately 15 globe style lights around the 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*

Approximately 20 lights spread around the site in entranceways and for car park 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**

A newer Simplex notifier panel was installed in 2005. Monitored devices include sprinkler flow, volume and anti-tamper alarms; manual pull stations; rate of heat rise detectors and in-duct smoke alarms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	25	MAR-10

Event: Replace Detection and Fire Alarm System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$235,700	Unassigned

Updated: MAR-10

D5030.02.01 Door Answering*

Door opening is part of the Simplex system.

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

D5030.02.03 Security Access**

An older (1989) Hirsch Electronics model 8 system is used for door security.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1989	25	MAR-10

Event: Replace Security Access

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$7,500	Unassigned

Updated: MAR-10

D5030.02.04 Video Surveillance**

Six Sanyo VCC-3912 cameras installed in 1999. The central digital recording systems newly installed in 2009.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-10

Event: Replace Video Surveillance

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$44,500	Unassigned

Updated: MAR-10

D5030.03 Clock and Program Systems*

Central clock control system has been replaced recently (2009) with the majority of the clocks being original

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	25	MAR-10

D5030.04.01 Telephone Systems*

Two Surgetech ST690 B-100 units provide telephone and intercom services.

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

D5030.04.03 Call Systems**

Two responder 3000 call system units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-10

Event: Replace Call Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$56,000	Unassigned

Updated: MAR-10

D5030.04.04 Data Systems*

HP Proliant ML350 server used. Installed by Calgary Health Region.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-10

D5030.04.05 Local Area Network Systems*

Hospital network systems were upgraded in approximately 2005 by the Calgary Health Region.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	15	MAR-10

D5030.05 Public Address and Music Systems**

P.A. System is a multi-vox unit model number MPA 250.

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

Event: Replace Public Address System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2013	\$6,500	Unassigned

Updated: MAR-10

D5030.06 Television Systems*

Regular cable service is provided to each patient room with a patient entertainment system in each patient room.

<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**

Small UPS systems installed on computer LAN and wireless servers.

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

Event: Replace UPS

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$3,000	Unassigned

Updated: MAR-10

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

Diesel generator set 650kVa. The engine is causing some heat and vibration issues when running. A new exterior radiator was recently installed due to leakages.

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

Event: Replace Packaged Engine Generator System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$493,000	Unassigned

Updated: MAR-10

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.06 Commercial Laundry and Dry Cleaning Equipment***

Two commercial washers and two dryers are present in the laundry room.

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

E1010.07 Vending Equipment*

Two refrigerated drinking machines and one candy machine on the main floor.

<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 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

E1090.02.03 Bins*

Six garbage dumpsters at the south side of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	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>
4 - Acceptable	1984	25	MAR-10

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

Two therapeutic baths (2 and 6 years old), each equipped with a people lift (see D1010.02 above), are provided in the Assisted Bathing Tub Rooms in the long-term care wings.

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

E2010.02 Fixed Casework - 1996 Renovations**

Various commercial grade plywood/plastic laminate counters, wooden or plastic laminate reception counters, lunchroom cabinets, and wooden and metal bookshelves in offices, conference and file/storage rooms in the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1996	35	MAR-10

Event: Replace Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$42,000	Unassigned

Updated: MAR-10

E2010.02 Fixed Casework - 1984 Section**

Various commercial grade plywood/plastic laminate counters, wooden or plastic laminate reception counters, lunchroom cabinets, and wooden and metal bookshelves in offices and file/storage rooms.

<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	\$171,000	Unassigned

Updated: MAR-10

E2010.03.01 Blinds**

Vertical and some Venetian blinds throughout.

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

Event: Replace Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$12,000	Unassigned

Updated: MAR-10

E2010.03.06 Curtains and Drapes**

Curtains in private rooms and lounges. Shower curtains in some bathrooms and tub rooms. Fabric privacy curtains throughout.

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

Event: Replace Curtains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2014	\$18,000	Unassigned

Updated: MAR-10

F1020.02.04 Cold Storage Rooms*

Self-contained walk-in cooler in the morgue room is present in the basement of the building. Three self-contained walk-in coolers and one walk-in freezer (2002) for kitchen are present.

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

F1040.05.01 Ground Storage Tanks*

One approximately 700 L above-ground diesel day-tank (1984) on a concrete pad for the generator is located within the self-contained (spill containment curb) generator room. Reportedly, diesel day-tank was damaged (bend on the exterior wall) during its installation and no leaks have been reported.
 One double-walled 4,510 L above-ground diesel tank (1996) on a concrete pad is located to the south of the building.

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

F2020.01 Asbestos*

The Site Representative was unable to confirm whether suspect building materials have been analyzed for asbestos content.

<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 original age of the building, asbestos-containing materials (ACMs) may be present in some building materials.

Recommendation:

Conduct a survey and analysis for ACMs including type, condition, location and quantity of suspected ACMs.

<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	\$14,000	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. Mercury vapour is likely present in flourescent lamps throughout.

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

F2020.04 Mould*

No visible evidence of mould was identified in the accessed areas of the Site. Reportedly, the leaks from the piping under the sinks at 2 kitchenettes has damaged the cabinets and shower leakage at the north long-term care wing has damaged the drywall and flooring inside three patient's units (#229, 232 and 234). These leaks occurred approximately 2 to 4 years ago and cabinets in the kitchenettes, damaged drywall walls and flooring were replaced.

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

F2020.09 Other Hazardous Materials*

Lead liner reported to be present in the Radiology (X-Ray) room. Oxygen 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	1984	0	MAR-10

S8 FUNCTIONAL ASSESSMENT**K2010 Building Circulation***

The horizontal (corridors) and vertical circulation (2 passenger elevators, 1 public and 2 maintenance stairwells) 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*

Three designated handicap parking stalls with reflective signs on steel posts and international handicap pavement markings are present near the main entrance of the building. Concrete walkway at the main entrance is sloped for Barrier Free Assess (BFA). Repaint worn and faded handicap pavement markings (< \$1,000).

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

K4010.03 Barrier Free Interior Circulation*

Interior circulation pathways are adequate and interior door handsets are lever-type.

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

K4010.04 Barrier Free Washrooms*

Two BFA public washrooms are provided at this building on the main floor.

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