

RECAPP Facility Evaluation Report

Alberta Health Services-North



Lethbridge Community Health Train Station

B4448A
Lethbridge

| Facility Details | |
|----------------------------|-----------------------------|
| Building Name: | Lethbridge Community Health |
| Address: | 801 - 1st Avenue South |
| Location: | Lethbridge |
| Building Id: | B4448A |
| Gross Area (sq. m): | 2,205.00 |
| Replacement Cost: | \$8,298,339 |
| Construction Year: | 0 |

| Most Recent Consultant Evaluation | |
|--|-------------------------|
| Evaluation Company: | Stantec Consulting Ltd. |
| Evaluation Date: | December 6 2013 |
| Evaluator Name: | Mike Plomske |
| Evaluation FCR: | 15.25% |

| | |
|---|--------------------|
| Total Maintenance Events Next 5 years: | \$1,265,500 |
| Current 5 year Facility Condition Index (FCI): | 15.25% |

General Summary:

The Lethbridge Community Health Centre is a two-storey building, complete with a partial basement and crawlspaces. The two-storey building section that is approximately 956 sq. m. was originally constructed circa 1910, with complete renovations and additions to the north (871 sq. m.) and west (330 sq. m.) sides of the building performed in 1987. The total floor area of the building is approximately 2,160 sq. m.

Structural Summary:

Structural drawings were not available for review during the assessment. The original portion of the building is understood to be a brick and wood-framed structure with sandstone foundation walls. The 1987 additions are understood to be wood-framed structures with reinforced concrete foundation walls. The main and second level floor structures have wood planking that is supported by wooden beams and columns.

Recommended work includes:

- review and repair of the sandstone foundation.

The building's structural elements are in acceptable condition.

Envelope Summary:

Exterior cladding generally consists of brick veneer and painted wood siding. The roof has standard wood shingles, with the north addition roof equipped with metal gutters and downspouts. Main entrance doors in the original portion and west addition of the building are solid wood with glass and are set in wood or pressed steel frames. The remaining entrance doors in the north addition are storefront type, metal and glass units set in metal frames. Windows in the original portion and west addition are fixed and operable insulating glazing units set in wood frames. Windows in the north addition are fixed and operable with insulating glazing units set in aluminum frames.

Recommended work includes:

- replacement of the wood shingles
- replacement of the exterior caulking
- replace door hardware on exterior utility doors
- renewal of the paint finish on the wood siding and clearcoat on wood doors
- installation of downspout extensions
- replacement of damaged sections of soffit.

The building's envelope and exterior components are in acceptable condition.

Interior Summary:

The interior of the original portion of the building was completely refurbished during the 1987 additions to the north and west sides of the building. Corridors and offices throughout the main and second floors of the building typically have carpet flooring. Patient examination rooms and storage rooms typically have sheet vinyl flooring or vinyl tiles. The waiting room on the south side of the building has sheet vinyl flooring. The entrance vestibule and washroom floors are finished with tiles. The main mechanical room located in the basement has painted/sealed concrete floors. Plywood and wood plank flooring is provided in the attic spaces of the original building. The majority of the interior walls are finished with painted gypsum board. The majority of the building ceilings are finished with either a suspended acoustic panel system or painted gypsum board.

Recommended work includes:

- replacement of stained and damaged acoustic ceiling tiles
- replacement of 50% of the carpet flooring installed in 1987

- renewal of paint finish on concrete floor
- replacement of missing vinyl floor tiles in east storage room
- gypsum board ceiling repairs in janitor's closet
- wall paint repairs near mechanical piping in utility rooms
- conduct a survey to determine if asbestos containing materials are present in the building.

The building's interior finishes are generally in acceptable condition.

Mechanical Summary:

The mechanical systems throughout the Lethbridge Community Health Train Station are generally from the renovation in 1987.

The Heating, Ventilation and Air Conditioning systems are comprised of hot water heating boilers, indoor air-handling units and outdoor condensing units. A BMCS provides control of the HVAC systems.

A domestic hot water heater and a small circulation pump provide hot water to the plumbing fixtures. Water distribution is typically in copper piping.

Typical plumbing fixtures are provided in the washrooms and are manually controlled. Stainless steel sinks are provided in a number of rooms throughout. Exhaust fans are provided for the washrooms, mechanical rooms and various other locations.

There are no recommended actions in the next 5 years.

The mechanical systems throughout the facility are in acceptable condition.

Electrical Summary:

The electrical service for the Lethbridge Community Health Train Station is fed underground from a City of Lethbridge owned transformer to a 1000A, 120/208V main service entrance breaker and attached CDP. The CDP provides distribution to mechanical equipment, branch circuit panelboards and a second CDP. The second CDP provides distribution to additional branch circuit panelboards.

Interior lighting throughout the facility is provided by a combination of recessed, surface mount and chain suspended T8 fluorescent fixtures. Emergency lighting battery packs are provided, with remote emergency lighting heads throughout the corridors. Illuminated exit signage is provided. Exterior high pressure sodium lighting is installed around the facility and is photocontrolled.

An IP based telephone system is provided throughout. Data cabling is provided from a central server to data outlets throughout.

The fire alarm system is comprised of manual pull stations, heat detectors and bell signaling devices connected to a Simplex 2001 fire alarm panel. An annunciator panel is located at the main entrance.

The recommended actions for the electrical systems in the school in the next 5 years include:

- Replace a portion of the emergency lighting battery packs
- Replace the existing fire alarm system and devices with addressable equipment

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* - 1987 Addition**

Where visible, the building foundations consist of cast-in-place concrete foundation walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

A1010 Standard Foundations* - Original

Where visible, the building foundations consist of sandstone foundation walls.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1910 | 0 | APR-14 |

Event: Repair inside face of sandstone foundation walls per Study recommendations**Concern:**

Sections of the sandstone foundation, where visible were observed to be crumbling.

Recommendation:

Patch and repair crumbling sections. Install structural support based on the results of the structural review.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2014 | \$10,000 | Medium |

Updated: APR-14

Event: Review sandstone foundation and recommend repairs**Concern:**

Sections of the sandstone foundation were observed to be crumbling and the structural integrity may be compromised.

Recommendation:

Review the structural integrity of the sandstone foundation system on the original building and recommend repairs.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2014 | \$3,000 | Medium |

Updated: APR-14

A1030 Slab on Grade*

The basement of the original building section and main floor of the 1987 building sections have cast-in-place concrete slab-on-grade floors, which are assumed to be conventionally reinforced.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

A2020 Basement Walls (& Crawl Space)*

The basement level occupies the east portion of the original building. A crawl space runs the length of the original building and the 1987 west addition. The walls in the basement and crawl spaces are constructed of sandstone. Some sections are crumbling and recommended repair is covered under A1010 Standard Foundations* - Original.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1910 | 0 | APR-14 |

B1010.01 Floor Structural Frame (Building Frame)*

The structural frame above the basement is comprised of wood framing. The second floor of the original building section is understood to be constructed of wood joists and decking.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1910 | 0 | APR-14 |

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

Load-bearing interior walls throughout the original building section are assumed to be wood-framed. Structural drawings were not available for review during the site visit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1910 | 0 | APR-14 |

B1010.06 Ramps: Exterior*

Cast-in-place concrete ramps equipped with painted metal railings are installed at building entrances along the north side of the original building and at the east and west main entrances.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

B1010.07 Exterior Stairs*

Cast-in-place concrete stairs equipped with painted metal railings are provided at the northwest building entrance of the original building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

B1020.01 Roof Structural Frame*

The roof structure of the building generally consists of wood roof joists and rafters.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

B1020.02 Structural Interior Walls Supporting Roofs*

Load-bearing interior walls throughout the 1987 building sections are understood to be wood-framing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

B1020.03 Roof Decks, Slabs, and Sheathing*

The roofs throughout the building are understood to be covered with a plywood sheathing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------------|-------------------------|---------------------------|-----------------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

S2 ENVELOPE**B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - 1987**

The 1987 building sections are clad with a brick cladding.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

B2010.01.02.01 Brick Masonry: Ext. Wall Skin* - Original

The original building section is clad with a brick veneer.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1910 | 0 | APR-14 |

Event: Seal cracking in brick veneer**Concern:**

Several cracks were observed in the original brick veneer.

Recommendation:

Seal cracks in brick veneer to prevent moisture ingress.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2014 | \$2,000 | Medium |

Updated: APR-14

B2010.01.06.04 Wood Siding**

The exterior of the second floor of the original building section is clad with painted wood siding likely installed in 1987 during renovations.

Wood battens are installed around the windows on the second storey.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace wood siding (approx. 225 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$20,000 | Unassigned |

Updated: APR-14

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

Minor accents of stucco finish are provided above the second floor south bay window.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

Joint sealant is provided throughout the building sections around windows, doors, between different cladding materials, and in control joints.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 20 | APR-14 |

Event: Replace exterior caulking (approx. 500 lin. m.)

Concern:

The majority of the sealant was observed to be cracked and dry.

Recommendation:

Replace joint sealant throughout the perimeter of all building sections.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2015 | \$15,300 | Low |

Updated: APR-14

B2010.01.13 Paints (& Stains): Ext. Wall**

The wood siding, decorative roof brackets, and roof beams have a paint finish.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 15 | APR-14 |

Event: Renew exterior paint finish (approx. 300 sq. m.)

Concern:

Paint finish on the exterior of the building was observed to be peeling and worn.

Recommendation:

Renew exterior paint finish.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2015 | \$6,900 | Low |

Updated: APR-14

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

The exterior walls of the original building section likely include load-bearing masonry construction.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1910 | 0 | APR-14 |

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

The exterior walls of the 1987 building sections and second floor of the original building are understood to be constructed of wood stud framing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

The exterior walls of the 1987 building sections likely include a vapour barrier and batt insulation.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

B2010.09 Exterior Soffits* - Building Addition

Perforated, pre-finished metal soffit is installed on the north building addition.

Sections of the metal soffit were observed to be cracked and damaged. Replacement of the damaged sections is recommended; however costs are anticipated to fall below the reporting threshold.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 0 | APR-14 |

B2010.09 Exterior Soffits* - Original Building

Exterior soffits on the perimeter of the original building section were pre-finished metal.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

Exterior windows on the north building addition are insulating glazing units set in fixed and operable anodized aluminum frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace aluminum windows (100 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$110,000 | Unassigned |

Updated: APR-14

B2020.01.01.05 Wood Windows (Glass & Frame)**

Windows in the original building section and west 1987 addition are insulating glazing units set in fixed and operable painted wood frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 35 | APR-14 |

Event: Replace wood windows (approx. 235 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2022 | \$215,000 | Unassigned |

Updated: APR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors**

The exterior entrance doors on the the north building addition have insulating glazing units set in anodized aluminum frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace aluminum framed entrance doors (approx. 3 units)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$10,700 | Unassigned |

Updated: APR-14

B2030.01.10 Wood Entrance Door**

The exterior entrance doors on the original building section and west 1987 addition are solid wood with glazing inserts. The doors are set in painted wood or pressed steel frames. Some entrance doors are equipped with glazing above.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 30 | APR-14 |

Event: Renew finish on exterior wood doors

Concern:

Wood exterior doors were observed to have a worn and deteriorated clear coat finish.

Recommendation:

Renew clear coat finish on exterior wood doors.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2015 | \$2,000 | Low |

Updated: APR-14

Event: Replace wood entrance doors (approx. 9 units)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$11,300 | Unassigned |

Updated: APR-14

B2030.02 Exterior Utility Doors**

Exterior metal utility doors are provided at mechanical and storage rooms throughout the building sections.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 40 | APR-14 |

Event: Replace closure hardware (approx. 3 doors)

Concern:

Some door closure hardware was observed to be rusted and worn.

Recommendation:

Replacement of the damaged and worn hardware is recommended.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2015 | \$3,000 | Low |

Updated: APR-14

Event: Replace exterior utility doors (approx. 8 units)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$7,200 | Unassigned |

Updated: APR-14

B3010.02.01.08 Wood Shakes**

The pitched roofs throughout the building sections are covered with wood shingles.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 30 | APR-14 |

Event: Replace wood shingles (approx. 2700 sq. m.)

Concern:

Several areas were reported to have roof leaks. Where visible, the wood shakes were observed to be deteriorated, worn, and warped.

Recommendation:

Replace wood shingles throughout the pitched roof sections.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2015 | \$324,000 | Low |

Updated: APR-14

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

A built-up roofing assembly complete with aggregate ballast is provided on the north and south roof sections above the main entrances.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 25 | APR-14 |

Event: Replace BUR assemblies (approx. 45 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$6,600 | Unassigned |

Updated: APR-14

B3010.08.02 Metal Gutters and Downspouts**

Metal gutters and downspouts are provided along the roof perimeter of the north building addition. Pre-finished metal fascia is installed on the roof perimeters of all building sections.

Holes were observed in some downspouts. Repair of the holes or replacement of the damaged sections is recommended; however costs are likely to fall below the reporting threshold.

Downspout extensions and/or splash pads were observed to be missing. It is recommended that downspout extensions be installed to direct storm water away from the building foundations. Costs to complete this work are likely to fall below the reporting threshold.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 30 | APR-14 |

Event: Replace metal gutters and downspouts (approx. 175 lin.m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$5,400 | Unassigned |

Updated: APR-14

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

Interior walls throughout the building sections are understood to be constructed of wood-stud framing.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C1010.03 Interior Operable Folding Panel Partitions**

An acoustical folding partition is provided between room 146 and 148 on the main level of the north building addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace folding partition (approx. 10 sq. m.)

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

Updated: APR-14

C1010.05 Interior Windows*

Insulating glazing units set in fixed and operable vinyl frames are provided on the interior of the original building at the reception area. Single-pane glazing set in fixed painted metal frames are provided at the north stairwell of the original building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C1020.01 Interior Swinging Doors (& Hardware)*

Interior doors generally consist of wood doors set in wood or pressed steel frames.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C1020.03 Interior Fire Doors*

Interior fire doors in corridors and stairwells consist of steel doors with single-paned wired glass set in metal frames. A metal fire door is provided in the basement mechanical room with access to the crawl space.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

Pre-finished metal toilet partitions are provided in each of the multi-user washrooms throughout the building sections.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace toilet partitions (approx. 12 cubicles)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$15,200 | Unassigned |

Updated: APR-14

C1030.05 Wall and Corner Guards*

Wood chair rails are installed throughout the majority of the building corridors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C1030.08 Interior Identifying Devices*

Plastic, wall and ceiling-mounted signs identify the room numbers and provide direction to patrons within the building sections.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C2010 Stair Construction*

The north and south staircases within the original building are understood to be wood-frame construction.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C2020.06 Carpet Stair Finishes**

Staircases providing access to the second floor and attic spaces are finished with carpeted treads.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 10 | APR-14 |

Event: Replace carpet on stairs (approx. 50 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$5,000 | Unassigned |

Updated: APR-14

C2020.08 Stair Railings and Balustrades*

Railings within the north stairwell are base-mounted and consist of wood handrails with metal spindles. The south staircase is equipped with wall-mounted wood handrails.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C3010.02 Wall Paneling**

The lower portion of the corridor walls around the elevator and reception area are finished with wood paneling.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace wood paneling (approx. 50 sq. m.)

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

Updated: APR-14

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

The majority of the interior walls are finished with a gypsum wall board.

Sections of the gypsum wall board in the south janitor's closet were observed to be water stained and damaged. Replacement of the damaged gypsum board is recommended; however costs are likely to fall below the reporting threshold.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C3010.06 Tile Wall Finishes**

The washrooms throughout the building sections have tile wall finishes.

A ceramic tile wall finish is provided around the mop sink in the janitors room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace ceramic wall tile (approx. 75 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$21,000 | Unassigned |

Updated: APR-14

C3010.11 Interior Wall Painting*

Gypsum board walls throughout the building have a painted finish.

The paint finish near mechanical piping in the utility rooms was observed to be peeling. Renewal of the paint finish with a heat resistant material is recommended; however costs are likely to fall below the reporting threshold.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C3010.12 Wall Coverings*

The lower portion of the corridor walls, the upper portion of the walls around the elevator, some washrooms, and some of the offices are covered with a vinyl wallpaper.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors are provided in the basement and mechanical rooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 0 | APR-14 |

Event: Renew painted floor finish (approx 80 sq. m.)

Concern:

The painted finish on the basement slab on grade is worn.

Recommendation:

Renew the paint finish on the basement floor.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2015 | \$2,500 | Low |

Updated: APR-14

C3020.02 Tile Floor Finishes**

Ceramic tile flooring is provided in the washrooms, entrance vestibules, stair landings on the main floor, the west waiting area and the janitors room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 50 | APR-14 |

Event: Replace tile flooring (approx. 110 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2037 | \$21,000 | Unassigned |

Updated: APR-14

C3020.07 Resilient Flooring - 1987 Sheet Vinyl**

Resilient sheet vinyl is provided in the majority of the meeting rooms, waiting rooms, and patient rooms throughout the building sections.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 20 | APR-14 |

Event: Replace sheet vinyl flooring (approx. 800 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$70,400 | Unassigned |

Updated: APR-14

C3020.07 Resilient Flooring - 2010 Sheet Vinyl**

Resilient sheet vinyl flooring installed in 2010 is provided in the second floor north staff room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2010 | 20 | APR-14 |

Event: Replace sheet vinyl flooring (approx. 45 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2030 | \$3,800 | Unassigned |

Updated: APR-14

C3020.07 Resilient Flooring - VCT**

Resilient vinyl tile flooring is provided in the majority of patient rooms in the north building section, and in the storage room on the east end of the original building.

Sections of vinyl tile in the east storage room were observed to be delaminated and missing. Replacement of the missing tiles is recommended; however costs are likely to fall below the reporting threshold.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 20 | APR-14 |

Event: Replace vinyl flooring (approx. 200 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$10,700 | Unassigned |

Updated: APR-14

C3020.08 Carpet Flooring - 1987**

Carpet flooring is generally provided in the corridors and offices throughout the main and second floors of all building sections.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 15 | APR-14 |

Event: Replace 50% of the carpet flooring (approx. 500 sq. m.)

Concern:

Approximately half of the carpet flooring was observed to be stained and worn.

Recommendation:

Replace 50% of the carpet flooring.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2015 | \$40,000 | Medium |

Updated: APR-14

Event: Replace 50% of the carpet flooring (approx. 500 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$40,000 | Unassigned |

Updated: APR-14

C3020.08 Carpet Flooring - 1996**

The west office area has carpet flooring likely installed in 1996.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1996 | 15 | APR-14 |

Event: Replace carpet flooring (approx. 65 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$5,000 | Unassigned |

Updated: APR-14

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Painted gypsum board ceilings are provided in meeting rooms, waiting rooms, reception area, janitor's rooms and storage rooms.

Sections of gypsum board were observed to be missing or damaged in the south janitor's closet. Replacement of the gypsum ceiling board is recommended; however costs are likely to fall below the reporting threshold.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

The majority of the building has suspended T-bar grid ceilings with in-laid acoustic panels.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 25 | APR-14 |

Event: Replace stained and damaged acoustic ceiling tiles

Concern:

Several acoustic ceiling tiles were observed to be water stained, missing, or damaged.

Recommendation:

Replacement of the ceiling tiles is recommended to prevent microbial growth and further damage.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Repair | 2014 | \$2,000 | Low |

Updated: APR-14

Event: Replace suspended ceiling (approx. 1700 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$87,000 | Unassigned |

Updated: APR-14

C3030.07 Interior Ceiling Painting*

The majority of the gypsum ceiling board has a paint finish.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D1010.01.02 Hydraulic Passenger Elevators**

The building is equipped with an Otis hydraulic elevator with a maximum capacity of 2500 pounds, which runs between the main and second floors. Upgrades were completed in 2012 that include the addition of restrictors to doorstops at floor level.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace hydraulic elevator (1 unit)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$84,000 | Unassigned |

Updated: APR-14

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

Approximately 12 single and two basin stainless steel sinks are provided in the facility, with a 3 basin sink in the staff lounge. A mop sink is provided in each janitorial room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Sinks (15)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$26,000 | Unassigned |

Updated: APR-14

D2010.08 Drinking Fountains/Coolers**

Approximately 3 stainless steel or vitreous china drinking fountains located throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 35 | APR-14 |

Event: Replace Drinking Fountains (3)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2022 | \$7,500 | Unassigned |

Updated: APR-14

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

Approximately 10 vitreous china water closets and 9 enameled steel lavatories are provided throughout the facility. The fixtures are manually controlled.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 35 | APR-14 |

Event: Replace Washroom Fixtures (10x WC, 9x Lav)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2022 | \$35,000 | Unassigned |

Updated: APR-14

D2020.01.01 Pipes and Tubes: Domestic Water*

A 50mm municipal water service is provided, with insulated hot and cold domestic water copper piping provided to all plumbing fixtures.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D2020.01.02 Valves: Domestic Water**

Domestic water shut-off valves in the mechanical room are provided. Local shut-off valves are installed for the washrooms and sinks throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace Valves: Domestic Water (50)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$7,500 | Unassigned |

Updated: APR-14

D2020.01.03 Piping Specialties (Backflow Preventers)**

50mm backflow prevention devices are provided on the main water service, main bypass water service, and the boiler feed water.

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

Event: Replace Backflow Preventors (4)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2028 | \$14,000 | Unassigned |

Updated: APR-14

D2020.02.02 Plumbing Pumps: Domestic Water**

A fractional horsepower domestic water recirculation pump is provided.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 20 | APR-14 |

Event: Replace Plumbing Pumps: Domestic Water (1)

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

Updated: APR-14

D2020.02.06 Domestic Water Heaters**

A Rheem domestic water is provided with 76 gallon capacity and 180MBH is provided.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 20 | APR-14 |

Event: Replace Domestic Water Heater (1)

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

Updated: APR-14

D2020.03 Water Supply Insulation: Domestic*

Fiberglass pipe insulation and canvas jacketing is provided on the domestic hot and cold water piping.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D2030.01 Waste and Vent Piping*

Waste and vent piping is typically cast iron where visible.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D2030.03 Waste Piping Equipment*

Weeping tile and two associated sump pumps are provided in the sub basement.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D3010.02 Gas Supply Systems*

Low pressure natural gas is provided below grade to the building and fuels the boilers, air handling units and domestic water heater.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

2 natural gas fired Hydrotherm modular hot water boilers provide heat to the building. Each boiler has a rated heating capacity of 1,350 MBH.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 35 | APR-14 |

Event: **Replace Heating Boilers and Accessories: H.W. (2 @ 1350 MBH each)**

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2022 | \$67,000 | Unassigned |

Updated: APR-14

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

An insulated combustion air ducting system is provided to vent the boilers to the rooftop.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 35 | APR-14 |

Event: **Replace Chimneys (& Comb. Air): H.W. Boiler (12 lin. m)**

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

Updated: APR-14

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

A chemical feed system is provided for the hot water heating boiler system.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D3030.06.02 Refrigerant Condensing Units - 1987**

2 York 15 Ton air-cooled, outdoor condensing units provide cooling for the interior air-handling units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 25 | APR-14 |

Event: **Replace Refrigerant Condensing Units (2 @ 15 tons each)**

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$30,000 | Unassigned |

Updated: APR-14

D3030.06.02 Refrigerant Condensing Units - 2009**

2 Carrier air-cooled, split-system outdoor condensing units provide approximately 10 Tons of additional cooling for the facility.

2 Mitsubishi Mr. Slim units provide cooling for the vaccine fridge room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2009 | 25 | APR-14 |

Event: Replace Refrigerant Condensing Units (4 units, 14 Tons total)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2034 | \$18,000 | Unassigned |

Updated: APR-14

D3040.01.01 Air Handling Units: Air Distribution**

3 Engineered-Air air-handling units are provided, each with a capacity of approximately 5000 CFM.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Air Handling Units: Air Distribution (3)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$48,000 | Unassigned |

Updated: APR-14

D3040.01.04 Ducts: Air Distribution*

Uninsulated sheet steel ductwork is provided concealed in ceiling spaces throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

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

Approximately 50 VAV boxes located in the supply air branches near the air terminals allow local temperature control of supply air.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace VAV Boxes (50)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$68,000 | Unassigned |

Updated: APR-14

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Square cone diffusers are provided in the T-Bar ceilings throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D3040.03.01 Hot Water Distribution Systems**

2 approximately 10HP distribution pumps are provided for the boiler system. Insulated copper distribution piping is provided to terminal units throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace Hot Water Distribution System (based on 2160 m2 gfa, 2 pumps)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$241,500 | Unassigned |

Updated: APR-14

D3040.04.01 Fans: Exhaust**

Approximately 17 exhaust fans serve washrooms, janitor's rooms, work rooms and various other locations throughout the building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Exhaust Fans (200 CFM each, 17 total)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$35,000 | Unassigned |

Updated: APR-14

D3040.04.03 Ducts: Exhaust*

Uninsulated sheet steel ductwork is provided concealed in ceiling spaces for the exhaust fans throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D3040.04.05 Air Outlets and Inlets: Exhaust*

Air inlets for the exhaust fans are provided recessed in the ceilings, with outlets provided through the roof.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D3050.03 Humidifiers**

Humidification is provided for the 3 air-handling units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 25 | APR-14 |

Event: Replace Humidifiers (3)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$38,000 | Unassigned |

Updated: APR-14

D3050.05.03 Finned Tube Radiation**

Finned tube radiation is provided around the perimeter of the building and in some mechanical and electrical rooms.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace Finned Tube Radiation (based on 2160 m2 gfa)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$121,200 | Unassigned |

Updated: APR-14

D3050.05.06 Unit Heaters**

2 suspended unit heaters provide heat in the mechanical rooms, with approximately 5 force flow heaters provided in the entrance vestibules.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Unit Heaters (7)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$26,000 | Unassigned |

Updated: APR-14

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

A BMCS is provided to control HVAC services throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 20 | APR-14 |

Event: Replace Building Systems Controls (based on 2160 m2 gfa)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2025 | \$69,200 | Unassigned |

Updated: APR-14

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Wall hung fire extinguishers are provided at various locations throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000 | 0 | APR-14 |

S5 ELECTRICAL

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

A 120/208 Volt, 3 phase main electrical service is provided underground to a 1200A rated Federal Pioneer CDP with 1000A main breaker disconnect. The CDP provides electrical distribution to a second CDP, branch circuit panelboards and mechanical equipment. The main CDP is approximately 70% full.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 40 | APR-14 |

Event: Replace Main Distribution (1 Main Breaker, 1 Main CDP, 1 Sub-CDP)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2027 | \$61,000 | Unassigned |

Updated: APR-14

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

Approximately 10 Federal Pioneer 120/208V Branch Circuit Panelboards are provided throughout the facility and are generally 75-95% full.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Branch Circuit Panelboards (10)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$53,000 | Unassigned |

Updated: APR-14

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

A 2-section Square-D MCC unit is located in Mechanical Room #1 and serves the elevator, boiler system pumps and air handling unit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Motor Control Centre (2 Sections)

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

Updated: APR-14

D5010.07.02 Motor Starters and Accessories**

Approximately 10 wall mounted motor starters are provided and serve various pieces of mechanical equipment including compressors, pumps and air handling units.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace Motor Starters (10)

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

Updated: APR-14

D5020.01 Electrical Branch Wiring*

Branch wiring provided throughout the facility is copper and is typically concealed in wall and ceiling spaces. Conduit is provided for all wiring in the Mechanical / Electrical rooms. Receptacles are periodically added as required.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

D5020.02.02.02 Interior Fluorescent Fixtures**

Recessed, surface mount and suspended T8 fluorescent fixtures are provided in all areas throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2010 | 30 | APR-14 |

Event: Replace Interior Fluorescent Fixtures (2205sqm)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2040 | \$206,000 | Unassigned |

Updated: APR-14

D5020.02.03.02 Emergency Lighting Battery Packs - 1987**

Emergency lighting is provided by battery packs with remote emergency lighting heads.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 20 | APR-14 |

Event: Replace Emergency Lighting Battery Packs Installed in 1987 (2)

Concern:

A portion of the emergency lighting battery packs are beyond their expected useful life and will not operate sufficiently upon power failure.

Recommendation:

Replace older battery pack units with new.

Consequences of Deferral:

Emergency lighting may not operate sufficiently upon power failure.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2014 | \$2,500 | Low |

Updated: APR-14

D5020.02.03.02 Emergency Lighting Battery Packs - 2000**

Emergency lighting is provided by battery packs with remote emergency lighting heads.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000 | 20 | APR-14 |

Event: Replace Emergency Lighting Battery Packs Installed in 2000 (2)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$2,500 | Unassigned |

Updated: APR-14

D5020.02.03.03 Exit Signs*

Exit light fixtures are located at exits throughout the building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | NOV-07 |

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

High Pressure Sodium wall mount exterior fixtures are provided around the perimeter of the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 0 | APR-14 |

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

Exterior lighting is photocell controlled.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2005 | 0 | APR-14 |

D5030.01 Detection and Fire Alarm**

The facility is equipped with conventional manual pull stations and heat detectors connected to a Simplex 2001 fire alarm panel. The system also includes alarm bells and an annunciator panel located at the main entrance.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 3 - Marginal | 1987 | 25 | APR-14 |

Event: Replace Detection and Fire Alarm System (based on 2160 m2 gfa)

Concern:

The fire alarm system is beyond the expected useful lifetime and may not function properly during a fire event.

Recommendation:

Replace the existing fire alarm system with an addressable system including visual signaling devices.

Consequences of Deferral:

The fire alarm system may not function properly during a fire event, exposing staff and public to risk.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|---------------------|-------------|-------------|-----------------|
| Failure Replacement | 2014 | \$86,500 | Medium |

Updated: APR-14

D5030.02.02 Intrusion Detection**

An Axiom system provides card access at the main entrances and door sensors at all exterior doors.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2008 | 25 | APR-14 |

Event: Replace Intrusion Detection System (based on 2160 m2 gfa)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2033 | \$69,200 | Unassigned |

Updated: APR-14

D5030.02.04 Video Surveillance**

An Axis 240Q video surveillance system is provided for the interior entrances and corridors and around the exterior perimeter.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|---------------|------------------|--------------------|----------------|
| 5 - Good | 2008 | 25 | APR-14 |

Event: **Replace Video Surveillance System (8 cameras, 1 video recorder)**

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2033 | \$14,000 | Unassigned |

Updated: APR-14

D5030.04.01 Telephone Systems*

An NEC Neax 2000 telephone voice server provides telephone services throughout the facility.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000 | 0 | APR-14 |

D5030.04.05 Local Area Network Systems*

The facility is served by a fiberoptic internet connection with a combination of CAT5, 5E and 6 data wiring throughout.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000 | 0 | APR-14 |

D5030.05 Public Address and Music Systems**

Public address is provided throughout the facility by wall and ceiling mounted speakers integrated with the phone system. The system also provides for the ability to play music.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2000 | 20 | APR-14 |

Event: **Replace Public Address and Music System (24 stations)**

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2020 | \$53,000 | Unassigned |

Updated: APR-14

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1020.08 Medical Equipment***

Minor medical equipment can be found in the patient examination rooms throughout the building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

E1090.04 Residential Equipment*

Residential-grade appliances that include refrigerators, microwaves, and stoves are provided in the Therapy room and staff room of the north building addition.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

E2010.02 Fixed Casework - 1987**

Wood framed casework with stained or laminated surfaces and laminated wood countertops are provided in patient rooms, administration areas, and various offices throughout the building sections.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 35 | APR-14 |

Event: Replace wooden fixed casework (approx 200 lin.m)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2022 | \$176,000 | Unassigned |

Updated: APR-14

E2010.02 Fixed Casework - 2010**

Wood-framed cabinets with laminated wood counters are installed in the second floor north staff room.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 2010 | 35 | APR-14 |

Event: Replace fixed casework (approx. 5 lin. m)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2045 | \$4,300 | Unassigned |

Updated: APR-14

E2010.03.01 Blinds**

The majority of the exterior windows are equipped with horizontal metal blinds.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 30 | APR-14 |

Event: Replace blinds (approx. 350 sq. m.)

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-----------------------|-------------|-------------|-----------------|
| Lifecycle Replacement | 2017 | \$40,000 | Unassigned |

Updated: APR-14

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Barrier-free parking stalls indicated by metal signage are provided in both the east and west parking areas.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

K4010.02 Barrier Free Entrances*

Power-assisted door openers are provided at the east and west main entrances.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 0 | APR-14 |

K4010.03 Barrier Free Interior Circulation*

Circulation within the building sections facilitates barrier-free usage.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

K4010.04 Barrier Free Washrooms*

A barrier-free washroom stall is provided in both the male and female washrooms on the main floor of both building sections and on the second floor of the original building.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

K4030.01 Asbestos*

Based on the age of the building, asbestos-containing materials may be present. An asbestos survey has not been completed.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 1987 | 0 | APR-14 |

Event: Conduct an asbestos survey

Concern:

Based on the age of the building, asbestos-containing materials may be present. An asbestos survey has not been completed.

Recommendation:

Conduct a survey to determine if asbestos-containing materials are present in the building.

| <u>Type</u> | <u>Year</u> | <u>Cost</u> | <u>Priority</u> |
|-------------|-------------|-------------|-----------------|
| Study | 2014 | \$1,500 | Low |

Updated: APR-14

K4030.04 Mould*

No visible signs of suspected mould growth were observed or reported in the building during the site visit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 0 | APR-14 |

K4030.09 Other Hazardous Materials*

There were no other hazardous materials observed or reported in this building during the site visit.

| <u>Rating</u> | <u>Installed</u> | <u>Design Life</u> | <u>Updated</u> |
|----------------|------------------|--------------------|----------------|
| 4 - Acceptable | 0 | 0 | APR-14 |

K5010.01 Site Documentation*

Aerial Site Photo.

Prime Consultant: Stantec Consulting Ltd.
 Site Assessors: Mike Plomske and Greg Cronkhite
 Evaluation Date: Dec 6, 2013.

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



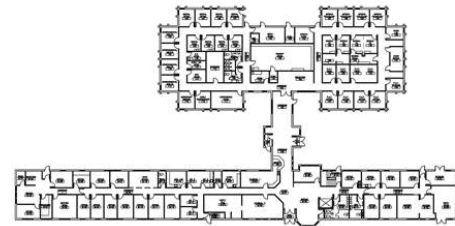
Site Plan.jpg

K5010.02 Building Documentation*

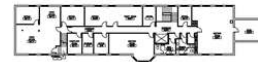
Floor Plan.

Prime Consultant: Stantec Consulting Ltd.
 Site Assessors: Mike Plomske and Greg Cronkhite
 Evaluation Date: Dec 6, 2013.

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



FLOOR PLAN
Main Station Main Floor
1/100



FLOOR PLAN
Main Station Second Floor
1/100

floor plan.jpg