RECAPP Facility Evaluation Report

City Of Airdrie

Airdrie Regional Health Centre

B4515A
Airdrie

Report run on: March 7, 2013 2:28 PM

Facility Details

Building Name: Airdrie Regional Health Cent
Address: 604 Main Street S.
Location: Airdrie

Building Id: B4515A
Gross Area (sq. m): 0.00
Replacement Cost: $0
Construction Year: 0

Evaluation Details

Evaluation Company: Stantec Consulting Ltd.
Evaluation Date: July 25 2012
Evaluator Name: Asma Shaikh

Total Maintenance Events Next 5 years: **$115,600**
5 year Facility Condition Index (FCI): **0%**

General Summary:

Airdrie Regional Health Centre is comprised of a single-story structure that is reported to have been built circa 1998. The building has a total floor area of approximately 2,193 m². The building interior space provides community health services.

Structural Summary:

Construction drawing were not available for review, therefore, the foundation type is unknown. It is assumed that the building is supported on concrete piles or strip footings with concrete grade beams. The building has a concrete slab on grade construction. At the time of inspection, insulation was evident on the exterior side of foundation perimeter.

The roof is supported by open web steel joists, poured concrete columns, and a combination of load bearing masonry units and structural steel load bearing girts/studs.

Recommended structural work from this assessment includes:
- Fill the large gap between sidewalk and foundation wall on north side
- Investigate cause of moisture infiltration at northeast corner floor slab and recommend corrective actions
- Repair floor slab moisture inflitration
- Repair and repaint corroded handrails on north exterior stairs / ramp.

The structural components appeared to be in overall good condition.

Envelope Summary:

The exterior walls of the building consist of split-faced masonry wall and EFIS with an acrylic stucco finish. Exterior glazing is primarily comprised of fixed and operable windows with insulating glass set in aluminum frames. Exterior entry doors on the west elevation are fully-glazed with sealed glass units set in aluminum frames that include matching sidelights and transoms. Exterior utility doors on the north elevation are insulated metal units that are hinge-mounted in pressed metal frames. Low slope roof sections are covered with a reinforced black EPDM membrane that is topped with gravel ballast, installed in 1998. Open-web steel joists provide support for the building's EPDM roof.

Recommended work to address envelope deficiencies includes the following:
- Repair cracked and spalling stucco siding on the south and west elevations and parging on foundation walls.
- Conduct periodic repair / re-pointing of masonry units and mortar joints to address areas exhibiting gaps, cracks and recessions.
- Replace joint sealant in construction joints and around window/door openings on the building perimeter.
- Repair stucco around hose bibs.
- Install guard rail around roof hatch.

The building envelope components were observed to be in acceptable condition, overall.

Interior Summary:

The building interior walls consist of concrete masonry unit or gypsum board wall partitions.

The building interior floors are primarily finished with laminated vinyl tile in corridors, the laboratory and the urgent health care area, carpet in offices and painted or exposed concrete slabs-on-grade. Ceramic tile flooring is specified for facility washrooms.

The ceiling finishes are painted gypsum board, suspended T-bar grid assemblies with inlaid acoustic panels.

Interior swinging doors are solid core wood or metal units set in painted, pressed steel frames.

Major refurbishment was reported to have been conducted to the building interior in 2007 and 2012.

2012 - Approximately 15% of vinyl tile flooring was replaced
2012 - Full carpet replacement is expected. At the time of assessment, the replacement work was in progress.
2007 - Interior doors, vinyl flooring materials and washroom fixtures are understood to be refurbished in 2007 to the building's construction.

Repair interior work recommended from this assessment includes the following:
- Add missing firestopping in server room wall penetrations.
- Replace torn and chipped vinyl floor located in the north east corner.
- Replace aged and damaged interior doors and hardware in general administration area.

Interior finishes were observed to be in acceptable condition, overall.

Mechanical Summary:

Domestic water and sanitary sewer services are provided by the town of Airdrie. There are backflow prevention devices (BFP) provided on the incoming domestic water main and the irrigation service. Domestic hot water is provided by two natural gas fired water heaters. Heating, cooling and ventilation are provided by 11, natural gas, electrically cooled roof top units (RTUs). Other ventilation is provided by nine roof mounted exhaust fans that exhaust washrooms, kitchen and laboratory spaces. Supply and exhaust air is distributed through a sheet metal duct distribution system. A building management control system monitors and controls the RTUs. Fire suppression is provided by fire extinguishers located throughout the building.

The following work is recommended in the next five years:
- Decommission the abandoned vestibule gas fired roof top furnace.

Overall the mechanical systems in the building are in acceptable condition.

Electrical Summary:

Electricity is fed underground to the main distribution panel from a pad mounted transformer. The 120/208V 800A three phase rated main switch and circuit distribution panel is located in the electrical room. 120/208V power is distributed to floor level breaker panels located throughout the building.

Interior lighting is supplied by T-8 fluorescent fixtures throughout the building, controlled by low voltage relays operated by motion and day light sensors. Battery operated emergency lighting is distributed throughout the building. Exterior lighting is provided by metal halide type wall mounted fixtures and pole mounted lights in the parking area.

The building is monitored for fire by a non-addressable fire alarm system, complete with annunciation panel, and pull stations as well as heat and smoke detectors. Miscellaneous electrical systems include a PBX telephone and wired data network communication systems; intrusion, card access and video surveillance systems; patient call and duress alarm systems and public address systems.

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*

It is assumed that the building is supported on concrete piles or strip footings with concrete grade beams. The building has a concrete slab on grade construction. At the time of inspection, where visible above grade, insulation was evident on the exterior side of foundation perimeter.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

Event: Fill the gap between the foundation wall and sidewalk along the north elevation.

Concern:

It was observed that the foundation wall is exposed due to a gap between the wall and a concrete sidewalk placed approximately 1.5 ft below the main floor slab on the north side. The 1/4" gap between foundation wall and sidewalk will allow moisture to enter sub-grade.

Recommendation:

Fill the gap between the foundation wall and sidewalk along the north elevation.

Consequences of Deferral:

Accelerated deterioration of the foundation wall and moisture entry into the building.

Type	Year	Cost	Priority
Repair	2013	$2,000	Medium

Updated: MAR-13

A1030 Slab on Grade*

It is understood that floor slab is constructed of poured in place concrete.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Conduct study of northeast corner floor slab (cost estimate based on industry practice)

Concern:

At the time of inspection,the floor slab was concealed with the floor finish materials. However, the site representative reported that flooring material deteriorates very quickly on the northeast side of the facility. The flooring has been replaced three times in that section of the building. Vinyl sheet flooring material was in marginal condition. The vinyl seams were peeling off.

Recommendation:

It is recommended that a study be conducted to determine the cause of the potential moisture intrusion into the flooring system.

Consequences of Deferral:

Accelerated deterioration of flooring system.

Type	Year	Cost	Priority
Study	2013	$5,000	Medium

Updated: MAR-13

Event: Repair moisture intrusion based on study findings

Concern:

The site representative reported that flooring material deteriorates very quickly on the northeast side of the facility.

Recommendation:

It is recommended that repairs be conducted based on study findings.

Consequences of Deferral:

Accelerated deterioration of flooring system.

Type	Year	Cost	Priority
Repair	2014	$20,000	Medium

Updated: MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

The facility is supported by steel columns and beams, and load-bearing concrete masonry unit walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

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

Structural interior walls supporting roof within the facility are comprised load-bearing concrete masonry unit walls.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

B1010.06 Ramps: Exterior*

Exterior concrete ramp located at the north entrance to the building is poured in place concrete. The ramp includes base-mounted, painted metal pipe handrails along their outer edge.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Repair and repaint ramp handrails (approx. 5 m)

Concern:
Painted steel pipe handrails are installed on the ramp in the original building. Localized peeling of paint finishes was observed on handrails, which require refinishing as part of routine maintenance. The pipe connection to the weld plates may need localized reinforcement.

Recommendation:
Repair corrosion of pipe rails at their bases and repaint the handrail.

Consequences of Deferral:
The handrail configurations present a potential safety concern to users.

Type	Year	Cost	Priority
Repair	2015	$2,000	Medium

Updated: MAR-13

Event: Repair the parged finish on concrete ramp (5 sq.m) on north side

Concern:
Parged finish is deteriorated, potentially exposing concrete structure.

Recommendation:
Repair the cement parging on the sides of the ramp.

Consequences of Deferral:
Continued deterioration of ramp from moisture, freeze thaw, and corrosion.

Type	Year	Cost	Priority
Repair	2015	$3,500	Medium

Updated: MAR-13

B1010.07 Exterior Stairs*

Three poured in place concrete stepped exterior stair is located at the north side of the health facility. The stair includes painted metal pipe handrails along their outer edge. This stair provide access from the exterior into the administration space of the building.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Reconstruct/repair exterior stair landing and handrail located on the north side

Concern:

Steel handrail showed moderate signs of corrosion at the base of the rails. The paint has completely worn away and the metal handrail is corroded. The concrete landing has major hairline cracks, which pose a potential trip hazard.

Recommendation:

Reconstruct or repair deteriorated surfaces.

Consequences of Deferral:

Ongoing deterioration will result in an increase in maintenance and repair costs.

Type	Year	Cost	Priority
Repair	2014	$2,000	Medium

Updated: MAR-13

B1020.01 Roof Structural Frame*

Construction drawings of the building were not available at the time of the assessment and roof structure is sealed with interior finishes; however, based on visual observations, the structural framing is mainly columns and load bearing masonry which support open web steel joists (OWSJ's) supporting corrugated steel roof decking.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

The roof deck of the building appears to be prefinished corrugated steel.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

B1020.04 Canopies*

A canopy structure is situated at the main entrance of the building. The canopy cladding consists of metal profile siding and acrylic soffits, supported by steel post and load bearing masonry units.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

S2 ENVELOPE

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

The major exterior cladding appeared to be finished with EFIS with acrylic stucco on metal reveal on all sides of the building. Cement parging is provided over the exterior insulation of the foundation walls.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Repair cementitious parging coat (Approx. 25% or 75 sq.m)

Concern:

The parging coat on the concrete foundation wall has minor cracking. It is evident that the parging coat is placed directly on the exterior foundation wall insulation. The cracked parging will expose the insulation to the environment and it will deteriorate due to UV exposure.

Recommendation:

Repair the cracked parging coat on the foundation walls.

Consequences of Deferral:

Accelerated deterioration of exposed insulation material.

Type	Year	Cost	Priority
Repair	2013	$5,500	Low

Updated: MAR-13

Event: Repair damaged areas of stucco on south and west elevations (2m x 10 miscellanous locations)

Concern:

Localized damage to stucco cladding.

Recommendation:

Repair damaged areas of stucco cladding. Also, periodic annual maintenance of the EFIS wall system is recommended to prevent moisture ingress.

Consequences of Deferral:

Possible moisture ingress and accelerated deterioration. Loss of aesthetics.

Type	Year	Cost	Priority
Repair	2013	$2,000	Low

Updated: MAR-13

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

Joint sealer is applied around exterior windows/doors on the perimeter of the building, and at joints in construction materials.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	20	MAR-13

Event: Replace joint sealers (caulking) at construction joints and around exterior windows/doors (approx. 400m)

Concern:
Sealant in various construction joints and around various exterior windows/doors on the perimeter of the facility have shrunk and deteriorated.

Recommendation:
Re-seal various construction joints, and various exterior windows/doors on the perimeter with appropriate caulking.

Consequences of Deferral:
Moisture infiltration into building envelope will cause moisture damage and potential mold growth.

Type	Year	Cost	Priority
Failure Replacement	2014	$11,400	Low

Updated: MAR-13

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

The exterior stucco wall panels are painted on all elevations.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	15	MAR-13

Event: Repaint stucco exterior walls (1800 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2016	$38,500	Unassigned

Updated: MAR-13

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

Split-faced masonry block is used as a decorative finish at the south and west, and northeast corners of the building.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Repair cracks on the header and sill of exterior window units

Concern:
Block header and sill of the window units are deteriorating due to intrusion of water.

Recommendation:
Repair block header and sills that have been damaged by water intrusion.

Consequences of Deferral:
Potential moisture entry into the building envelope, accelerated deterioration, and loss of aesthetics.

Type	Year	Cost	Priority
Repair	2015	$2,000	Low

Updated: MAR-13

Event: Repair deteriorated concrete block (Approximately 95 sq.m)

Concern:
Localized deterioration and spalled sections of concrete block were observed during the inspection.

Recommendation:
Conduct general re-pointing and repairs to restore the condition of the exterior walls.

Consequences of Deferral:
Ongoing deterioration of surfaces and joints, moisture entry into the building envelope, accelerated deterioration, and loss of aesthetics.

Type	Year	Cost	Priority
Repair	2016	$5,900	Low

Updated: MAR-13

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

Walls were sealed with gypsum board. No visible issues were noted during this assessment.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

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

The exterior walls of the building are assumed to be equipped with vapor retarders and insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

B2010.05 Parapets*

The parapets are capped with pre-finished metal copings and the inner-facing surfaces are clad with a modified bituminous membrane.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

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

Exterior windows are comprised of insulating glazing units set in fixed and operable, anodized aluminum frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-13

Event: Replace exterior windows (Approximately 24 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$24,200	Unassigned

Updated: MAR-13

B2030.01.06 Automatic Entrance Doors**

A pair of entry doors is situated at the main west entrance to the building. There is also a patio door on the east side. The automatic entrance door consists of insulating glazing units set in fixed and anodized aluminum framing. Major refurbishment is understood to have been conducted in 2007.

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	30	MAR-13

Event: Replace automatic entrance doors (2) and east side patio door (1)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$49,900	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

Exterior utility doors are painted and insulated metal units set in painted metal frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-13

Event: Replace exterior utility doors (Approximately 6 units)

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$6,300	Unassigned

Updated: MAR-13

B2030.03 Large Exterior Special Doors (Overhead)*

A pre-finished, sectional metal panel overhead door is provided on the north side of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

B3010.01 Deck Vapour Retarder and Insulation*

Roofing assemblies for the building are assumed to include a vapor retarder and insulation.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

B3010.04.05 Membrane Roofing (Single Ply, EPDM, PVC, TPO)**

Roof assembly is covered with a reinforced black EPDM membrane that is topped with gravel ballast. Pathways on the roof provided by patio blocks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Remove & replace EPDM roof assembly (Approximately 2,193 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$412,500	Unassigned

Updated: MAR-13

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

The low-slope roof sections include curbed and flashed penetrations that support roof hatch, roof-mounted mechanical units, ducts, vents, etc.

Wall-mounted, painted metal ladder located in shipping and receiving area provides access to roof on the building.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Provide adequate means of safe guarding for roof access (cost estimate is based on industry practice)

Concern:

Low-slope roof hatch opening needs a safety guardrail. Maintenance staff are required to access the roof regularly to examine its condition, and to remove debris from the roof. Currently, there is no handrail/guardrail for roof hatch opening.

Recommendation:

Install railing support to the roof hatch.

Consequences of Deferral:

Potential safety issue.

Type	Year	Cost	Priority
Program Functional Upgrade	2013	$2,500	Medium

Updated: MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior fixed partitions consist of painted masonry units or stud framed partitions with painted gypsum board on either side.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1010.04 Interior Balustrades and Screens, Interior Railings*

Horizontal rails are provided in the health care area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1010.05 Interior Windows*

Interior windows are generally fixed units set in painted metal frames with wired or tempered single-pane glass.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1010.07 Interior Partition Firestopping*

The facility's fire penetrations through walls are adequately sealed with firestopping except server room.

Rating	Installed	Design Life	Updated
3 - Marginal	1998	0	MAR-13

Event: Add interior partition firestopping in server room

Concern:
Several penetrations through wall and ceiling (by conduit, pipes, etc.) were not sealed adequately in server room on the northwest section of the building

Recommendation:
Ensure all penetrations through wall are adequately sealed with firestopping.

Consequences of Deferral:
Potential accelerated migration of smoke and/or flame in the event of a fire emergency.

Type	Year	Cost	Priority
Repair	2013	$2,000	Low

Updated: MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Interior swinging doors serving health care facility and labs throughout the building are typically solid core wood in wood frames. Interior doors between corridors and common areas have wired glass panels set in painted metal framework, and include matching sidelights.

Rating	Installed	Design Life	Updated
3 - Marginal	2007	0	MAR-13

Event: Replace (4) doors in northwest corner of the facility

Concern:
Wood doors are very worn and damaged.

Recommendation:
Replace worn interior doors.

Type	Year	Cost	Priority
Failure Replacement	2014	$5,100	Low

Updated: MAR-13

C1020.03 Interior Fire Doors*

Interior doors at fire separations are labelled, hollow core steel set in painted, pressed steel frames.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1020.04 Interior Sliding and Folding Doors*

Single glazed partition doors in the urgent utility care area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1030.01 Visual Display Boards**

Visual display boards are tack boards, installed in corridors, facility rooms, work stations, and office/meeting spaces. There are no chalk or magnetic control boards.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-13

Event: Replace 25 visual display boards

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$18,000	Unassigned

Updated: MAR-13

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

Floor-mounted, prefinished metal partitions provide privacy in multi-user washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace 6 metal partitions

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$7,400	Unassigned

Updated: MAR-13

C1030.05 Wall and Corner Guards*

Corner guards are provided in corridors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1030.06 Handrails*

Interior railings in various corridors are comprised of square, edges rounded wall-mounted vinyl.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1030.08 Interior Identifying Devices*

Wall and door mounted plaques with room numbers or room names, and clear plastic identification panels hung in corridors are provided throughout the facility

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1030.12 Storage Shelving* - Archival (movable)

Archive equipment includes moveable shelves, tables, chairs, desks, and casework for filing, stocking, and tracking materials.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1030.12 Storage Shelving* - Fixed

Metal and wood-framed storage shelving is present in most health care, labs and offices areas within the building, including dental and speech therapy clinic and storage rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Accessories throughout the facility typically include wall-mounted mirrors, metal grab bars and soap/paper towel/toilet paper dispenser.

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	0	MAR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Stud wall partitions installed within the facility are typically sheathed on both sides with painted gypsum board.

Small drywall cracks in the main floor corridor were observed. No repairs are required at this time.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C3010.06 Tile Wall Finishes**

Ceramic tiles are installed on walls of the multi-user washrooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-13

Event: Replace ceramic tile floor (72 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$12,700	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Gypsum board and concrete masonry unit walls throughout the facility typically include a paint finish.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C3020.01.01 Epoxy Concrete Floor Finishes*

A paint finish or hardener is applied to exposed concrete floor surfaces in storage areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

C3020.07 Resilient Flooring** - 2007

Resilient floor tile is provided in corridors, health care, and main floor offices throughout the building.

Rating	Installed	Design Life	Updated
3 - Marginal	2007	20	MAR-13

Event: Replace vinyl flooring (1000 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$52,000	Unassigned

Updated: MAR-13

Event: Replace vinyl flooring in northeast corner rooms (200 sq.m)

Concern:

Laminated vinyl flooring in northeast areas is worn and discolored. There are areas where vinyl materials are torn and de-laminating from floor space. Seams are lifted in many areas.

Recommendation:

It is recommended that the vinyl flooring be replaced in damaged areas.

Consequences of Deferral:

Loss of protective finish, loss of ease of cleaning, loss of sanitary conditions, potential tripping hazards, and loss of aesthetics.

Type	Year	Cost	Priority
Repair	2015	$10,700	Medium

Updated: MAR-13

C3020.07 Resilient Flooring** - 2012

Resilient floor tile is provided in corridors, health care, and main floor offices throughout the building. Approximately 15% of vinyl tile flooring was replaced in 2012.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	20	MAR-13

Event: Replace vinyl flooring (200 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$10,700	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring**

Carpet is provided in several offices on the main floor levels. Note that the site representative notified during the assessment that carpet will be completely replaced in the year 2012. During the assessment, the carpet replacement work was in progress.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	15	MAR-13

Event: Replace 650 sq.m of carpet

Type	Year	Cost	Priority
Lifecycle Replacement	2027	$50,000	Unassigned

Updated: MAR-13

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

T-bar grid ceilings with lay in acoustical tiles, circa 1992, are installed in corridors, clinics, offices, library, labs and the administration area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Replace lay in acoustical panels (2,000 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$97,800	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Washrooms in the facility include painted gypsum board ceilings.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

S4 MECHANICAL

D2010.04 Sinks**

Sinks are located in janitor's room, staff kitchen and laboratory areas throughout the building. Wall mounted stainless steel and ceramic hand wash sinks are provided in patent treatment areas. Fixtures are equipped with a either touch free or lever operated faucets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace 34 stainless steel and ceramic sinks

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$53,000	Unassigned

Updated: MAR-13

D2010.06 Bathtubs**

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace one hospital size tub with trim and grab bars

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$7,000	Unassigned

Updated: MAR-13

D2010.08 Drinking Fountains/Coolers**

Wall mounted drinking fountains are located in the public spaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	MAR-13

Event: Replace 2 stainless steel drinking fountains

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$3,300	Unassigned

Updated: MAR-13

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

Plumbing fixtures in washrooms consist of floor-mounted tank type water closets, wall mounted flush valve type water closets and wall hung porcelain lavatories.

Rating	Installed	Design Life	Updated
5 - Good	2011	35	MAR-13

Event: Replace 20 fixtures (consisting of water closets and wall hung lavatories)

Type	Year	Cost	Priority
Lifecycle Replacement	2046	$42,000	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic water piping is mainly copper and ranges in size from 75 mm down to 15 mm.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2020.01.02 Valves: Domestic Water**

The domestic water distribution system includes isolation valves for plumbing fixture groups.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-13

Event: Replace approximately 10 - 50mm isolation valves

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$12,000	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow prevention devices are used for cross connection control on the building domestic water (75mm) and irrigation system (40mm).

Rating	Installed	Design Life	Updated
5 - Good	2011	20	MAR-13

Event: Replace a 75 and 40 mm backflow prevention devices

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$6,500	Unassigned

Updated: MAR-13

D2020.01.08 Hose Bibbs*

Hose bibbs are located on the exterior walls of the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

The building has a circulation pump for domestic hot water.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-13

Event: Replace a fractional hp recirculation pump

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$1,000	Unassigned

Updated: MAR-13

D2020.02.06 Domestic Water Heaters**

There are two gas fired domestic hot water heaters located in the mechanical room. Each has an input of 80 kW (274,500 btu/hr) and storage capacity of 246 l (65 US Gal).

Rating	Installed	Design Life	Updated
5 - Good	2011	20	MAR-13

Event: Replace two - 80 kW, natural gas fired, 246 l. storage capacity hot water heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2031	$12,000	Unassigned

Updated: MAR-13

D2030.01 Waste and Vent Piping*

A combination of cast iron and copper piping used for gravity sanitary waste and vent piping was observed in the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2030.02.04 Floor Drains*

Floor drains located in washrooms, janitors rooms and mechanical rooms collect surface water from the floor.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Rain water runs to rooftop drains, which connect to cast iron internal rain water leaders which connects to the storm water distribution system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2040.02.04 Roof Drains*

Roof drains are incorporated into the roof system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2040.02.06 Area Drains*

Area drains, complete with steel grates, are located in the landscaped areas around the site

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D2090.11 Oxygen Gas Systems**

Medical oxygen is distributed to patient areas from oxygen tank manifold.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace medical gas alarm panel and distribution system servicing approximately 10 oulets

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$6,200	Unassigned

Updated: MAR-13

D3020.03.01 Furnaces**

A roof mounted, gas fired, duct furnace provides heating for the main entrance vestibule. It was reported that the heat exchanger is cracked. The unit is no longer in service. Heating in the vestibule is now being provided by a surface mounted electric force-flow unit. Refer to "D3050.05.06 Unit Heater** - 2012" for additional details.

Rating	Installed	Design Life	Updated
2 - Poor	1998	25	MAR-13

Event: Remove abandoned duct furnace

Concern:
Existing duct furnace (RTU-11) no longer in use, however the power and gas services remain connected to the unit.

Recommendation:
Properly de-commission unit (natural gas and electrical), remove from roof and cap opening.

Consequences of Deferral:
Further deterioration of the unit may result in a accidental energizing of the unit's power or natural gas supply.

Type	Year	Cost	Priority
Preventative Maintenance	2013	$3,000	Low

Updated: MAR-13

D3020.04.03 Fuel-Fired Unit Heaters**

There is a natural gas fired, suspended unit heater located in the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace a gas fired unit heater

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$3,600	Unassigned

Updated: MAR-13

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

A sheet metal flue extends through the roof of the mechanical room.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D3040.01.01 Air Handling Units: Air Distribution** - Primary Technical For HVAC System Improvement Study

As a result of the recommended study, completed in 2012, the following recommendations were reported to have been completed:
- In order to provide better temperature control and external monitoring of the space temperatures, a building automation controls (BMCS) system was installed.
-The entrance gas fired, duct furnace (RT12), as a result of a detailed inspection, was discovered to have a cracked heat exchanger and has been put out of service. As a result of this discovery, a replacement electric force-flow heater was surface mounted to provide heating in the vestibule.
-There was temperature disparity due to the fact that a single control device (thermostat) controlled both the interior and exterior spaces. Electric reheat was added to provide improved temperature control between these two different temperature zones.
- There was no preventative maintenance program in place to ensure the heating and cooling equipment was running optimally. A preventative maintenance program has been put in place.

No other recommendation were reported to have been provided as a result of the study.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	30	MAR-13

Event: HVAC Study & Improvements

Concern:
Site has long standing user complaints about heat/cold/ventilation problems; site staff occupancy has changed drastically with new user groups.

Recommendation:
Review and determine minor repair to HVAC system to provide comfort to staff for next 2-3 years pending next expansion stage; #1 complaint from staff; site has never had funding for a valid maintenance program to keep equipment current and efficient.

Type	Year	Cost	Priority
Indoor Air Quality Upgrade	2012	$78,900	Medium

Updated: MAR-13

D3040.01.04 Ducts: Air Distribution*

The duct distribution system consists of sheet metal insulated supply air ducts, ceiling return air plenums and sheet metal return air ducts.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Grilles and square diffusers are used for supply and return air.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D3040.04.01 Fans: Exhaust**

There are nine roof mounted exhaust fans that provide either washroom or general exhaust for the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace nine fractional horsepower roof mounted exhaust fans

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$18,000	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Sheet metal, uninsulated ductwork connects the floor level exhaust grilles to various exhaust fans throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Ceiling and wall mounted metal exhaust grilles are connected to the exhaust ductwork.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)** - 1998

The building is heated/cooled by forced air supplied by 10 natural gas-fired heating and electrically powered cooling rooftop air handling units, which are original. The units were manufactured by Lennox. Cooling capacities range from 17.57 kw (5 tons) to 26.3 kw (7.5 tons).

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace 10 - packaged roof top units (between 17.57kw and 26.4kw)

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$524,000	Unassigned

Updated: MAR-13

D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)** - 2007

The x-ray room is heated/cooled by a dedicated natural gas-fired heating and electrically powered cooling rooftop air handling unit. The unit is manufactured by Lennox and has a cooling capacity of 10.5 kw (3 tons).

Rating	Installed	Design Life	Updated
5 - Good	2007	30	MAR-13

Event: Replace 10.5 kw packaged roof-top unit

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$21,000	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters** - 1998

Surface mounted electric unit heaters are provided at exterior entrance locations. Input wattage varies.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace five - 750 watt (estimated) electric heaters

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$4,000	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters** - 2012

A surface mounted electric unit heater is provided at the main entrance location along with electric reheat coils in select perimeter office spaces.

Rating	Installed	Design Life	Updated
5 - Good	2012	30	MAR-13

Event: Replace the 3kw electric forceflow unit heater

Type	Year	Cost	Priority
Lifecycle Replacement	2042	$1,100	Unassigned

Updated: MAR-13

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

A BMCS systems was installed to control rooftop units and reheat coils. Wall thermostat/sensors provide local temperature control override and monitoring of the occupied space temperature.

Rating	Installed	Design Life	Updated
5 - Good	2012	20	MAR-13

Event: Replace BMCS system serving 2193m2

Type	Year	Cost	Priority
Lifecycle Replacement	2032	$60,000	Unassigned

Updated: MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Handheld fire extinguishers are located throughout the building and are checked annually.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

S5 ELECTRICAL

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

Located in the main floor electrical room is the main electrical switch which is rated at 800 amp 120/208 volt three phase. Electricity is distributed to the building from the attached circuit distribution panel (CDP). The Main distribution is equipped with surge suppression.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	40	MAR-13

Event: Replace 800 amp 120/208V rated switch and 10 section CDP

Type	Year	Cost	Priority
Lifecycle Replacement	2038	$30,000	Unassigned

Updated: MAR-13

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

There are 120/208V electric panelboards serving mechanical equipment, lighting and plug-in circuits located throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace four - 120/208V - 66 circuit, circuit distribution panels

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$20,000	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

Electrical branch wiring is observed to be copper throughout and is either run in EMT conduit or BX armored cable.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

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

Local line voltage switches are used to operate lighting fixtures, with the low voltage relay control panel located in the electrical room. Day-lighting and motion sensors control lighting contactors.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Recessed T-8 fluorescent fixtures illuminate the building. Fluorescent pot lights provide accent lighting in various locations throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	30	MAR-13

Event: Replace fluorescent fixtures serving 2,193 m2

Type	Year	Cost	Priority
Lifecycle Replacement	2028	$194,000	Unassigned

Updated: MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Battery pack emergency lights with integral heads are used throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-13

Event: Replace 10 - Battery Operated Emergency Light Fixtures

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$12,000	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs*

Illuminated exit signs which use LED technology indicate the paths of egress from the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5020.02.11 Operating Room Lighting*

There are ceiling mounted surgery type lighting fixtures located in select rooms in the health centre.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5020.03.01.03 Exterior Metal Halide Fixtures*

Wall-mounted fixtures are provided along the south, east and north perimeter of the building. The fixtures likely use metal halide bulbs. Decorative, wall mounted fixtures are located along the west side of the building. Pole-mounted metal halide fixtures illuminate the asphalt surfaced parking area.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

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

Exterior fixtures operate by a contractor controlled by a photo-cell.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5030.01 Detection and Fire Alarm**

A Notifier AFP-200 fire alarm panel is connected to duct detectors, bells with strobes, heat detectors and manual pull stations throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Replace fire alarm system serving 2193 m2

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$74,000	Unassigned

Updated: MAR-13

D5030.02.01 Door Answering*

The main entrance is equipped with a two way radio connection and video camera for patients

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5030.02.02 Intrusion Detection**

An intrusion detection alarm system with motion sensors is located throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Replace security system serving 2193m2 facility

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$37,000	Unassigned

Updated: MAR-13

D5030.02.03 Security Access**

A card access system is provided for entering the building at various entrance locations.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Replace card access system serving a 2193m2 facility

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$30,000	Unassigned

Updated: MAR-13

D5030.02.04 Video Surveillance**

A CCTV surveillance system monitors the main building perimeter and entrance locations. The system is composed of a central monitoring console with DVD recording system with approximately 7 exterior and 3 interior cameras.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Replace video surveillance system serving a 10 camera system

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$66,000	Unassigned

Updated: MAR-13

D5030.04.01 Telephone Systems*

A Nortel Meridian PBX system fed from a Telus copper wire termination board located in the main floor electrical room, serves the telephone hand sets located throughout the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5030.04.03 Call Systems**

Duress alarm and patient emergency call stations located in the patient and washroom areas.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	25	MAR-13

Event: Replace call and duress alarm serving 2193 m2 facility

Type	Year	Cost	Priority
Lifecycle Replacement	2023	$4,000	Unassigned

Updated: MAR-13

D5030.04.04 Data Systems*

A data communications system is located in the data room. It is reportedly continuously updated. The data communication system is connected to computers and television monitors located in meeting rooms and public waiting rooms.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5030.04.05 Local Area Network Systems*

A network rack is located in the data room. It is reportedly continuously updated. It is connected to Alberta's "supernet" that allows easy access to the Alberta government network infrastructure.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

D5030.05 Public Address and Music Systems**

A public address system is provided and is operated through the phone system.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	20	MAR-13

Event: Replace public address system serving 2193 m2 facility

Type	Year	Cost	Priority
Lifecycle Replacement	2018	$6,000	Unassigned

Updated: MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1020.07 Laboratory Equipment*

Specialized laboratory equipment includes fixed work areas with sinks, fume hoods, and storage cabinets.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

E1020.08 Medical Equipment*

At Airdrie Regional Health Centre, patient rooms contain medical equipment to aid in the diagnosis, monitoring or treatment of medical conditions.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

E1090.04 Residential Equipment*

Residential stoves, fridges, dishwashers, and microwaves are provided in the lunchrooms at the facility

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

E2010.02 Fixed Casework**

Fixed upper and lower casework is located in the offices, clinics, labs, and urgent health care rooms in the building. The administration office is provided with a reception desk and storage cabinets. Bookshelves and cabinet millwork is provided in archive space.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	35	MAR-13

Event: Replace fixed casework - 310m²/gfa (15% of area)

Type	Year	Cost	Priority
Lifecycle Replacement	2033	$30,800	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Offices, daycare and conference rooms on the main floor level are provided with blinds.

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	30	MAR-13

Event: Replace Blinds (50 sq.m)

Type	Year	Cost	Priority
Lifecycle Replacement	2037	$5,800	Unassigned

Updated: MAR-13

E2020.02.03 Furniture*

Work stations, desks, and tables with wood or laminate tops are located throughout the general administration area at northwest corner.

Rating	Installed	Design Life	Updated
4 - Acceptable	2007	0	MAR-13

F1040.06 Other Special Facilities*

A daycare room is provided on the main level, northeast corner of the building..

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

A barrier free route from the parking lot area to the main west entrance door is provided with level transitions between adjoining surfaces.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

K4010.02 Barrier Free Entrances*

The main west entrance of the building includes automated door openers on exterior and vestibule doors, which are operated via push-button controls to provide barrier-free access to the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

K4010.03 Barrier Free Interior Circulation*

Interior circulation within the building`s public areas appeared to be barrier-free.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are provided with wheelchair accessible toilet stalls, grab bars, lowered dispensers, mirrors, and sinks.

Rating	Installed	Design Life	Updated
4 - Acceptable	1998	0	MAR-13

K4030.01 Asbestos*

No asbestos is suspected in the building.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-13

K4030.04 Mould*

No mould was observed or reported during the assessment.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-13

K4030.09 Other Hazardous Materials*

No hazardous material was observed or reported during the assessment.

Rating	Installed	Design Life	Updated
4 - Acceptable	0	0	MAR-13

K5010.01 Site Documentation*

Aerial photo of site for this facility.

Prime Consultant: Asma Shaikh - Stantec Consulting Ltd.
Evaluation Date: July 25, 2012.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	MAR-13

Airdrie Community Health Site.jpg

K5010.02 Building Documentation*

No floor plans were available during the assessment.

Prime Consultant: Asma Shaikh - Stantec Consulting Ltd.
Evaluation Date: July 25, 2012.

Rating	Installed	Design Life	Updated
4 - Acceptable	2012	0	MAR-13