

RECAPP Facility Evaluation Report

Alberta Health Services



Alfred Egan Home

B4520A
Bow Island

Facility Details

Building Name: Alfred Egan Home
Address: 941 - 1 Street E.
Location: Bow Island

Building Id: B4520A
Gross Area (sq. m): 2,346.00
Replacement Cost: \$9,657,896
Construction Year: 0

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: January 18 2013
Evaluator Name: Tai Mahmuti

Total Maintenance Events Next 5 years: **\$1,235,750**
5 year Facility Condition Index (FCI): **12.80%**

General Summary:

Alfred Egan Home (B4520A) is considered to consist of the north and east sections of the Bow Island Hospital and is located at 941 - 1 Street East, Bow Island, Alberta. As of 2012, the Bow Island Hospital includes the Alfred Egan Home, the General Hospital and a new addition currently under construction on the northwest section of the building; however, this report only covers the Alfred Egan Home.

The building was constructed circa 1985 with an approximate area of 2,346m². The building is used as a long-term care facility on the east section and consists of patient bedrooms, common areas, washrooms, staff offices, reception areas and boardrooms. The north section of the building consists of the service corridors and is primarily used by the maintenance and hospital staff.

The building is in overall acceptable condition.

Structural Summary:

The building consists of cast-in-place (CIP) foundations walls on CIP concrete spread footings with a steel frame superstructure and a combination of sloped and flat roofs. The main corridors of the building reportedly consist of CIP crawlspaces/service tunnels.

No work is anticipated to be required to the structure within 5 years of writing this report.

The structural system of the building is in overall acceptable condition.

Envelope Summary:

The exterior cladding of the building consists of brick veneer masonry. Pre-finished corrugated metal soffits are provided beneath the canopy overhangs over the main entrance and the walk-out patios. The building consists of a combination of sloped and flat roofs. The sloped roofs consist of sheet metal roofing and the flat portions consist of built-up-roofing (BUR). Aluminum framed acrylic skylights are provided in various areas of the building. Exterior windows are a combination of storefront and wood frame windows. The main entrance door of the building consists of a wood door with sidelights set on wood-frames. Other entry doors and utility doors consist of aluminum storefront doors set on aluminum frames and painted steel doors set of steel frames, respectively. Metal insulated sectional overhead doors are provided in the garage and in the service room on the north elevation of the building.

Due to settlement of the north CIP landing, the top of the landing brick wall has separated from the building wall; therefore, a repair event is recommended in year 2013.

Work is anticipated to be required to the expansion control joints, joint sealers, the store-front doors and entrance door, the BUR, wood windows, metal gutters and downspouts and skylights within five years of writing this report.

The building envelope is in overall acceptable condition.

Interior Summary:

Interior partitions are a combination of metal/wood stud framing and concrete masonry unit (CMU) walls. Wall finishes are primarily gypsum wall board (GWB) throughout the building with some wood wall paneling provided in the reception areas of each long-term care wing. A suspended T-bar system with acoustic tiles is provided in the majority of the

building, some areas have glued on acoustic tiles, wood/vinyl wall paneling and painted gypsum board ceiling finishes. Interior fixed glazing units are provided in a few areas of the building. The majority of interior doors are wood units with standard lever-style hardware and painted steel doors provided in the utility rooms. Wood-framed stairs with painted metal handrails are provided in the garage and CIP concrete stairs with painted metal handrails provide access to the basement mechanical room located beneath the general hospital. The majority of the building consists of carpet flooring, with sheet vinyl provided in some areas and tile flooring provided in the shared shower rooms throughout the building.

The long-term care section of the building consists of barrier-free washrooms including grab-bars, tilted mirrors, and appropriate door widths. The building also consists of barrier-free shared showers for patients requiring assistance from staff members.

A barrier-free route from parking to the entrance, including curb cuts, is provided from the north parking lot to the building; however, a barrier-free parking stall is not provided in the closest parking lot to the entrance (the north parking lot). Also, the entrance and vestibule door do not consist of automatic door openers; therefore, barrier-free access upgrade costs to install a barrier-free parking stall and install two automatic door openers have been provided in 2013.

Work is anticipated to be required to the accordion folding partitions, visual board displays, fabricated showers, lockers, stair finishes, wall paneling resilient flooring, suspended T-bar acoustic ceiling and window blinds are anticipated within the 5 years of writing this report.

The interior finishes of the building are in overall acceptable condition.

Mechanical Summary:

Golder assessed mechanical elements physically found in the Alfred Egan Home. Golder did not assess the main basement mechanical room as it is located beneath the adjacent connected building and is consider part of the Bow Island General Hospital. As of 2012, the mechanical and electrical systems are fed to the entire facility from the main mechanical room; therefore, direct assessment of the air handling units, boilers, vacuum cleaning system, backflow prevention, main sprinkler pipes, etc., was not performed. Therefore, the mechanical equipment located in the main mechanical room are assumed to be covered under the Bow Island General Hospital Mechanical report completed by other.

Plumbing fixtures include floor mounted tankless vitreous china water closets with automatic and manual flush valves, vitreous china urinals with automatic flush valves, enamel steel lavatories with valve sets, floor mounted janitor mop sinks, stainless steel single, barrier free sinks and lavatories. The plumbing fixtures are provided with domestic valves. Domestic water distribution consists of a combination of type 'L' and type "M" copper piping. Piping in the crawlspace beneath the Alfred Egan Home reportedly consists of cast-in-place iron installed during 1959. Reportedly, the piping in the crawlspace is deteriorated and continuously leaks and requires constant maintenance.

Waste and vent piping is a combination of copper and cast iron, rain water drainage piping is cast iron, and gas supply piping is black steel.

Building exhaust is provided by roof top and bathroom exhaust fans located throughout the building. Ducting throughout is galvanized sheet metal, and was mostly concealed, located primarily in the plenum.

Two Trane refrigerant condensers with a capacity of 25 and 50 tons, respectively are provided on the roof of the building. Another Mckinley & Taylor condenser with an approximate capacity of 4 tons is provided on the roof. A BAC cooling tower installed in 2012 is provided on Site on the north elevation of the building.

Fire hose cabinets and portable dry-type fire extinguishers are provided throughout the building.

Work is anticipated to be required to the sinks, backflow preventers, air handling units, exhaust fans, humidifiers, fan coil units, finned tube radiation and unit heaters within 5 years of writing this report.

The mechanical systems are in overall acceptable condition.

Electrical Summary:

Golder did not assess the main basement mechanical room as it is located beneath the adjacent building and is consider part of the Bow Island General Hospital. As of 2012, the mechanical and electrical systems are fed to the entire facility from the main mechanical room; therefore, direct assessment of the interior transformers, the emergency generator, central distribution panels, variable frequency drives, main switchgears, fire system, etc., is covered under the Bow Island General Hospital Electrical report.

Electrical service to the main mechanical room is provided by an exterior pad-mounted utility-owned transformer located on the north elevation of the building. It is assumed that the electrical service steps down to a main switchgear unit and central distribution panels. Power then branches off to secondary distribution panels located in the Alfred Egan Main Electrical room. Secondary distribution panels are Federal Pioneer units at 225A, 120/240V service with approximately 5% remaining capacity. Branch wiring is copper in conduit throughout the building. Interior lighting is primarily fluorescent fixtures with T8 lamps and electronic ballasts, and some incandescent lighting in service areas. Lighting is controlled by 1-3 way line voltage toggle switches located throughout the building.

Building detection and alarm is monitored by an Edwards system and includes smoke and heat detectors, manual pull stations and horns/strobes. Video surveillance is provided throughout the building with the direct live feed displayed in the main reception area, and the 2-step system is monitored by Health Services in Edmonton. The building also consists of an intrusion detection system including door contacts on exterior doors, a security access system which includes card readers in various interior doors, a PA system with ceiling mounted ceiling speaks, and a emergency call system which is connected to the main receptions area. The main mechanical room is provided with a telephone, television, and local area network (LAN) systems.

Work is anticipated to be required to the ground fault circuit interrupter (GFCI) outlet code repair, the secondary distribution panels and the intrusion detection, security access, video surveillance, and the call systems within 5 years of writing this report.

The electrical components are in overall 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***

Concealed and not reviewed; however, the foundation of the building is assumed to consist of CIP concrete foundation walls on CIP concrete strip footings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

A1030 Slab on Grade*

Some areas of the building consist of CIP concrete slab-on-grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

The crawl-space and service tunnels were concealed and not reviewed; however, reportedly, the crawl space and service tunnels consist of CIP concrete walls and slab on grade..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B1010.01 Floor Structural Frame (Building Frame)*

Concealed and not reviewed; however, the building frame is assumed to consist of a structural steel frame including steel columns, beams and OWSJ supporting the metal roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

The majority of the interior walls consist of CMUs and metal stud framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B1010.07 Exterior Stairs*

CIP concrete stairs with painted metal handrails are provided on the CIP concrete landing on the north elevation of the building. It appears the exterior stairs and the landing have settled resulting in the brick wall separating from the building wall. For repair of the landing wall see line item B2010.10 Other Exterior Walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-13

Event: Geotechnical Study (Allowance)**Concern:**

It appears the CIP landing and the exterior stairs have settled, resulting in the brick wall separating from the building wall.

Recommendation:

Perform a geotechnical study to determine the cause of the settlement and determine the most cost-efficient method to repair the stairs and the separating walls.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$10,000	Low

Updated: MAR-13

Event: Repair the Exterior Stairs (Allowance)**Concern:**

Due to settlement, the CIP stairs have sunk in to the ground on one side.

Recommendation:

The repair will be dependant based on the findings from the study; however, the repair may include demolition of the exterior stairs, addition of footings (if not present) and recasting of the concrete stairs. The other option, which is much more cost-efficient, may include only the recasting of the exterior stairs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$10,000	Low

Updated: MAR-13

B1020.01 Roof Structural Frame*

The building consists of flat and sloped roofs. The roof construction consists of metal decks with concrete topping slabs supported by OWSJ, steel columns and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B1020.02 Structural Interior Walls Supporting Roofs*

Concealed and not reviewed; however, CMUs are present and they are assumed to provide support to the roof deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

Metal decks with concrete topping slabs supported by OWSJ and steel columns and beams are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B1020.04 Canopies*

Steel-framed sloped roof canopies are provided over the main entrance, the patios and the north exit of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Mostly concealed and not reviewed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

B1020.06 Roof Construction Fireproofing*

Concealed and not reviewed. The roof penetrations are assumed to be fire-caulked.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Brick masonry veneer cladding is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B2010.01.09 Expansion Control: Ext. Wall*

Control joints are provided in transitional areas of the exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-13

Event: Replace Expansion Control Joint (~50 m)**Concern:**

The expansion control joints were observed to be cracked throughout the building.

Recommendation:

Replace the masonry expansion control joints.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,900	Medium

Updated: MAR-13

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

Joint sealer is provided around door and window openings and at material transitions throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	MAR-13

Event: Replace Joint Sealer (~500 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$12,800	Unassigned

Updated: MAR-13

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

CMUs walls are provided in various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Concealed and not reviewed; however, it is assumed that portions of the building are provided with metal stud framed load-bearing exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Concealed and not reviewed; however, exterior wall vapour retarders, air barriers and insulation are likely present throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B2010.05 Parapets*

Metal parapets are provided in various areas of the building with pre-finished metal cap flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Pre-finished metal mechanical wall louvers are provided in a few areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

B2010.09 Exterior Soffits*

Pre-finished corrugated metal soffits are provided throughout the building overhangs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Fixed aluminum framed windows are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Windows (~85 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$102,100	Unassigned

Updated: MAR-13

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

Windows in wood frames are provided in one room in the building. It was reported from the Site representative that these windows will be replaced with aluminum framed windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-13

Event: **Replace wood windows with aluminum windows (~6m²)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,400	Unassigned

Updated: MAR-13

B2020.02 Storefronts: Windows**

Aluminum-framed storefront windows are provided on the walk-out patios of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: **Replace Store-Front Windows (~40 m²)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$50,000	Unassigned

Updated: MAR-13

B2030.01.10 Wood Entrance Door**

An exterior wood door with sidelights is provided at the entrance of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: **Replace Entrance Door (1 Unit)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$2,300	Unassigned

Updated: MAR-13

B2030.01.11 Metal Entrance Door**

Aluminum-framed doors with glazed metal shutter-style outer doors are provided on the walk-out patios and other various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

Event: Replace Aluminum-Framed Storefront Doors (9 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,500	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

Painted steel doors in steel frames are provided as exterior utility doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Exterior Utility Doors (3 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$3,200	Unassigned

Updated: MAR-13

B2030.03 Large Exterior Special Doors (Overhead)*

The garage is provided with two overhead sectional doors installed in 1985 and 1995. The loading dock is provided with one overhead sectional door installed in 1985.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

B3010.01 Deck Vapour Retarder and Insulation*

Concealed and not reviewed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

The flat portion of the roof consists of a BUR with gravel ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	25	MAR-13

Event: Replace BUR Roof with SBS Roofing (~1,600 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$349,200	Unassigned

Updated: MAR-13

B3010.07 Sheet Metal Roofing**

Sheet metal roofing is provided on the sloped roof portions of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Sheet Metal Roofing (~800 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$240,100	Unassigned

Updated: MAR-13

B3010.08.02 Metal Gutters and Downspouts**

Pre-finished metal gutters and downspouts are provided in various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Metal Gutters & Downspouts (~350 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,500	Unassigned

Updated: MAR-13

B3020.01 Skylights**

Aluminum framed acrylic skylights are provided in various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-13

Event: Replace Skylights (~10 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$21,500	Unassigned

Updated: MAR-13

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

Standard mechanical and electrical roof penetrations are provided throughout the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

The building consists of CMUs and steel/wood-framed partitions throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1010.03 Interior Operable Folding Panel Partitions**

An accordion-style folding partition is provided in the cafeteria of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace the Accordion Folding Partitions (~10 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,300	Unassigned

Updated: MAR-13

C1010.05 Interior Windows*

Fixed and horizontal sliding wood-framed interior windows are provided in various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1010.07 Interior Partition Firestopping*

All partition penetrations were observed to be provided with fire caulking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

The building is provided with wood, painted metal, and aluminum doors set in painted metal frames. A small portion of the interior doors are provided with glazed inserts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1020.02 Interior Entrance Doors*

A wood door in a wood frame is provided as the interior entrance door of the entrance vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1020.03 Interior Fire Doors*

Painted metal fire doors set in painted metal frames are provided for the utility rooms and corridors complete with panic bar hardware and automatic door closers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1020.04 Interior Sliding and Folding Doors*

Wood veneer interior folding doors are provided in on closets in various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1030.01 Visual Display Boards**

Tackboards in aluminum frames are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-13

Event: Replace Tack Boards (~15 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,750	Unassigned

Updated: MAR-13

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

Pre-finished metal toilet partitions are provided in the washrooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Toilet Compartments (~10 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$14,700	Unassigned

Updated: MAR-13

C1030.08 Interior Identifying Devices*

Plastic laminate plaques are provided for each room for identification and directional signage for different wings of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1030.10 Lockers**

Painted full-height metal lockers are provided in the staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Lockers (~64 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,500	Unassigned

Updated: MAR-13

C1030.12 Storage Shelving*

Wood and pre-finished metal storage shelving is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Standard dispensers (toilet paper, paper towel, soap), grab bars, and mirrors are provided in the washrooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

C2010 Stair Construction*

Wood-framed stairs are provided in the garage and CIP concrete stairs provide access to the basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C2020.05 Resilient Stair Finishes**

Rubber stair treads are provided on the wood stairs in the garage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1985	20	MAR-13

Event: Replace Stairs (~5 m²)**Concern:**

The stair finishes are worn and damaged.

Recommendation:

Replace the rubber stair finishes.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,000	Medium

Updated: MAR-13

C2020.08 Stair Railings and Balustrades*

Painted, metal stair railing and balustrades are provided in the wood-framed garage stairs. Steel handrails are provided on the concrete stairs providing access to the basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-13

Event: Repair wood stair handrails (allowance)**Concern:**

The paint on the handrails is chipped and worn.

Recommendation:

Repaint the handrails.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$1,000	Medium

Updated: MAR-13

C3010.02 Wall Paneling**

Wood wall paneling is provided in the patient common areas of each wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Wall Paneling (~75 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,300	Unassigned

Updated: MAR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

GWB is provided in various areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C3010.06 Tile Wall Finishes**

Ceramic tile wall finishes are provided in some washrooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Tile Wall Finishes (~400 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$123,700	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

GWB is painted throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C3010.12 Wall Coverings*

A vinyl wall covering is provided in the shower of the Westwinds wing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-13

C3020.01.02 Painted Concrete Floor Finishes*

The concrete floor in the garage is provided with a concrete sealant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C3020.02 Tile Floor Finishes**

Ceramic tile floor finishes are provided in the special access showers throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-13

Event: Replace Tile Flooring (~25 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$5,300	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring**

Vinyl sheet flooring is provided in the washrooms, the activity room, and other common areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-13

Event: Replace Sheet Flooring (~650 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$65,100	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring**

Carpet flooring is provided in the majority of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	MAR-13

Event: Replace Carpet Flooring (~1,420 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$90,400	Unassigned

Updated: MAR-13

C3020.10.02 Slip-Resistant Floor Treatment*

Slip-resistant floor treatment was provided in the majority of the patient washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2005	0	MAR-13

C3030.02 Ceiling Paneling (Wood)*

Wood paneling ceiling finishes are provided in the reception area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

Gypsum board ceilings are provided in some areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Acoustic ceiling tiles on a metal T-bar grid are provided throughout the majority of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-13

Event: Replace T-Bar Ceiling Tiles (~1,500 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$87,300	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings are painted throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

C3030.09 Other Ceiling Finishes*

Other ceiling finishes consist of glued on acoustic ceiling tiles and textured plastic coating which are provided in the common spaces of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

S4 MECHANICAL**D2010.04 Sinks** - 1985**

Floor mounted molded mop service basin with wall mounted hot and cold faucets are provided in the janitor rooms throughout the building.

Stainless steel and enamel steel sinks with goose-neck style faucets are provided throughout the building, including staff washrooms, patient service room, and kitchens.

Wall mounted, vitreous china, barrier-free extended sinks are provided in the majority of the patient washrooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Barrier Free Sinks (~8 Sinks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$17,820	Unassigned

Updated: MAR-13

Event: Replace Enamel Steel Sinks (~10 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,280	Unassigned

Updated: MAR-13

Event: Replace Enamel Steel Sinks (~11 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,900	Unassigned

Updated: MAR-13

Event: Replace Janitor Service Sinks (~3 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,200	Unassigned

Updated: MAR-13

Event: Replace Stainless Steel Sinks (~5 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,300	Unassigned

Updated: MAR-13

D2010.04 Sinks - 2000**

Floor mounted molded mop service basin with wall mounted hot and cold faucets are provided in the janitor rooms throughout the building.

Stainless steel and enamel steel sinks with goose-neck style faucets are provided throughout the building, including staff washrooms, patient service room, and kitchens.

Wall mounted, vitreous china, barrier-free extended sinks are provided in the majority of the patient washrooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	30	MAR-13

Event: Replace Barrier Free Sinks (~8 Sinks)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$17,820	Unassigned

Updated: MAR-13

Event: Replace Enamel Steel Sinks (~10 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$12,280	Unassigned

Updated: MAR-13

Event: Replace Enamel Steel Sinks (~11 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$12,900	Unassigned

Updated: MAR-13

Event: Replace Stainless Steel Sinks (~3 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$5,580	Unassigned

Updated: MAR-13

D2010.05 Showers**

Staff showers with ceramic tile floor and wall finishes are provided in the staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Valve Set (2 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$1,300	Unassigned

Updated: MAR-13

D2010.06 Bathtubs**

One patient tub is provided in the long-term care area of the Alfred Egan Home.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	30	MAR-13

Event: Replace Patient Tub (1 Unit)

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

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 1985**

Water closets are typically vitreous china wall mounted tankless water closets with flush valve sets.

Lavatories are enamel steel with valve sets throughout the washroom.

Some patient washrooms consists of wall-mounted, vitreous china, barrier-free lavatories.

A, wall-hung, vitreous china urinal iwith flush valve is provided in the men's staff washroom. .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-13

Event: Replace Barrier-Free Lavatories (~5 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$10,000	Unassigned

Updated: MAR-13

Event: Replace Lavatories (~10 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$16,000	Unassigned

Updated: MAR-13

Event: Replace Urinals (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$2,100	Unassigned

Updated: MAR-13

Event: Replace Water Closets (~5 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$13,000	Unassigned

Updated: MAR-13

D2010.10 Washroom Fixtures (WC, Lav, Urnl) - 2000**

Water closets are typically vitreous china wall mounted tankless water closets with automatic flush valve sets.

Lavatories are enamel steel with valve sets throughout the washroom.

Some patient washrooms consists of wall-mounted, vitreous china, barrier-free lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	35	MAR-13

Event: Replace Barrier-Free Lavatories with Automatic Flush Vavles(~6 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$14,500	Unassigned

Updated: MAR-13

Event: Replace Lavatories with Automatic Flush Valves (~10 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$19,500	Unassigned

Updated: MAR-13

Event: Replace Water Closets (~5 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$13,000	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Domestic distribution piping is a combination of Type L and Type M copper throughout the building installed in 1985.

Reportedly, cast-iron-piping installed in 1959 is provided in the crawlspace beneath the Alfred Egan Home. The Site representative reported the cast-iron pipes have significant deterioration, are in poor condition and continuous leaking and requires constant maintenance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	0	0	MAR-13

Event: Repair Piping (~65m) (Allowance)**Concern:**

The Site representative reported the cast-iron-piping in the crawlspace beneath the Alfred Egan Home has deteriorated, is in poor condition and requires maintenance.

Recommendation:

The repair will be study dependant; however, if the piping is determined to be in poor condition, partial replacement and/or repair may be required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$25,000	Low

Updated: MAR-13

Event: Study the Condition of the Piping in the Crawlspace (Allowance)**Concern:**

The Site representative reported the cast-iron-piping in the crawlspace beneath the Alfred Egan Home has deteriorated, is in poor condition and requires maintenance.

Recommendation:

Perform a study to determine the true condition of the piping, and if they require complete replacement or partial repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$5,000	Low

Updated: MAR-13

D2020.01.02 Valves: Domestic Water**

Isolation valve sets are provided on plumbing fixtures throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Isolation Valves (~55 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$11,000	Unassigned

Updated: MAR-13

D2020.03 Water Supply Insulation: Domestic*

Domestic water piping is insulated where exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D2030.01 Waste and Vent Piping*

Waste and vent piping is a combination of cast iron and copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D2030.02.04 Floor Drains*

Floor drains are provided in washrooms and service rooms of the building with strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Interior drainage, cast-iron pipes direct water from the various roof areas to grade, where it discharges to concrete splash pads and permeable site areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D2040.02.04 Roof Drains*

Internal roof drains are provided on the roof with dome strainers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D2090.16 Medical Air System*

A small oxygen system is provided in the long-term care area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D3010.02 Gas Supply Systems*

Gas is distributed in black steel piping through the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D3030.05 Cooling Towers**

A Baltimore Air Coil cooling tower is provided on Site, in the north elevation of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	25	MAR-13

Event: Replace the Cooling Tower (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$66,900	Unassigned

Updated: MAR-13

D3030.06.02 Refrigerant Condensing Units**

Two Trane refrigerant condensing units with capacities of 25 and 50 ton, respectively are provided on the roof of the building.

One McKinley & Taylor refrigerant condenser with capacity of approximately 4 tons is provided on the roof of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	25	MAR-13

Event: Replace 25 Ton Refrigerant Unit (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$63,000	Unassigned

Updated: MAR-13

Event: Replace 4 Ton Condensing Unit (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,500	Unassigned

Updated: MAR-13

Event: Replace 50 Ton Condensing Unit (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$130,000	Unassigned

Updated: MAR-13

D3040.01.04 Ducts: Air Distribution*

Mostly concealed; however, assumed to be galvanized sheet metal ducting throughout the building. No issues reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

VAV boxes are provided in the ceiling space throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace VAV Boxes (~15 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,400	Unassigned

Updated: MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Pre-finished supply and return grilles and diffusers are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D3040.03.01 Hot Water Distribution Systems**

The hot water distribution piping consists of insulated copper piping throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Hot Water Distribution System (~2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$277,300	Unassigned

Updated: MAR-13

D3040.03.02 Chilled Water Distribution Systems**

Chilled water distribution piping consists of insulated copper piping throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Chilled Water Distribution Systems (~2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$149,400	Unassigned

Updated: MAR-13

D3040.04.01 Fans: Exhaust**

Exhaust systems include roof and wall mounted exterior exhaust fans, and fans in washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Exhaust Fans (~2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,000	Unassigned

Updated: MAR-13

D3040.04.03 Ducts: Exhaust*

Exhaust ducting is galvanized sheet metal throughout the building located in ceiling spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Pre-finished air inlets and outlets are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D3050.05.02 Fan Coil Units**

A wall-mounted unit with hot water heating coils and supply air blower is provided in the vestibule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Fan Coil Unit (1 Unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,500	Unassigned

Updated: MAR-13

D3050.05.03 Finned Tube Radiation**

Ceiling mounted radiation heating units are provided for the majority of the perimeter of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Finned Tube Radiation (~400 m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$225,500	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters**

Two hydronic unit heaters are provided in the garage and one hydronic unit heater is provided in the vestibule of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Unit Heaters (~3 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,400	Unassigned

Updated: MAR-13

D3060.02.01 Electric and Electronic Controls**

Wall-mounted electronic thermostats are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Electronic Controls (~2,346 m²/ gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,600	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

Pneumatic controls are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-13

Event: Replace Pneumatic Controls (2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$42,700	Unassigned

Updated: MAR-13

D4010 Sprinklers: Fire Protection*

A wet sprinkler system, including ceiling mounted sprinkler heads are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire hose cabinets and portable dry-type fire extinguishers are provided throughout the building. They were observed to be inspected regularly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

S5 ELECTRICAL**D5010.01.02 Main Electrical Transformers (Utility Owned)***

Electric service is provided by an exterior pad-mounted transformer located on the north elevation of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

Secondary distribution panels are provided in the main floor electrical room of the building. The electrical panels are Federal Pioneer with a capacity of 225A, 120/240 Volt. The panels generally have about 5% capacity remaining.

It is recommended that when the panels are replaced at the end of their expected useful life, panels with higher overall capacity are installed. Additional costing has been included in the lifecycle event.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace the Electrical Panelboards (~5 Units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$29,600	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

Electrical branch wiring is typically copper in conduit throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-13

Event: Replace Electrical Outlets with GFI Protected Outlets (~20 Units)**Concern:**

Some electrical outlets within 1 meter of water sources (sinks) are not GFI protected.

Recommendation:

Replace the electrical outlets with GFI protected outlets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$10,000	Low

Updated: MAR-13

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

1 & 3 way line voltage toggle switches are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent light fixtures are provided in a few areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Interior fluorescent lighting with T8 lamps and electronic ballasts are provided throughout the majority of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	30	MAR-13

Event: Replace T8 Interior Fluorescent Fixtures (2,240 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$228,000	Unassigned

Updated: MAR-13

D5020.02.02.03 Interior Metal Halide Fixtures*

Interior metal halide fixtures are provided in a few common areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5020.02.03.01 Emergency Lighting Built-in*

The emergency generator, located in the basement main mechanical room, reportedly powers some interior fluorescent and incandescent lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5020.02.03.03 Exit Signs*

Incandescent wall and ceiling mounted emergency lighting is provided throughout the building. One unlit exit sign was observed in the activity room; however, the failure replacement cost is anticipated to be below the Capital Threshold and therefore is not included.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5020.03.01.03 Exterior Metal Halide Fixtures*

Wall-mounted exterior metal halide fixtures are provided on some elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wall-mounted high pressure sodium fixtures are provided on the exterior of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

The exterior lighting is reportedly controlled by an exterior photo electric cell.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5030.01 Detection and Fire Alarm**

An Edwards System Technology (EST3) fire alarm control panel is provided at the entrance of the building and in the reception area. Devices included with the system are smoke and heat detectors, manual pull stations and horns/strobes.

The entire facility (General Hospital) is connected to the main fire alarm system which is located in the basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	25	MAR-13

Event: Replace Fire Alarm System (~2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$93,900	Unassigned

Updated: MAR-13

D5030.02.02 Intrusion Detection**

The building is provided with an intrusion detection system including door contacts on exterior doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-13

Event: Replace Door Contacts (~15 Units & System)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,000	Unassigned

Updated: MAR-13

D5030.02.03 Security Access**

A security system including card readers for door access is provided in the main entrance vestibule and in some other areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-13

Event: Replace the Security Access (~8 Units) & System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$8,000	Unassigned

Updated: MAR-13

D5030.02.04 Video Surveillance**

Surveillance cameras are provided in various areas of the building. The direct live feed is displayed on a terminal located at the main reception of the Alfred Egan home, and the system is also monitored in Edmonton.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-13

Event: Replace Security Cameras (~9 Units) & System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$25,000	Unassigned

Updated: MAR-13

D5030.04.01 Telephone Systems*

Underground telephone service is provided in a telephone room located in the basement mechanical room. The telephone system is original; however, the system was upgraded in 2005.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5030.04.03 Call Systems**

A public address system with ceiling mounted speakers is provided throughout the building.

An emergency call system tied to the main reception is provided in some areas of the long-term care area of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-13

Event: Replace Emergency Call System (~10 Units & System)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$11,000	Unassigned

Updated: MAR-13

Event: Replace PA System & Speakers (~2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$15,000	Unassigned

Updated: MAR-13

D5030.04.04 Data Systems*

Reportedly, fibre-optic is provided to the building and connects to Supernet. Cat5 cabling provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

D5030.04.05 Local Area Network Systems*

Reportedly, category 5 wiring is provided in the building forming the LAN.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

D5030.06 Television Systems*

A Shaw television system is provided to the basement mechanical room and it services the entire building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1090.01.01 Vacuum Cleaning Systems***

A centralized vacuuming system is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

E1090.04 Residential Equipment*

The building is provided with residential type refrigerators, microwaves, and stoves in the kitchen areas throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-13

E2010.02 Fixed Casework**

Plastic laminate counter tops, wood and plastic laminate base and upper cabinets are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-13

Event: Replace Casework (~2,346 m²/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$277,300	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

Horizontal aluminum blinds are provided throughout the majority of the building. Vinyl roll down blinds are provided in the activity room. The cost to replace the vinyl roll-down blinds is estimated to fall below the Capital Threshold; therefore, no lifecycle event has been added for these blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-13

Event: Replace Horizontal Blinds (~100 m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$13,700	Unassigned

Updated: MAR-13

E2010.06 Fixed Interior Landscaping*

Brick masonry planters are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

F1040.05 Liquid and Gas Storage Tanks*

Oxygen storage tanks are provided in a few patient rooms of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

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

The parking was mostly snow-covered; however, a barrier-free parking stall is not provided. A curb cut is provided at the entrance of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-13

Event: Install a Barrier-Free Parking Stall (Allowance)**Concern:**

A barrier-free designated parking stall was not observed on Site.

Recommendation:

Install a barrier-free parking stall including appropriate signage, clearances and painted markings.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$5,000	Low

Updated: MAR-13

K4010.02 Barrier Free Entrances*

The entrance door and the interior vestibule door do not consist of automatic door openers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-13

Event: Install Automatic Door Openers (2 Units)**Concern:**

The main entry door is not provided with an automatic door opener.

Recommendation:

Install an automatic door opener system on the main entry door.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$10,000	Low

Updated: MAR-13

K4010.03 Barrier Free Interior Circulation*

The building is one-story, with level access to all public areas. Doors are generally provided with lever-style handles which meets barrier-free guidelines.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

K4010.04 Barrier Free Washrooms*

The patient washrooms meet barrier-free requirements.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

K4030.01 Asbestos*

No asbestos observed or reported. Based on the age of the building (1985) asbestos-containing materials may be present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

K4030.04 Mould*

No mould concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-13

K5010.01 Site Documentation*

The prime consultant was Golder Associates Ltd.
The evaluation date was January 18th, 2013.

Only Alfred Egan Home section of the General Hospital was evaluated.

The Alfred Egan Home (B4520A) is located at 941 - 1 Street East, Bow Island, Alberta. The Alfred Egan Home consists of the north and east sections of the Bow Island General Hospital. The Site is located southwest of 1st Street East and the 8th Avenue intersection and access to the Site is provided via 1st Street East. The Site consists of a one-storey, stand-alone hospital. The Site coverage is predominantly grass with mature deciduous trees, asphalt paved parking lot and driveway, and unit pavers in various areas of the building. Alfred Egan Home faces east, and is surrounded with existing residential areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-13



Aerial view of the Site from Google Earth. The Site assessed is outlined in red.

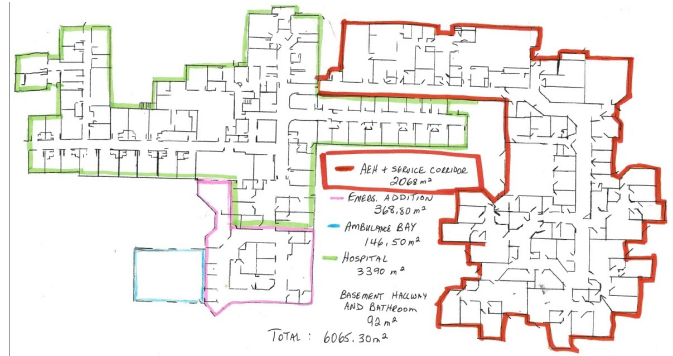
K5010.02 Building Documentation*

The prime consultant was Golder Associates Ltd.
 The evaluation date was January 18th, 2013.

Only Alfred Egan Home section of the General Hospital was evaluated.

No building documentation was provided.

Rating	Installed	Design Life	Updated
4 - Acceptable	2013	0	MAR-13



General view of the General Hospital layout. Alfred Egan Home is the east section of the building denoted by the red outline.