

# AVS

## Asset Assessment Report

### Thickwood Public Health Building B6658A



<b>Details</b>	<b>Values</b>
Asset ID	B6658A
Asset Name	Thickwood Public Health Building
Location	Fort McMurray
Address	113 Thickwood Boulevard
Verification Audit Maintenance Costs	\$3,706,579.00
Replacement Cost	
Gross Area (All Sections)	0
Measurement Unit	Sq. M.
Construction Year (Original Section A)	0
Verification Audit Date	4/12/2011
Verification Prime Audit Firm	AHS
Verification Auditor Name	David Ponich
Verification Audit Replacement Costs	\$0.00
Verification Audit Mech Sub-consultant	
Verification Audit Elect Sub-consultant	
Verification Specialist Sub-consultant	
Historical Designation	None
Verification Auditor Phone Number	
Verification Audit FCR	

## **Narratives**

### **General Summary**

The Thickwood Medical Centre is a two storey office complex municipally described as 108 Wolverine Drive, Regional Municipality of Wood Buffalo (Fort McMurray), Alberta and which is legally described as Lot Two, Block Sixty-Four, Plan 782-2691.

The wood framed building was constructed in 1982 & has a total of 17,557 sq feet combined on two floors. The exterior finish of the complex involves a combination of metal cladding and stucco. The majority of the interior spaces are leased to the private sector. Alberta Health Services occupies two office spaces. All interior leased spaces vary with regard to finish and condition. The facility is generally in fair condition.

### **Structural Summary**

The building is wood frame construction developed over a concrete grade beam foundation supported by concrete piles. The entire complex uses a concrete slab floor. The roof is constructed of flat metal decking, supported by steel open web trusses. The roof is finished with Built-Up Tar and gravel. The structure is generally in fair condition.

### **Envelope Summary**

The exterior facade consists of metal cladding and stucco. The windows are commercial grade sealed units in anodized pre-finished aluminum frames. The lower floor is primarily store front windows and doors. The roof is built-up tar and gravel and appears to be original. The building envelop is generally in fair condition.

### **Interior Summary**

The interior finish varies in the leased spaces. The flooring is a mix of carpet, vinyl

sheet flooring, vinyl tile or ceramic tile. The walls are primarily painted gypsum board. The majority of ceiling finish is suspended acoustic tile. The condition varies between leased spaces but is generally in fair condition.

### **Electrical Summary**

The facility electrical system consists of a main distribution panel, 1200 amp, 120/208 volt service feeding a number of sub distribution panels which feed each tenant suite. The fire alarm system is a Mircom Series 1000. Lighting varies between the tenant suites but is primarily florescent. Emergency lighting is limited to battery pack lights in just two of the tenant suites. The electrical system is generally in good condition.

### **Mechanical Summary**

The mechanical system in the facility is basic. Ventilation consists of 16 roof top heat/cool units with zone control. Domestic hot water is supplied by 3 small electric water heaters located in tenant suites. Each tenant suite has at least one washroom. The building does not have a sprinkler system. The mechanical system is generally in poor condition.

## S1 STRUCTURAL

### A1010 Standard Foundations\*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 1

#### Narratives

##### Description

Concrete perimeter grade beams on concrete piles.

### A1030 Slab on Grade\*

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 2 - Check List

#### Narratives

##### Description

Concrete reinforced slab on lower floor over perimeter grade beam.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria**                      **Existence**

##### **Water leakage (ask operator)**

Existence                                      No

##### **Significant cracking**

Existence                                      No

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 1

#### Narratives

##### Description

Wood framed partition walls used for structural support of steel open web truss supporting second level floor.

**B1010.03 Floor Decks, Slabs, and Toppings\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 2 - Check List

**Narratives**

**Description** Concrete reinforced slab used for second level.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Significant corrosion**  
Existence No

**Significant cracking**  
Existence No

**Significant deflection**  
Existence No

**B1020.01 Roof Structural Frame\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 1

**Narratives**

**Description** Steel open web truss system used to support metal decking.

**S2 ENVELOPE**

**B2010.01.06.03 Metal Siding\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	40
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	Metal siding is faded and damaged in areas.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	3 - Marginal
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Corrosion or rot</b>	
Existence	No
<b>Inconsistent surface finish</b>	
Existence	Yes
<b>Visible deformation/ loose sections</b>	
Existence	Yes
<b>Significant staining</b>	
Existence	No



**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Metal Siding (743 sq m)
Cost	\$275,000.00
Start Year	2012
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Metal siding is faded and damaged in areas.

**Recommendation**

Replace metal siding.

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

**Details**

**Values**

Condition Rating	2 - Poor
Year Installed	0
Theoretical Design Life	0
ACL	ACL 2 - Check List

**Narratives**

**Description**

Stucco finish on exterior columns at North Entrance.

**ACL Level:**

ACL 2 - Check List

**Element Condition:**

2 - Poor

**Assessment Criteria**

**Existence**

**Corrosion or rot**

Existence Yes

**Inconsistent surface finish**

Existence Yes

**Visible deformation/ loose sections**

Existence Yes

**Significant staining**

Existence No



**Repair (classified as Repair)**

**Details**

**Values**

Short Title	Replace Stucco Finish (300 sq m)
Cost	\$27,690.00
Start Year	2012

Impact	Moderate
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Stucco finish has failed at ground elevation exposing interior support structure.

**Recommendation**

Remove and replace stucco finish on entire column section.

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

**Details**

**Values**

Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**

Extensive joint seal used between windows/doors & siding.

**Failure Replacement (classified as Failure Replacement)**

**Details**

**Values**

Short Title	Replace Joint Sealer (1500 l. m)
Cost	\$60,000.00
Start Year	2012
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Joint seal/caulking is dry, cracked and missing in some locations.

**Recommendation**

Replace joint seal.



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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**

Exterior walls are wood frame construction.

**Study (classified as Study)**

<u>Details</u>	<u>Values</u>
Short Title	Study to review building structure
Cost	\$50,000.00
Start Year	2012
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Building structure appears to be moving causing floor heaving and separation between window frame and structure.

**Recommendation**

Hire consultant to review cause and provide recommendations for correction of building movement.





**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Remedy from Study
Cost	\$500,000.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Building structure appears to be moving causing floor heaving and separation between window frame and structure.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 2 - Check List

**Narratives**

**Description**

Drawings not available at time of evaluation to determine if vapour barrier exists.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 3 - Marginal

**Assessment Criteria** **Existence**

**Evidence of significant air leakage**

Existence Yes



**Study (classified as Study)**

<u>Details</u>	<u>Values</u>
Short Title	Engage Consultant to evaluate vapour barrier and moisture problem (1631 sq m)
Cost	\$25,000.00
Start Year	2012
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Evidence of moisture damage on interior side of exterior walls.

**Recommendation**

Engage consultant to determine cause and remedy for moisture wall damage. Maybe related to issue identified in B2010.03

**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Remedy from Study
Cost	\$500,000.00
Start Year	2013
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Evidence of moisture damage on interior side of exterior walls.

**B2010.05 Parapets\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**  
Metal capped parapet 6" high x 6" wide.

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

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

**Description**  
The windows are commercial grade sealed units in anodized pre-finished aluminum frames.

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Windows (116 sq m)
Cost	\$178,408.00
Start Year	2012
Impact	Moderate
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**  
Window seal failed on several units including broken panes of glass. Frames do not seal properly, appears window frame out of alignment.

**Recommendation**  
Replace windows.

**B2020.03 Glazed Curtain Wall\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

**Description**  
 Fabricated curtain wall on lower floor, (south side). Windows are double glazed with slight tint.

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Glazed Curtain Wall (87 sq m)
Cost	\$143,463.00
Start Year	2012
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**  
 Flashing missing, tape applied to cover openings. Window seals failed, caulking missing or badly cracked.

**Recommendation**  
 Replace glazed curtain wall system.

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\***

<u>Details</u>		<u>Values</u>
Condition Rating		4 - Acceptable
Year Installed		1982
Theoretical Design Life		30
ACL		ACL 2 - Check List
<b>ACL Level:</b>	ACL 2 - Check List	
<b>Element Condition:</b>	4 - Acceptable	
<u>Assessment Criteria</u>	<u>Existence</u>	
<b>Closer not working</b>		
Existence	No	
<b>Poor air seal</b>		
Existence	Yes	
<b>Hardware in poor condition</b>		
Existence	Yes	

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>		<u>Values</u>
Short Title		Replace Storefront Doors (10)
Cost		\$123,650.00
Start Year		2015
Impact		Unassigned
Probability		Unassigned
Budget Type		Unspecified
Event Status		Not Approved

**B2030.02 Exterior Utility Doors\*\***

<u>Details</u>		<u>Values</u>
Condition Rating		3 - Marginal
Year Installed		1982
Theoretical Design Life		40
ACL		ACL 1

**Narratives**

<b>Description</b>	
Metal framed solid core utility doors.	

**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>		<u>Values</u>
Short Title		Replace Utility Doors (5)

Cost	\$12,500.00
Start Year	2012
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Hardware is worn and door frames are rusted.

**Recommendation**

Replace utility doors.

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

**Details**

**Values**

Condition Rating	2 - Poor
Year Installed	1982
Theoretical Design Life	25
ACL	ACL 2 - Check List

**Narratives**

**Description**

Built up inverted bituminous roofing on entire roof surface except skylight area.

**ACL Level:**

ACL 2 - Check List

**Element Condition:**

2 - Poor

**Assessment Criteria**

**Existence**

**Problems with leakage (ask operator)**

Existence Yes

**Debris or insufficient gravel cover**

Existence Yes

**Bubbles / soft spots**

Existence No

**Evidence of significant ponding**

Existence No



**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Built up roof system (836 sq m)
Cost	\$262,002.00
Start Year	2012
Impact	Significant
Probability	Imminent
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Leaks are apparent inside the building. Large sections of gravel cover missing.

**Recommendation**

Replace roof system.

**B3020.01 Skylights\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	25
ACL	ACL 1

**Narratives**

**Description**

Doomed skylights installed in middle of roof section to provide natural light to upper corridors.





**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Skylights (55m x 1.2m)
Cost	\$215,094.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**S3 INTERIOR**

**C1010.01 Interior Fixed Partitions\* - Glass Block**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	80
ACL	ACL 1

**Narratives**

**Description**

Glass block wall used on upper level.



**C1010.01 Interior Fixed Partitions\* - Stud**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 1

**Narratives**

**Description**  
 Framed partitions with wood studs separate interior offices.

**C1020.03 Interior Fire Doors\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 Interior doors are wood finish either laminate or painted with 20 minute fire rating on doors and 3/4 hour on metal frames.

**C1030.01 Visual Display Boards\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**  
 A variety of visual display boards used. Owned by tenants.

**C1030.08 Interior Identifying Devices\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**  
 Tenants install interior office identification devices.

**C1030.10 Lockers\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**  
Lockers installed in Project Management office

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Lockers (8)
Cost	\$4,500.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C1030.12 Storage Shelving\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**  
Tenant installed storage shelving.

**C1030.14 Toilet, Bath, and Laundry Accessories\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**  
Accessories include grab bars, paper & soap dispensers.

**C2010 Stair Construction\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	100
ACL	ACL 1

**Narratives**

<b>Description</b>
Wood constructed stair case

**C2020.05 Resilient Stair Finishes\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

<b>Description</b>
Rubber tread installed on stair case.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Resilient Stair Finish (9 sq m)
Cost	\$15,102.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C2020.08 Stair Railings and Balustrades\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

<b>Description</b>
Steel tubing hand rails installed on stair case, both sides.

**C3010.06 Tile Wall Finishes\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	40
ACL	ACL 1

**Narratives**

**Description**  
 Tile wall finish in one washroom installed adjacent urinal fixture.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Tile Wall (6 sq m)
Cost	\$2,136.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C3010.11 Interior Wall Painting\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	10
ACL	ACL 1

**Narratives**

**Description**  
 Interior walls are painted gypsum board.

**C3020.02 Tile Floor Finishes\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	50
ACL	ACL 1

**Narratives**

**Description**  
 A variety of tile floor finish exists in the facility. Flooring is the responsibility of the tenant therefore condition and style varies.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Tile Floor (335 sq m)
Cost	\$78,390.00
Start Year	2032
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C3020.07 Resilient Flooring\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**Narratives**

**Description**  
 Flooring is the responsibility of the tenant. Style and condition varies. Resilient floor used in some common areas.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Resilient Floor (335 sq m)
Cost	\$97,520.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned

Budget Type	Unspecified
Event Status	Not Approved

**C3020.08 Carpet Flooring\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	15
ACL	ACL 1

**Narratives**

**Description**  
 Tenant is responsible for flooring. Color and style varies. Carpet is the primary flooring in common areas.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Carpet Flooring (1340 sq m)
Cost	\$160,600.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	25
ACL	ACL 1

**Narratives**

**Description**  
 Suspended Acoustic Ceiling used in the majority of the facility.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Suspended Ceiling Tile (1255 sq m)
Cost	\$77,810.00
Start Year	2015

Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**C3030.07 Interior Ceiling Painting\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
ACL	ACL 1

**S4 MECHANICAL**

**D2010.04 Sinks\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Two housekeeping sinks in facility for general cleaning.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Mop Sinks (2)
Cost	\$5,946.00
Start Year	2012
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	35
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Each suite consists of at least one wash room containing a lavatory and toilet.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Lavatorys (17) Toilets (17) & Urinal (1)
Cost	\$76,962.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D2020.01.01 Pipes and Tubes: Domestic Water\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Domestic Water supply is copper pipe.

**D2020.01.02 Valves: Domestic Water\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

All fixtures have isolation valves. Main line isolation valves not installed or visible.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replac Main Building Isolation Valve (1)
Cost	\$11,402.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D2020.02.06 Domestic Water Heaters\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Domestic water is provided by 3 electric domestic water heaters ranging in size from 100 L to 143 l. All heaters are 240 volt.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Water supply temperature too hot or cold</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Electric Water Heaters (3)
Cost	\$7,602.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D2040.02.04 Roof Drains\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** Roof drains are cast iron dome type.

**D3010.02 Gas Supply Systems\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	60
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** Natural Gas supplied by local gas utility. Gas service enters into lower electrical room.



**D3040.01.04 Ducts: Air Distribution\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Duct work from each roof top unit to zone is insulated metal.



**Repair (classified as Repair)**

<u>Details</u>	<u>Values</u>
Short Title	Repair Insulation on Duct Work (50 m)
Cost	\$25,000.00
Start Year	2012
Impact	Minor
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Insulation is loose and disconnected from ducting. Duct is not properly insulated decreasing efficiency of the ventilation system.

**D3040.01.07 Air Outlets & Inlets: Air Distribution\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	0
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 There are square ceiling diffusers connected to the duct work.

**D3040.04.01 Fans: Exhaust\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 General exhaust fans located on roof.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Exhaust Fans (3)
Cost	\$7,392.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)\*\* - 1982**

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description** Roof Top Air Handling units provide heating and cooling to facility.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 3 - Marginal

**Assessment Criteria** **Existence**

**Inappropriate filtration**  
Existence Yes

**Dirty or corroded**  
Existence Yes

**Unreliable (ask operator)**  
Existence Yes

**Insufficient capacity (ask operator)**  
Existence No



**Failure Replacement (classified as Failure Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace roof top air units (16)
Cost	\$736,000.00
Start Year	2012
Impact	Significant
Probability	Likely



Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**

Roof top units are unreliable due to fatigue and age. Condenser coils are badly bent and dented reducing air flow & efficiency.

**Recommendation**

Replace roof top units (16)

**D3050.01.02 Packaged Rooftop Air Conditioning Units (& Heating Units)\*\* - 2010**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2010
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**

Packaged roof top cooling/heating unit.

**ACL Level:**

ACL 2 - Check List

**Element Condition:**

5 - Good

**Assessment Criteria**

**Existence**

**Inappropriate filtration**

Existence No

**Dirty or corroded**

Existence No

**Unreliable (ask operator)**

Existence No

**Insufficient capacity (ask operator)**

Existence No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Roof Top Unit (1)
Cost	\$49,000.00
Start Year	2040
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified

Event Status

Not Approved

**D4030.01 Fire Extinguisher, Cabinets and Accessories\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

Class ABC extinguishers located in various locations throughout facility.

**S5 ELECTRICAL**

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	40
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**

Main Switchboard is a Sylvania, 1200 amp, 120/208 volt, 3 phase.

**ACL Level:**

ACL 2 - Check List

**Element Condition:**

4 - Acceptable

**Assessment Criteria**

**Existence**

**Breaker tripping (ask operator)**

Existence No

**Cleaning/maintenance by a testing firm not performed (ask operator)**

Existence No

**Lack of space for addition of breakers**

Existence No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
----------------	---------------

Short Title	Replace Main Switchboard (1)
Cost	\$41,813.00
Start Year	2022
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Central Distribution Panel, Sylvania, 600 amp 120/208 volt, 3 phase provides power to circuit panelboards.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Lack space for addition of breakers</b>	
Existence	No
<b>Missing filler plates</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace CDP Panel (1)
Cost	\$12,202.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**

A range of panelboards from 125 amp to 225 amp are utilized. All are Sylvania 120/208 volt.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Panelboards (14)
Cost	\$90,944.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5010.07.02 Motor Starters and Accessories\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	
	Motor starter used for each roof top air unit.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Tripping of overloads (ask operator)</b>	
Existence	No
<b>Pilot lights not operational</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Motor Starters (16)
Cost	\$32,000.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5020.01 Electrical Branch Wiring\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	50
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** All branch circuit wiring is copper installed in conduit or NMD cable pulled through wood studs.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description** All lighting is line voltage switching.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Operational issues (ask operator)**

Existence No

**D5020.02.02.01 Interior Incandescent Fixtures\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

<b>Description</b>
Limited use of incandescent fixtures.

**D5020.02.02.02 Interior Fluorescent Fixtures\*\* - 1982**

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>
Majority of facility is luminated with type T12 fluorescent fixtures.
<b>ACL Level:</b> ACL 2 - Check List
<b>Element Condition:</b> 4 - Acceptable
<b><u>Assessment Criteria</u></b> <b><u>Existence</u></b>
<b>Significant blackening of lamp ends</b>
Existence No
<b>Inappropriate relamping strategy</b>
Existence No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Fluourescent Fixtures (186)
Cost	\$68,076.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned

Budget Type

Unspecified

Event Status

Not Approved

**D5020.02.02.02 Interior Fluorescent Fixtures\*\* - 2009**

<u>Details</u>	<u>Values</u>
Condition Rating	5 - Good
Year Installed	2009
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description**

Type T8 installed in one tenant area.

**ACL Level:**

ACL 2 - Check List

**Element Condition:**

5 - Good

**Assessment Criteria**

**Existence**

**Significant blackening of lamp ends**

Existence

No

**Inappropriate relamping strategy**

Existence

No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Fluouresent Fixtures (70)
Cost	\$25,620.00
Start Year	2039
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved



**D5020.02.03.02 Emergency Lighting Battery Packs\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	20
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	Emergency light battery packs installed in some of the tenant suites.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Insufficient capacity (ask operator)</b>	
Existence	No
<b>Unreliable (ask operator)</b>	
Existence	No
<b>Dirty or corroded</b>	
Existence	No
<b>Yearly audits not performed</b>	
Existence	Yes

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Emergency Battery Pack Lights (8)
Cost	\$12,376.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5020.02.03.03 Exit Signs\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

<b>Description</b>	
	Exit signs installed in facility utilizing incandescent lamps.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Operational issues (ask operator)</b>	
Existence	No

**D5020.03.01.03 Exterior Metal Halide Fixtures\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

<b>Description</b>	
	Two roof mounted metal halide fixtures utilized for North side of building.

**D5020.03.01.04 Exterior H.P. Sodium Fixtures\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description** HP Sodium Fixtures attached to south side of building and utilized for parking lot light poles.

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

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**Narratives**

**Description** Exterior lights controlled by photocell.

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Photocell and/or time clock not operational**

**Existence** No

**D5030.01 Detection and Fire Alarm\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

<u>Narratives</u>	
<b>Description</b>	
	Fire Alarm system is a Mircom 1000. The alarm system consists of pull stations and alarm bells. The only automatic activation device is a heat detector located in a housekeeping room.
<b>ACL Level:</b>	ACL 2 - Check List
<b>Element Condition:</b>	4 - Acceptable
<b><u>Assessment Criteria</u></b>	<b><u>Existence</u></b>
<b>Trouble or ground lights lit on main panel</b>	
Existence	No
<b>Yearly audit not performed</b>	
Existence	No

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Fire Alarm System
Cost	\$40,802.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**D5030.04.01 Telephone Systems\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 1

**Narratives**

**Description**  
 Telephone cable terminations located in lower floor electrical room. Each tenant is responsible for their own telephone system.

**D5030.04.04 Data Systems\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1990
Theoretical Design Life	25
Capacity / Size	
Capacity / Size Unit	N/A
ACL	ACL 2 - Check List

**ACL Level:** ACL 2 - Check List

**Element Condition:** 4 - Acceptable

**Assessment Criteria** **Existence**

**Operational issues (ask operator)**

Existence No

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**

**E2010.02 Fixed Casework\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	35
ACL	ACL 1

**Narratives**

**Description**  
 All casework is the responsibility of the tenants. Casework does exist in each suite but not in the common areas.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Fixed Casework (AHS space 165 sq m)
Cost	\$20,130.00
Start Year	2017
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**E2010.03.01 Blinds\*\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	30
ACL	ACL 1

**Narratives**

**Description**

A variety of window blinds exist. Blinds are tenant responsibility.

**Lifecycle Replacement (classified as Lifecycle Replacement)**

<u>Details</u>	<u>Values</u>
Short Title	Replace Blinds (AHS space 105 sq m)
Cost	\$14,900.00
Start Year	2015
Impact	Unassigned
Probability	Unassigned
Budget Type	Unspecified
Event Status	Not Approved

**S8 SPECIAL ASSESSMENT**

**K4010.01 Barrier Free Route: Parking to Entrance\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 Barrier free access is provided from the public parking lot to entrances. Condition of concrete surface access is poor (see Site Evaluation).

**K4010.02 Barrier Free Entrances\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 Entrance doors are manually operated.

**K4010.03 Barrier Free Interior Circulation\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**K4010.04 Barrier Free Washrooms\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**K4030.01 Asbestos\***

<u>Details</u>	<u>Values</u>
Condition Rating	3 - Marginal
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 Asbestos study report not available at time of evaluation.

**Study (classified as Study)**

<u>Details</u>	<u>Values</u>
Short Title	Conduct Asbestos Study (17,000 sq ft)
Cost	\$125,000.00
Start Year	2012
Impact	Moderate
Probability	Likely
Budget Type	Unspecified
Event Status	Not Approved

**Narratives**

**Concern**  
 No asbestos study report on record. Building was constructed prior to 1985, the year in which asbestos was no longer used in construction.

**K4030.04 Mould\***

<u>Details</u>	<u>Values</u>
Condition Rating	4 - Acceptable
Year Installed	1982
Theoretical Design Life	0
ACL	ACL 1

**Narratives**

**Description**  
 No mould observed during evaluation but concern exists with evidence of moisture penetration.