

RECAPP Facility Evaluation Report

East Central Health



Mary Immaculate Hospital

B1130A
Mundare

Facility Details

Building Name: Mary Immaculate Hospital
Address: P. O. Box 349 Polomark Driv
Location: Mundare

Building Id: B1130A
Gross Area (sq. m): 2,474.00
Replacement Cost: \$17,768,268
Construction Year: 0

Evaluation Details

Evaluation Company: Genivar / Sherri Turpin - Architect
Evaluation Date: October 26 2011
Evaluator Name: Len O'Connor

Total Maintenance Events Next 5 years: **\$1,186,500**
5 year Facility Condition Index (FCI): **6.68%**

General Summary:

Facility: This facility is 2434 m2 in area, single storey with 2-storey mechanical space, with on-site parking for staff and visitors.

Construction Periods:

Original Construction: June 1979, 2389 m2.
 Laundry Addition: June 1979; 85 m2 for laundry and clean linen.
 Patio Attachment: 60 m2, year unknown.

Services: This is a continuing care facility with 30 beds offering additional services in laboratory, x-ray, a group home and mental health day program.

Site: The site has asphalt paved roadways and parking areas, concrete curbs, concrete sidewalks and patio area. The soft landscaping includes grass areas, planting beds and mature trees and shrubs. The asphalt surfaces are in marginal condition and should be re-paved within the next 5 years.

Site Out Building:

- Garage 1979: Triple bay, approximately 100 m2, with side work spaces, wood framed, single overhead door, 2 man doors, brick veneer, vinyl siding, metal siding, flat roof. Used for storage.
- Garage 1993: Three bay, 96.65 m2 (1040 sf) wood framed, single overhead doors (3), man doors, brick veneer, vinyl siding, metal siding, flat roof. Heated. Used to store lawn equipment.
- Garage 1995: Triple bay, approximately 100 m2, , wood framed, single overhead door, with side work spaces, 2 man doors, vinyl siding, sloped metal roof(2011). Used to store records.
- Garage 2003: 1 1/2 bay, approximately 50 m2, , wood framed, single overhead door, with side work space, 1 man doors, vinyl siding, sloped metal roof(2011). Stores handi-van.

Additional Facility Events: Program spaces (shipping/receiving), barrier-free washrooms, sprinkler system, and firestopping study and installation.

Structural Summary:

Structural Summary: Structural elements include concrete piles, grade beams, slabs on grade, and floors. There are exterior concrete stairs, canopy, and masonry walls supporting some roof areas. There are steel columns, beams, OWSJs and metal decking forming the roof structure. The roof fireproofing is by gypsum board assembly.

Structural Events: There are no structural events.

Structural Condition: Overall, the structure is in good condition.

Envelope Summary:

Envelope Summary: The exterior veneers include brick masonry concrete masonry units, metal siding and cement parging. There are joint sealers and painted walls and expansion controls. There are both exterior applied and internal vapour retarders and insulation. The exterior walls are either wood framed or masonry assemblies. Other elements include parapets, louvers and stucco soffits. The openings are infilled with aluminum or steel windows and doors. There is a membrane roofing, gutters, downspouts and scuppers.

Envelope Events: Joint sealant and exterior door painting.

Envelope Lifecycles This Period: Exterior wall painting.

Envelope Condition: Overall, the envelope is in acceptable condition.

Interior Summary:

Interior Summary: Interior fixed partitions are wood framed with gypsum board or concrete masonry units. There are operable partitions. Interior openings are infilled with metal framed windows with glass, aluminum glazed partitions, interior swing doors, folding doors, and fire doors. Interior elements include visual display boards, fabricated compartments, corner guards, hand railings, identifying devices, lockers, shelving and washroom accessories. Interior stairs are metal or wood with metal hand rails. Interior wall finishes consist of ceramic tile, stone and paint. Interior floor finishes are trowled epoxy, laminate, resilient sheet, carpet and paint. There are suspended acoustic and painted gypsum board ceilings. Equipment is provided for laundry, medical, food and residential services. Other fixed elements include casework, blinds, shutters, shades, and curtains.

Interior Events: Hand rail replacement, lockers, epoxy floor finish, painted floor finish, program spaces (shipping/receiving), barrier-free washrooms, sprinkler system, and firestopping study and installation.

Interior Lifecycles This Period: Operable partitions, visual display boards, resilient flooring (1979), suspended ceiling (laundry), fixed casework (1979), blinds, hospital bed curtains, and window curtains.

Interior Condition: Overall, the interior is in acceptable condition.

Mechanical Summary:

Ventilation for the building is provided by three Sheldons Air Handling Units, AHU-1 serving the office area and AHU-2 serving the central core and 2 wings, and AHU-3 serves the two treatment areas, all three original to the building. Engineered Air AHU serving the laundry area is original to building. AHU serving kitchen was replaced in 1999. TRANE condensing units service both AHU-1 and 2. Keep-Rite condensing units serves AHU-3. Carrier condensing units serve the lab, board room and office. Medical air is supplied by Ohio medical air compressor. Building controls were replaced in 2003 to Siemens products. Air compressor for pneumatic control was replaced in 1999 to DevilBiss + Hankison. Heating is supplied by two A.O. Smith boilers original to the building, which were overhauled in 2003. They use a primary and secondary loop using Armstrong pumps, Toyo valves, an Armstrong shell and tube heat exchanger and Westeel glycol expansion tank. Domestic hot water recirculation piping was replaced in approximately 1999 from copper to plastic piping. Most sinks and faucets were replaced in 1999, except in laundry area. Domestic hot water is provided by A.O. Smith domestic hot water heater and storage tanks which were replaced in approximately 2001 and utilizes an Armstrong domestic water booster pump.

Overall, the building mechanical systems are in acceptable condition.

Electrical Summary:

Electrical distribution system consists of 1600A 208V 3PH Federal Pioneer Main Distribution Panel, 1200A Federal Pioneer CDP c/w fused disconnects (no breakers), 600?A Federal Pioneer Emergency CDP in old generator room. Building wiring is generally EMT conduit with AC-90 (BX) wiring to light fixtures and other electrical equipment. Lighting is primarily T12 F40 and F84 lamps and magnetic ballasts -- ****some ballasts appear to have PCBs**** -- in a few locations, ballasts have been replaced with electronic ballasts c/w T8 lamps. Fire alarm system is an EST (Edwards) QuickStart zoned panel with an active graphic annunciator at the Main Entrance. WanderGuard patient wander system keeps residents with dementia from unauthorized exiting; a door control annunciator panel is located at Nursing Station. Closed circuit television system with four cameras, one 19" monitor and PC, but no recording capability. NEC "Electro Tel" VOIP phones installed in 2008.

Overall, electrical systems are in acceptable condition.

Rating Guide	
Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL

A1010 Standard Foundations*

Concrete piles, bell bottoms, sizes vary, reinforced, supporting concrete grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

A1030 Slab on Grade*

Concrete Slab: 125 mm with reinforcement, vapour retarder, on 152 mm compacted gravel.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

A2020 Basement Walls (& Crawl Space)*

Basement Walls: Sunken mechanical space, 200 mm concrete wall, reinforcement, on piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

B1010.01 Floor Structural Frame (Building Frame)*

Floor Frame: Cast-in-place concrete on metal deck on OWSJ.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

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

Load-bearing masonry, 200 mm, with reinforcement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

B1010.03 Floor Decks, Slabs, and Toppings*

100 mm concrete topping with reinforcement on metal decking.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

B1010.07 Exterior Stairs*

Cast-in-place concrete with reinforcement, attached to concrete foundation.
Steel pipe hand rail, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

B1010.09 Floor Construction Fireproofing*

Gypsum board assembly acts as fireproofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

B1010.10 Floor Construction Firestopping*

Firestopping not observed.
C1010.07 Interior Partition Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

B1020.02 Structural Interior Walls Supporting Roofs*

Load-bearing masonry assemblies, 200 mm width, with reinforcing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

B1020.03 Roof Decks, Slabs, and Sheathing*

Metal roof decking on structural frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

B1020.04 Canopies*

Metal roof decking, on OWSJ and beams, on HSS steel columns.
Exterior Finishes: Roofing, vertical metal siding, stucco soffit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

B1020.06 Roof Construction Fireproofing*

Gypsum board assembly on metal strapping to the underside of OWSJs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

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

Brick veneer, giant brick and standard brick, light and medium brown colours.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	75	MAR-12

B2010.01.02.02 Concrete Block: Ext. Wall Skin*

Load masonry assemblies, 200 mm standard units, reinforced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	75	MAR-12

B2010.01.06.03 Metal Siding**

Prefinished metal siding, ribbed, colour match to window frames, 1500 mm high fascia banding around facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

Event: Replace 514 m2 Metal Siding

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$70,800	Unassigned

Updated: MAR-12

B2010.01.09 Expansion Control: Ext. Wall*

Control joints at masonry transitions, with backer rod and sealant.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	75	MAR-12

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

Joint sealant with backing rod at perimeter of openings and at masonry control joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	20	MAR-12

Event: Replace 600 m Joint Sealers (caulking): Ext. Wall**Concern:**

Sealant is hard, cracked or missing.

Recommendation:

Remove existing sealant.

Clean and prepare joint.

Repair or replace backup rod.

Install new sealant. Colour match to adjacent surfaces.

Consequences of Deferral:

Higher maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$19,300	Medium

Updated: MAR-12

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

Painted exterior masonry units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	15	MAR-12

Event: Replace 350 m2 Paints (& Stains): Ext. Wall

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,800	Unassigned

Updated: MAR-12

B2010.02.01 Cast-in-place Concrete: Ext. Wall Const*

Cast-in-Place concrete with cement parging finish for exterior mechanical room north walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

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

Load-bearing masonry assembly, 200 mm thickness, reinforced, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

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

Framing: 38 x 89 wood studs at 400 o.c.
 Sheathing: No sheathing scheduled.
 Gypsum: 16 mm fireguard.
 Building Paper: Not scheduled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

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

Masonry Assemblies 2-Wythe: 50 mm rigid insulation or zonalite to inter wythe back-up wall.
 Masonry 1 Wythe: loose fill zonalite.
 Wood Assemblies: Internal fibre batts with vapour retarder.
 Note: No exterior sheathing nor building paper noted on the exterior wall schedule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

B2010.05 Parapets*

Wood framed, 38 x 89 mm, and masonry assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

B2010.06 Exterior Louvers, Grilles, and Screens*

Prefinished metal and aluminum assemblies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

B2010.09 Exterior Soffits*

Traditional stucco assemblies, with painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

B2020.01.01.01 Steel Windows (Glass & Frame)**

Steel window assemblies, with insulated metal door, welded construction, with insulated glass units, painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace 75 m2 Steel Windows (Glass & Frame)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$70,300	Unassigned

Updated: MAR-12

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

Aluminum assemblies, fixed and operable, double glazed.
Blinds are integral between the sealed glass units.
Coordinate with E2010.03.01 Blinds**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace 150 m2 Aluminum Windows (Glass & Frame)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$150,000	Unassigned

Updated: MAR-12

B2020.02 Storefronts: Windows - 1979**

Aluminum Framed Storefronts: Aluminum assemblies, dark anodized finish, insulated sealed glass units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace 9 m2 Storefronts: Windows - 1979

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$9,000	Unassigned

Updated: MAR-12

B2020.02 Storefronts: Windows - 1990**

Aluminum Framed Storefronts - Patio enclosure: Aluminum assemblies, dark anodized finish, insulated sealed glass units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-12

Event: Replace 37 m2 Storefronts: Windows - 1990

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$37,000	Unassigned

Updated: MAR-12

B2030.01.06 Automatic Entrance Doors - 1996**

Aluminum framed assemblies, double doors, dark anodized finish, fully glazed, with mid height rail, bi-parting with fixed side panels automatic motion controllers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	30	MAR-12

Event: Replace 2 sets Automatic Entrance Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$43,300	Unassigned

Updated: MAR-12

B2030.01.06 Automatic Entrance Doors - 2006**

Aluminum framed assemblies, single door, dark anodized finish, fully glazed, with mid height rail, side-parting with fixed side panel automatic motion controllers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	30	MAR-12

Event: Replace 1 Automatic Entrance Door - 2006

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$14,100	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 1979**

Insulated metal doors, glazed and non- glazed, single and double, in welded steel frames, entry/exit hardware to suit condition, with painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Repaint 10 Exterior Utility Doors - Preventative Maintenance**Concern:**

Paint finish has worn off.

Recommendation:

Prepare door for new finish.

Provide 3 coat MPI system for both interior and exterior faces, brush applied.

Consequences of Deferral:

Higher maintenance or replacement costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2013	\$1,400	Low

Updated: MAR-12

Event: Replace 8 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$8,400	Unassigned

Updated: MAR-12

B2030.02 Exterior Utility Doors - 2008**

Insulated metal doors, non- glazed, double assembly, in welded steel frames, entry/exit hardware to suit condition, with painted finish. (Kitchen Loading)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	MAR-12

Event: Replace 2 Exterior Utility Doors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$2,100	Unassigned

Updated: MAR-12

B3010.01 Deck Vapour Retarder and Insulation*

Exterior applied vapour retarder and rigid board insulation over gypsum sheathing on metal deck.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	25	MAR-12

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

Built-up 4-ply membrane with pea gravel ballast on rigid insulation on vapour retarder.
Roofing completed between 2003-2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	25	MAR-12

Event: Replace 2562 m2 Built-up Bituminous Roofing (Asphalt & Gravel)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$471,500	Unassigned

Updated: MAR-12

B3010.08.02 Metal Gutters and Downspouts**

Prefinished metal gutters and downspouts.
Prefinished metal scuppers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-12

Event: Replace 40m Metal Gutters and Downspouts

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,000	Unassigned

Updated: MAR-12

B3010.11 Roof Covering Other*

Plastic translucent roof over enclosed gazebo.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-12

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

Wood framed assemblies with gypsum board; painted finish.
Masonry assemblies with painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

C1010.03 Interior Operable Folding Panel Partitions**

Operable doors, folding style, acoustic, off-white vinyl finish, fold to 1 side, at quiet room and patient room closets and storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace 16 m2 Interior Operable Folding Panel Partitions

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$19,300	Unassigned

Updated: MAR-12

C1010.05 Interior Windows*

Aluminum assemblies, dark anodized, with single pane tempered glass.
Metal assemblies, dark anodized, with single pane tempered or wire glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	80	MAR-12

C1010.06 Interior Glazed Partitions and Storefronts*

Welded steel construction, with door, wire glass, painted finish, at vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	80	MAR-12

C1010.07 Interior Partition Firestopping*

No firestopping observed.

Reference: B1010.10 Floor Construction Firestopping*

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	50	MAR-12

Event: Install firerstopping where necessary.**Concern:**

No firestopping observed.

Recommendation:

Install firestopping as recommended in study.

Consequences of Deferral:

Deferred fire safety.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$15,000	High

Updated: MAR-12

Event: Review building firestopping**Concern:**

Firestopping not observed.

Recommendation:

Provide study for facility firestopping.

Identify locations, conditions and recommend firestopping installation assembly.

Provide an estimate of probable costs.

Consequences of Deferral:

Deferred fire safety.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2012	\$5,000	High

Updated: MAR-12

C1020.01 Interior Swinging Doors (& Hardware)*

Wood veneer door with clear finish in pressed metal frames, rated and non-rated.

Metal door assemblies with painted finish in pressed metal frames, rated and non-rated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

C1020.03 Interior Fire Doors*

Metal door assemblies with painted finish in pressed metal frames, rating varies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

C1020.04 Interior Sliding and Folding Doors*

Folding vinyl faced closet doors, off-white colour, top hung in patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-12

C1030.01 Visual Display Boards**

Visual Display Boards: White boards and tackboards with metal trims.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-12

Event: Replace 6 Visual Display Boards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,100	Unassigned

Updated: MAR-12

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

Fabricated Compartments: Prefinished metal with doors, stainless steel hardware, floor mounted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace 2 Fabricated Compartments (Toilets/Showers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,600	Unassigned

Updated: MAR-12

C1030.05 Wall and Corner Guards*

Stainless steel corner guards, 50 x 50 mm x height varies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	15	MAR-12

C1030.06 Handrails*

Wood handrails with stain under clear finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	40	MAR-12

Event: Replace 100 m Wood Handrails with Vinyl Components**Concern:**

The existing wooden handrails are worn and have caused injury to staff and patients (wood splinters)

Recommendation:

Preparation:

Set up appropriate infection control enclosures as per the Infection Control Hoarding, as per CSA-Z317.13.07 - Standard for Infection Control During Construction, Renovation, and Maintenance of Health Care Facilities.

Removal and disposal of all existing wooden rails. Supply and install of approximately 440 linear feet of new vinyl handrailing.

All wall repairs as required.

General site cleaning in and around the construction zone during and after the project. Handrail replacement will be staged throughout the facility to minimize impact to patient care, but areas of work (i.e. 1/2 the corridor) will be inaccessible to staff and patients during construction.

Upon completion of the work and prior to turn-over of the space back to the client, the hospital environmental services team will perform a "hospital clean"

Replace: Replace with new plastic hand rail assemblies.

Consequences of Deferral:

Possible injury to staff and/or clients

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$48,100	Medium

Updated: MAR-12

C1030.08 Interior Identifying Devices*

Cast room signs, black background with silver lettering.

Stick-on signs.

Hanging Signs: Plastic, composition, black background with white lettering.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-12

C1030.10 Lockers**

Prefinished metal lockers, full height, lockable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace 50 Lockers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$26,100	Unassigned

Updated: MAR-12

C1030.12 Storage Shelving*

Stainless steel shelving in kitchen.
Modular metal and painted wood shelving.
Painted wood shelves on standards and brackets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

C1030.14 Toilet, Bath, and Laundry Accessories*

Soap dispensers, towel dispensers, mirrors, grab bars, toilet tissue dispensers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-12

C2010 Stair Construction* - Steel

Mechanical Room: Steel assemblies with grated tread, pipe hand rails and painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

C2010 Stair Construction* - Wood

Roof Access: Wood stair and landing with wood handrailing, no finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

C2020.08 Stair Railings and Balustrades*

Mechanical Room: Steel pipe hand rails with painted finish.
Roof Access: Wood hand railing with no finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

C3010.06 Tile Wall Finishes**

Ceramic wall tile, 100 x 100 mm size, white colour, to shower, bath and janitorial areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace 150 m2 Tile Wall Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$39,700	Unassigned

Updated: MAR-12

C3010.08 Stone Facing Wall Finishes: Interior*

Stone facing on gas fireplace in dining room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

C3010.11 Interior Wall Painting*

Painted walls, medium to high sheen, colours vary, with on-going painting program.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	10	MAR-12

C3010.14 Other Wall Finishes*

Unfinished concrete masonry units, storage area, 2nd floor of mechanical space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-12

C3020.01.01 Epoxy Concrete Floor Finishes*

Epoxy floor system with integral base, colour brown.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	MAR-12

Event: Replace 400 m2 Epoxy Concrete Floor Finishes**Concern:**

Epoxy has cracking through system in many room areas, making them an non-sterile environment.

Recommendation:

Remove epoxy system and base.
Replace with new epoxy system or sheer resilient flooring.
Provide integral base with flooring system.

Consequences of Deferral:

Deferred sterile environment.
Higher maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$67,300	Medium

Updated: MAR-12

C3020.01.02 Painted Concrete Floor Finishes*

Painted concrete floors in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	10	MAR-12

Event: Repair 200 m2 Painted Concrete Floor Finishes**Concern:**

Painted finish has worn away from some floor areas.

Recommendation:

Prepare surfaces to receive new finish. Repaint concrete floors with heavy duty floor paint.

Consequences of Deferral:

Higher maintenance costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$6,500	Low

Updated: MAR-12

C3020.02 Tile Floor Finishes**

Ceramic tile floor finishes, mosaic and 50 x 50 mm, colours vary, to shower, bath, and other wet areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

Event: Replace 50 m2 Tile Floor Finishes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$8,900	Unassigned

Updated: MAR-12

C3020.04 Wood Flooring**

Laminate wood flooring with rubber base.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	MAR-12

Event: Replace 36 m2 Wood Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$8,100	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 1979**

Sheet resilient vinyl flooring, brigantine or tessera, with integral or rubber base, locations vary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-12

Event: Replace 770 m2 Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$67,800	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 2000-2004**

Sheet resilient vinyl flooring with integral base, multi-tone mosaic look, locations vary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	20	MAR-12

Event: Replace 400 m2 Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$35,200	Unassigned

Updated: MAR-12

C3020.07 Resilient Flooring - 2009-2012**

Sheet resilient vinyl flooring with integral base, off-white with multi-colour flake look, locations vary.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	20	MAR-12

Event: Replace 270 m2 Resilient Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$23,800	Unassigned

Updated: MAR-12

C3020.08 Carpet Flooring**

Sheet carpeting, low level loop pile, multi-tone, to administration suite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	15	MAR-12

Event: Replace 80 m2 Carpet Flooring

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,800	Unassigned

Updated: MAR-12

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Unfinished gypsum board in roof air handling equipment area.
Unfinished ceiling in 2nd floor mechanical storage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	100	MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1979**

Suspend acoustic tile assembly, 610x1220 mm grid system, washable tiles, laundry area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	MAR-12

Event: Replace 85 m2 Acoustic Ceiling Treatment (Susp. T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$4,100	Unassigned

Updated: MAR-12

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2006**

Suspend acoustic tile assembly, with 610x610 mm and 610x1220 mm grid systems, fissured and washable tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	MAR-12

Event: Replace 825 m2 Acoustic Ceiling Treatment (Susp. T-Bar)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$39,600	Unassigned

Updated: MAR-12

C3030.07 Interior Ceiling Painting*

Painted gypsum board ceilings, high to low sheen, white colour.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	20	MAR-12

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

Vitreous china and stainless steel sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-12

Event: Replace Laundry Sink**Concern:**

Laundry sink is aged and in poor condition.

Recommendation:

Requires Replacement

Consequences of Deferral:

If laundry sink is not replaced, leakage could occur and cause water damage.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,200	Medium

Updated: MAR-12**Event: Replace Sinks and Faucets (24 ea)****Concern:**

Sinks and faucets in good condition. Replaced in 1999.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$28,800	Unassigned

Updated: MAR-12**D2010.05 Showers****

Ceramic Tile Showers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-12

Event: Replace Ceramic Tile Surface of 2 Showers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,000	Unassigned

Updated: MAR-12

D2010.06 Bathtubs**

Century Therapeutic Bathtubs

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace 2 Therapeutic Bathtubs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$23,000	Unassigned

Updated: MAR-12**D2010.08 Drinking Fountains/Coolers****

Obsolete Cordley Drinking Fountain.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	35	MAR-12

Event: Replace 1 Drinking Fountains/Coolers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$1,500	Unassigned

Updated: MAR-12**D2010.09 Other Plumbing Fixtures* - Dishwasher**

Hobart Dishwasher and Hatco dishwasher booster heater.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	0	MAR-12

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

Vitreous China Sinks and Tank Type Toilets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-12

Event: Replace 27 WC and 28 Lavs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$60,600	Unassigned

Updated: MAR-12

D2020.01.01 Pipes and Tubes: Domestic Water*

Some domestic hot water recirculation piping was replaced in approximately 1999 from copper to plastic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	40	MAR-12

Event: Repair Leaking Connections (10)**Concern:**

Copper to plastic piping connections are leaking.

Recommendation:

Repair leaks at plastic to copper connection points by replacing with proper connections.

Consequences of Deferral:

Water damage throughout building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$7,500	Medium

Updated: MAR-12

D2020.01.02 Valves: Domestic Water**

All Plumbing Fixtures Isolated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Install approx. 9 Isolation Valves for Domestic Water Piping**Concern:**

No isolation valves for domestic water piping in each building wing.

Recommendation:

Isolation valves for domestic water piping is recommended in each building wing.

Consequences of Deferral:

Inability to repair piping.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$6,000	Low

Updated: MAR-12

Event: Replace 24 Domestic Water Valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$26,160	Unassigned

Updated: MAR-12

D2020.01.03 Piping Specialties (Backflow Preventers)**

Watt domestic backflow preventer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	20	MAR-12

Event: Replace Backflow Preventer

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$5,200	Unassigned

Updated: MAR-12

D2020.02.02 Plumbing Pumps: Domestic Water**

Armstrong Domestic Water Booster Pump

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	20	MAR-12

Event: Replace Plumbing Pumps: Domestic Water

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$2,700	Unassigned

Updated: MAR-12

D2020.02.06 Domestic Water Heaters**

A.O. Smith Domestic Hot Water Heater and Storage Tanks located in mechanical room were replaced in approximately 2001.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	20	MAR-12

Event: Replace Domestic Water Heater

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$4,900	Unassigned

Updated: MAR-12

D2020.03 Water Supply Insulation: Domestic*

Domestic water lines c/w standard insulation throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	40	MAR-12

D2030.01 Waste and Vent Piping*

Cast Iron Waste Piping

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	50	MAR-12

D2030.02.04 Floor Drains*

Floor Drains located throughout the building where required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	50	MAR-12

D2040.01 Rain Water Drainage Piping Systems*

Rain water collection via roof drains to rain water leaders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	50	MAR-12

D2040.02.04 Roof Drains*

Roof drains located where necessary. Roofing was replaced in 2003-2007.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	MAR-12

D2090.09 Natural Gas Systems (Non-Heating)*Galvanic Applied Science Inc. Gas Micro Digital Meter
Roots Gas Meter
Fisher Controls Regulator

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	0	MAR-12

D2090.16 Medical Air System*

M&M Electrical Specialty medical air compressor is obsolete. Ohio Airco medical air valve. Ohio medical air compressor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

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

Two A.O. Smith boilers are original (32 years old) located in Mechanical Room. Siemens representative overhauled control in 2003. In good working condition.
 Armstrong primary and secondary heating pumps are in good condition.
 Toyo Valves
 Armstrong tube and shell heat exchanger
 Westeel glycol expansion tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	35	MAR-12

Event: Replace 2 Heating Boilers and Accessories: H.W.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$100,000	Unassigned

Updated: MAR-12

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

Galvanized steel exhaust ducting from hot water boiler from mechanical room to exterior of building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-12

Event: Replacen (6m) of Chimneys (& Comb Air)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$12,000	Unassigned

Updated: MAR-12

D3030.06.02 Refrigerant Condensing Units**

Air Conditioning in Treatment Room.
 Trane Condensing Unit CU-1 services AHU-1.
 Lennox Condensing unit for laundry AHU is 32 years old.
 Trane Condensing unit 04-COND-1 servicing AHU-2
 Keep-Rite Condensing Unit Servicing AHU-3.
 Carrier Condensing Units 2000-COND-1, 2000-COND-2, and 2000-COND-3 servicing the Lab, boardroom, and office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	MAR-12

Event: Repair Air Conditioning Units and Condensing Units

Concern:

Air Conditioning in Treatment Room not working.
 Lennox Condensing unit for laundry AHU is 32 years old.
 Needs Replacing.
 Keep-Rite Condensing Unit Servicing AHU-3 is in fair condition. Will require replacement in next 5 years.

Recommendation:

Repair or replace air conditioning unit in treatment room.
 Replace Lennox Condensing unit for laundry AHU.
 Replace Keep-Rite Condensing Unit Servicing AHU-3 in next 5 years

Consequences of Deferral:

Occupant discomfort. Inadequate Cooling.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$15,000	High

Updated: MAR-12

Event: Replace (6) Condensing Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$22,400	Unassigned

Updated: MAR-12

D3040 HVAC Distribution (Distribution Systems)

Overhead ductwork distribution in ceiling space up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	0	MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 1979**

Sheldons AHU-1 servicing office area is 32 years old. Air distribution requires proper balancing and subsequent duct cleaning. Chicago Blower AHU-1 return fan is in good condition.

Laundry AHU is 32 years old and control does not function. Needs replacing.

Sheldons AHU-2 serves 2 wings and central core is original. Has noisy bearing. Chicago Blower return fan servicing AHU-2 is in good condition.

Sheldon AHU-3 services 2 treatment areas. In good working condition. Chicago Blower return fan servicing AHU-3 is in good condition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	MAR-12

Event: Repair 3 AHUs

Concern:

Sheldons AHU-1 servicing office area is 32 years old. Air distribution is not balancing properly.

Laundry AHU is 32 years old and control does not function.

Sheldons AHU-2 serves 2 wings and central core is original. Has noisy bearing.

Recommendation:

Sheldons AHU-1 servicing office area requires balancing and subsequent duct cleaning.

Laundry AHU Needs replacing.

Sheldons AHU-2 serves 2 wings and central core is original.

Bearing to be repaired to prevent noise.

Consequences of Deferral:

Sheldons AHU-1: Improper balancing causes inadequate ventilation and compromised thermal comfort for occupants.

Laundry AHU: No ventilation.

Sheldons AHU-2: Noisy bearing can lead to premature equipment failure.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$22,000	Medium

Updated: MAR-12

Event: Replace 3 Air Handling Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$75,000	Unassigned

Updated: MAR-12

D3040.01.01 Air Handling Units: Air Distribution - 1999**

Engineered Air AHU Servicing Kitchen. Installed in 1999 to replace old unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-12

Event: Replace Air Handling Unit servicing kitchen

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$25,000	Unassigned

Updated: MAR-12

D3040.01.04 Ducts: Air Distribution*

Overhead ductwork distribution in ceiling space up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	50	MAR-12

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Combination of wall mounted grilles and ceiling mounted square diffusers for supply air. Egg crate type grilles for return, transfer and return air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-12

D3040.04.01 Fans: Exhaust**

Greenheck Kitchen exhaust fan. Three Greenheck exhaust fans on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	MAR-12

Event: Replace 3 Greenheck Exhaust Fans on Roof

Concern:

3 Greenheck Exhaust Fans on Roof are old and loose.

Recommendation:

Replace the fans on the roof.

Consequences of Deferral:

Breakdown of exhaust fans could result in poor indoor air quality due to toxins and odors not being exhausted from the building.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$6,000	Medium

Updated: MAR-12

Event: Replace Kitchen Exhaust Fan

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$3,500	Unassigned

Updated: MAR-12

D3040.04.03 Ducts: Exhaust*

Stainless steel exhaust air ducts servicing special exhaust. Galvanized steel exhaust ducts up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	50	MAR-12

D3040.04.05 Air Outlets and Inlets: Exhaust*

Egg crate and louver face return grilles are used for exhaust air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-12

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

Engineered Air Packaged Roof Top Unit servicing the kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	25	MAR-12

Event: Replace Roof Top Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2024	\$6,500	Unassigned

Updated: MAR-12

D3050.03 Humidifiers**

Three Nortec humidifiers HU-1, HU-2, and HU-3 are 13 years old. Humidifiers are fed from domestic water without softening.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	25	MAR-12

Event: Replace 1 Humidifier

Concern:

Three Nortec humidifiers HU-1, HU-2, and HU-3 are 13 years old and one tank is cracked. Piping is ok.

Recommendation:

Replace humidifier with cracked tank.

Consequences of Deferral:

Inadequate humidity levels will reduce occupant comfort.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$5,000	Medium

Updated: MAR-12

Event: Replace 2 Humidifiers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$10,000	Unassigned

Updated: MAR-12

D3050.05.02 Fan Coil Units**

Ceiling and wall mounted fan coil units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-12

Event: Replace 4 Fan Coil Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$11,000	Unassigned

Updated: MAR-12

D3050.05.03 Finned Tube Radiation**

Finned tubed radiation baseboard heating servicing 80% of the perimeter of the entire building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	40	MAR-12

Event: Replace Fin Tube Radiation for Entire Building (2434m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$115,000	Unassigned

Updated: MAR-12

D3050.05.06 Unit Heaters**

Hydronic Unit Heaters servicing Mechanical and Boiler Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	30	MAR-12

Event: Replace 2 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$6,400	Unassigned

Updated: MAR-12

D3060.02.01 Electric and Electronic Controls**

Building Controls were replaced in 2003 to Siemens Products.
3-way control valve for heat exchanger.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	MAR-12

Event: Replace Electric and Electronic Controls (2434m2/gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$54,000	Unassigned

Updated: MAR-12

D3060.02.02 Pneumatic Controls**

Air compressor for pneumatic control was replaced in 1999 to DevilBiss + Hankison

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-12

Event: Replace Pneumatic Controls with Electronic/Electric (2434m2/gfa)

Recommendation:

Replace all pneumatic controls with electronic/electric.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$100,000	Unassigned

Updated: MAR-12

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry Chemical fire extinguishers on hooks and fire hose cabinet mounted in recessed wall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D4090.04 Dry Chemical Fire Extinguishing Systems (Kitchen Hood)**

Kitchen contains dry chemical fire extinguishers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace Dry Chemical Fire Extinguishing Systems (Kitchen Hood)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$12,500	Unassigned

Updated: MAR-12

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

Utility owned main transformer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

D5010.02 Secondary Electrical Transformers (Interior)**

208V - 480V transformer for Xray

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace Secondary Electrical Transformers (Interior)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$12,000	Unassigned

Updated: MAR-12**D5010.03 Main Electrical Switchboards (Main Distribution)****

1600A 208V 3PH Federal Pioneer Main Distribution Panel; 1200A Federal Pioneer CDP c/w fused disconnects (no breakers); 600?A Federal Pioneer Emergency CDP in old generator room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	40	MAR-12

Event: Replace Main Distribution Panel and 2 CDP

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$90,000	Unassigned

Updated: MAR-12

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

Federal Pioneer 100A and 225A panelboards, located throughout hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	MAR-12

Event: Replace Branch Circuit Panelboards [15]**Concern:**

Federal Pioneer Electric breakers and replacement parts will not be manufactured after 2013. Panelboards are beyond recommended lifecycle replacement year.

Recommendation:

Replace 15 branch circuit panelboards.

Consequences of Deferral:

Malfunctioning breakers, loss of electrical service to areas of the hospital, replacement parts not available.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$40,000	Medium

Updated: MAR-12

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

Siemens 600A 208V Motor Control Centre w/ three sections, 17 active cells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace Motor Control Center

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$43,000	Unassigned

Updated: MAR-12

D5010.07.03 Variable Frequency Drives**

BALDOR variable speed drive.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace 1 Variable Frequency Drive

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$8,000	Unassigned

Updated: MAR-12

D5020.01 Electrical Branch Wiring*

EMT conduit with AC-90 (BX) wiring to light fixtures and other electrical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	50	MAR-12

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

120V line voltage switching. Some occupancy sensors in hallways and common areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D5020.02.02.01 Interior Incandescent Fixtures*

Track lights with PAR38 lamps; pot lights with either A19 or PAR30 lamps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D5020.02.02.02 Interior Fluorescent Fixtures**

Primarily T12 F40 and F84 lamps. Some ballasts observed appear to have PCBs. Ballast have been replaced with electronic ballasts c/w T8 lamps in a few locations. A few weather-resistant T8 fixtures installed in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1979	30	MAR-12

Event: Replace Interior Fluorescent Fixtures [90% of 2474 m2]

Concern:

Existing fluorescent lighting has magnetic ballasts (some fixtures reviewed appeared to have ballasts containing PCBs) with inefficient T12 lamps. Several acrylic lenses are yellowed and or broken.

Recommendation:

Replace all fluorescent fixtures with new energy efficient fixtures with electronic ballasts and T8 lamps.

Consequences of Deferral:

Health concerns from PCBs. Poor lighting levels.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$194,000	Low

Updated: MAR-12

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is 120V light fixtures fed from emergency [generator] panel(s).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-12

D5020.02.03.03 Exit Signs*

Some exit lights have had replacement LED lamps installed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D5020.03.01.01 Exterior Incandescent Fixtures*

Exterior wash washer type fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D5020.03.01.02 Exterior Florescent Fixtures*

Fluorescent lighting on hospital sign only - one 8' T12HO fixture with remote ballast.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Wallpack fixtures -- some showing signs of moisture and insect penetration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	30	MAR-12

Event: Replacement Exterior H.P. Sodium Fixtures [6]

Concern:

Moisture and insect penetration causes lumen depreciation and shorter lamp and ballast life.

Recommendation:

Replace with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$3,000	Low

Updated: MAR-12

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

Photocell controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

D5030.01 Detection and Fire Alarm**

EST (Edwards) QuickStart zoned panel - no addressable devices. Active Graphic annunciator at Main Entrance. System is monitored by a DSC Power 832 Alarm Panel. Conventional devices re-used from original installation should be replaced with new.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	25	MAR-12

Event: Operating Efficiency Upgrade [33% of lifecycle replacement]

Concern:

Conventional devices should be replaced with new addressable devices for increased fire detection and quicker response to emergencies.

Recommendation:

Replace conventional devices with new addressable devices.

Consequences of Deferral:

Aging conventional devices require more maintenance and do not provide as good protection as addressable devices.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2015	\$25,000	Low

Updated: MAR-12

Event: Repair damper monitor switches

Concern:

Damper switches for smoke control are not working.

Recommendation:

Repair damper switches.

Consequences of Deferral:

Smoke control will not operate properly.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$5,000	Medium

Updated: MAR-12

Event: Replace Fire Alarm System [2474 m2]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$75,000	Unassigned

Updated: MAR-12

D5030.02.03 Security Access**

WanderGuard patient wander system keeps residents with dementia from unauthorized exiting. Door control annunciator panel is located at Nursing Station.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	25	MAR-12

Event: Replace Security Access [2474 m2]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$50,000	Unassigned

Updated: MAR-12

D5030.02.04 Video Surveillance**

Closed circuit television system with four cameras, one 19" monitor and PC. No recording capability.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	25	MAR-12

Event: Replace Video Surveillance [4 cameras, monitor, PC]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$20,000	Unassigned

Updated: MAR-12

D5030.04.01 Telephone Systems*

NEC "Electro Tel" VOIP phones installed in 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-12

D5030.04.03 Call Systems**

Complete system replacement is planned for late 2011 / early 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1979	25	MAR-12

Event: Replace Nurse Call System [1600 m2]**Concern:**

Existing system will be obsolete in 2011.

Recommendation:

Replace nurse call system.

Consequences of Deferral:

Difficulty sourcing replacement parts, increased maintenance costs, decreased patient safety.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$78,300	High

Updated: MAR-12

D5030.04.04 Data Systems*

CAT5e and CAT6 cabling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	MAR-12

D5030.04.05 Local Area Network Systems*

Data racks with network switches and patch panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1979	15	MAR-12

D5030.05 Public Address and Music Systems**

Dukane amplifier, ceiling speakers throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	MAR-12

Event: Replace Public Address and Music Systems [2474 m2]

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$35,000	Unassigned

Updated: MAR-12

D5030.06 Television Systems*

Satellite television

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-12

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

Kohler generator in exterior enclosure. Existing transfer switch is not operating properly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	35	MAR-12

Event: Replace Packaged Engine Generator Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$65,302	Unassigned

Updated: MAR-12

Event: Replace transfer switch (1)

Concern:

Transfer switch does not operate properly and is not reliable

Recommendation:

Replace transfer switch.

Consequences of Deferral:

Loss of emergency power to hospital.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2012	\$5,000	High

Updated: MAR-12

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.05.01 Barber and Beauty Shop Equipment***

Beauty salon with work counter, sink and equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

Commercial laundry equipment, dryers(2) and washers(3).
1 dryer is from 1979 and will require replacing in the next 4 years.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	MAR-12

E1020.08 Medical Equipment* - Privacy Curtains

Privacy Curtains: Patient & treatment rooms privacy curtains, ceiling hung, fabric varies.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

Event: Replace 310 m2 Curtains and Drapes - Hosptial Beds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$17,400	Unassigned

Updated: MAR-12

E1020.08 Medical Equipment* - Lab

Medical lab and blood collection equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	25	MAR-12

E1090.03 Food Service Equipment*

Equipment includes storage, walk-in cooler and freezers, food preparation, cooking, serving, and washing.

Owner noted the following:

-toaster not working

-dishwasher has booster setting problem.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	25	MAR-12

E1090.04 Residential Equipment*

Residential quality fridge, stove and microwaves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	10	MAR-12

E2010.02 Fixed Casework - 1979**

Wood veneer construction, cupboards and lower cabinets, stained with clear finish or painted finish, with plastic laminate counter tops.

Wood veneer construction, cupboards and lower cabinets, stained with clear finish or painted finish interiors, with plastic laminate exterior and counter tops.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	35	MAR-12

Event: Replace 142 m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$118,200	Unassigned

Updated: MAR-12**E2010.02 Fixed Casework** - 1990**

Quiet Room (religious service room): Kitchen counter and cupboard, melamine interior with plastic laminate exterior, post-formed counter top.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-12

Event: Replace 4 m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$3,300	Unassigned

Updated: MAR-12**E2010.02 Fixed Casework** - 2011**

Nurse Station: Prefinished metal component assemblies with padded exterior and raised privacy shelf.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	35	MAR-12

Event: Replacement 13 m Fixed Casework

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2046	\$43,200	Unassigned

Updated: MAR-12

E2010.03.01 Blinds**

Exterior windows have integral blinds in the exterior window systems.

Blinds may be replaced independent of the sealed glass units or included with the units. Refer to B2020.01.01.02 Aluminum Windows (Glass & Frame).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replace 150 m2 Blinds

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,900	Unassigned

Updated: MAR-12

E2010.03.02 Interior Shutters*

Folding wood shutters, stain with clear finish, top hung, at reception desk.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

E2010.03.03 Shades*

Roller shade in T.V. And Family room, chain operated, overhead cassette storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2000	0	MAR-12

E2010.03.06 Curtains and Drapes - Windows**

Valance fabric curtains, and full length curtains, fabrics vary, to patient rooms and interior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	30	MAR-12

Event: Replacement 150 m2 Curtains and Drapes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2015	\$16,900	Unassigned

Updated: MAR-12

S8 SPECIAL ASSESSMENT**K2030.02 Program Spaces***

No Shipping/Receiving Area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	2012	0	MAR-12

Event: Add 100 m2 Shipping/Receiving Area**Concern:**

No shipping/receiving area.
The kitchen has a small dock with receiving area.
Non-food items can not be shipped nor received through the kitchen.
No dock leveler equipment.

Recommendation:

Add a 100 m2 shipping/receiving area to the N/E corner of the facility.
Include an over head door with operator, electric dock leveler, weather-tight enclosure at over head door, bollards, electrical and mechanical services.
Alter the parking stalls to allow for a truck delivery lane.
Provide space for and access to exterior garbage containers.

Consequences of Deferral:

Higher costs associated with shipping and receiving of goods.
Safety concern in winter conditions.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$208,100	High

Updated: MAR-12**K3010.01 Plumbing for Program Equipment***

No Sprinkler System.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
1 - Critical	2012	0	MAR-12

Event: Install sprinkler system (2434 m2/gfa)**Concern:**

Currently no sprinkler system. Does not meet current code requirements in the event of a fire.

Recommendation:

Install Sprinkler System to meet code requirements as required by fire marshal.

Consequences of Deferral:

Potential loss of life or building in entirety.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2012	\$280,836	High

Updated: MAR-12

K4010.01 Barrier Free Route: Parking to Entrance*

Level grade from asphalt parking area to main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

K4010.02 Barrier Free Entrances*

Automatic opening doors at main entrance.
Automatic opening doors to enclosed patio.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1996	0	MAR-12

K4010.03 Barrier Free Interior Circulation*

Barrier-free interior circulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

K4010.04 Barrier Free Washrooms*

Washrooms are not barrier-free.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	0	MAR-12

Event: Upgrade 18 Washrooms for Barrier Free Access

Concern:

Single and double room washrooms are not barrier-free.
Public washrooms are not barrier-free.
Staff washrooms are not barrier-free.

Recommendation:

Double Patient Rooms: Modernize to 1 barrier-free washroom.
Single Patient Rooms: Expand to to 1 barrier-free washroom.
Public Washrooms: Modernize to 1 barrier-free washroom.
Staff Washrooms: Modernize to 1 barrier-free washroom.

Consequences of Deferral:

Deferred barrier-free accessibility.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2015	\$540,000	High

Updated: MAR-12

K4030.01 Asbestos*

No reports on asbestos.

Owner indicated that there is asbestos in the leveling compound under the floor tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2009	0	MAR-12

K4030.02 PCBs*

No PCBs reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

K4030.04 Mould*

No mould reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

K4030.07 Ozone Depleting Substances (CFC's, HCFC's, Halon)*

No Ozone Depleting Substances (CFC's, HCFC's, Halon) reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12

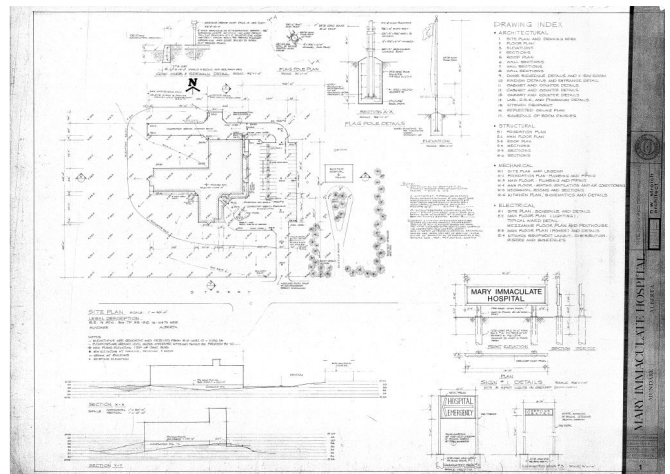
K5010.01 Site Documentation*

Prime Consultant: PBK Architects.

Evaluation Year: 2011

Site Summary: This building site has both hard and soft landscaping, The hard surfaces include concrete sidewalks, and asphalt paved parking areas. The soft areas are covered with grass, landscaping beds and shale transition areas. There are mature trees, and shrubs. There are 4 service and storage buildings on site. There is an enclosed patio assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12



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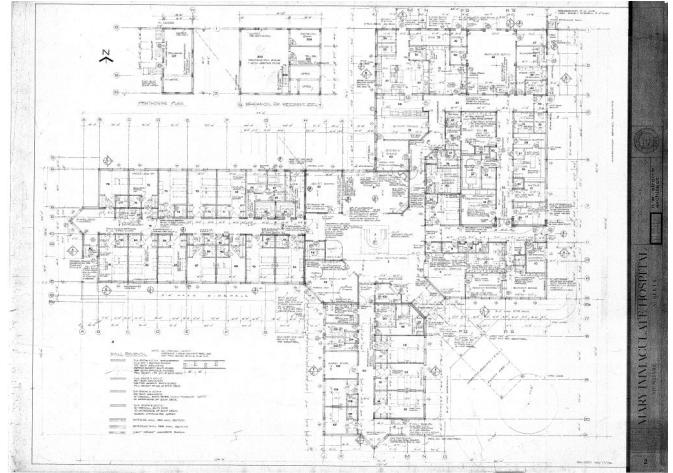
K5010.02 Building Documentation*

Prime Consultant: PBK Architects.
 Evaluation Year: 2011
 Area Evaluated: Main floor, mechanical spaces, and roof areas.
 Not Evaluated: None.
 Anomalies: No apparent items.

Facility: This facility is 2434 m2 in area, single storey with 2-storey mechanical space, with on-site parking for staff and visitors.

Services: This is a continuing care facility with 30 beds offering additional services in laboratory, x-ray, a group home and mental health day program.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1979	0	MAR-12



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