

RECAPP Facility Evaluation Report

Alberta Infrastructure



Colonel Belcher Care Centre

B0067Q
Calgary

Facility Details

Building Name: Colonel Belcher Care Centre
Address: 4020 Bowness Road N. W.
Location: Calgary

Building Id: B0067Q
Gross Area (sq. m): 13,455.00
Replacement Cost: \$46,159,059
Construction Year: 0

Evaluation Details

Evaluation Company: NORR Architects PLanners
Evaluation Date: October 10 2012
Evaluator Name: Matthew Creelman - NORR

Total Maintenance Events Next 5 years: \$959,300
5 year Facility Condition Index (FCI): 2.08%

General Summary:

The Colonel Belcher is a seniors care facility. The building was built in 2001 and has 2 stories and basement. The building has amenity areas, offices, north, south, and east wings. Each wing is divided into 2 "houses" per floor, and a total of 12 "houses" through-out the building.

Structural Summary:

Concrete walls supported by concrete piles and slab on grade form the basement. Concrete grade beams and piles support the main floor structure. The main floor structure is a 38mm concrete topping on floor sheathing and is supported by engineered wood joists on top of wood beams. The main floor over the basement is a concrete suspended slab supported by concrete columns and perimeter and interior structural concrete walls. The second floor is supported by wood framed load bearing and shear walls, steel and wood columns. The second floor structure is a 38mm concrete topping on floor sheathing and is supported by engineered wood joists a top of wood and steel beams. The sloped roof structure is made up of pre-engineered wood trusses. The flat roof structure is made up of open web wood trusses supported by wood beams.

Recommended Structural work identified during the 2012 assessment includes:

- Study event to be carried out by structural engineer to review floor design and construction in both the Auditorium on the main floor and the personal laundry (2E47) on the second floor.
- Study event to be carried out by structural engineer to review structural integrity of the cast in place concrete foundation wall in room 037.

Overall the structure is in good condition.

Envelope Summary:

Exterior cladding is a combination of stucco, vinyl siding, and brick veneer. Overhangs have pre-finished metal soffits and fascia. Asphalt shingles are used on sloped roofs. SBS membrane roof is used on flat roof sections. Automatic storefront doors with storefront windows installed at main entrance. Vinyl windows are typically used through-out the building.

Recommended Envelope work identified during the 2012 assessment includes:

- Replace damaged vinyl siding
- Repair damaged stucco
- Repair damaged brick venner
- Replace failed caulking at mechanical dog house
- Replace inadequately sloped cap flashing

Overall the envelope is in good condition.

Interior Summary:

Interior partitions are wood stud with painted gypsum wall board. In utility areas, a combination of cast-in-place concrete and CMU is used. Flooring is a combination of carpet, sheet and tile vinyl, quarry and ceramic tile flooring. Ceilings are a combination of suspended t-bar/acoustic tile, and painted gypsum board.

Recommended Interior work identified during the 2012 assessment includes:

- Replace damaged resilient flooring in the personal laundry (2E47)

Overall interior is in good condition.

Mechanical Summary:

Hydronic heating is provided by 3 hot water boiler distributed to fan coils and unit heaters. It is also distributed to a heat exchanger for glycol to slab heating throughout building. There are emersion heat exchangers in two domestic hot water tanks for 71 degree and 60 degree domestic hot water.

Ventilation is provides by 14 roof top gas fired air handing units.

Gas, water and sewer are connected to underground municipal services at street.

Over all the building mechanical systems are well maintained and in good condition.

Electrical Summary:

The main electrical service is a Cutler-Hammer 3000amp, 120/208 volt, 3 phase, 4 wire main distribution center which installed in electrical room 004. It feeds 43 120/208 voltage sub-panels and one emergency distribution center through an 800A transfer switch. All sub-panels are installed in the electrical room 025, boiler room 023, mechanical room 025C, kitchen 014, storage rooms and equipment rooms in each floor to provide power for lighting and equipment, There is a 200KW, 120/208V, 3 phase, 4 wire emergency generator connected to the emergency distribution center through the transfer switch for emergency power of the building when main power failure. The interior of the building is lit with a combination of T8 fluoescent and compact fluoescent fixtures. The exterior is lit with wall incandescent lighting fixtures and pole mounted HID fixtures for loading dock area, pole mounted HID fixtures for parking area, and pot lighting fixtures for main entrance area. The building has 90 exit signs throughout. The building has an EDWARDS EST fire alarm control panel, seven annunciators, and heat detectors, combustion detectors, pull-stations and horn/strobes throughout. The building is equipped with a telephone, security, nurse call, TV and public announcement systems.

Overall, the electrical systems are in good 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*

Building foundation is a combination of concrete slab on grade with concrete grade beams on concrete piles and a basement with concrete foundation walls supported by concrete piles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

A1030 Slab on Grade*

The basement floor is concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

A2020 Basement Walls (& Crawl Space)*

Cast-in-place concrete walls make up the construction of the Basement walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

Event: Repair cracks in foundation wall in RM 037 (5m2)

Concern:

Visible cracks in exterior in cast in place concrete foundation wall in room 037. Cracks are roughly 24" long.

Recommendation:

Repair cracks in basement wall

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

Updated: APR-13

Event: Study Foundation in Room 037

Concern:

Visible cracks in exterior in cast in place concrete foundation wall in room 037. Cracks are roughly 24" long.

Recommendation:

Review by structural engineer for structural integrity.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2013	\$3,000	Medium

Updated: APR-13

B1010.01 Floor Structural Frame (Building Frame)* - Main floor

Composite structure made up of engineered wood joists and a 38mm concrete topping on 19mm sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

Event: Repair floor slab (20m2)

Concern:

Floor slab observed to be lifting in the Auditorium. This is producing a tripping hazard for residents. The location appears to be where the composite floor structure meets the basement wall and suspended slab.

Recommendation:

Repair affected areas by patching with concrete and grout smooth to eliminate tripping hazard.

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

Updated: APR-13

Event: Study (Lifting floor slab in Auditorium)

Concern:

Floor slab observed to be lifting in the Auditorium. This is producing a tripping hazard for residents. The location appears to be where the composite floor structure meets the basement wall and suspended slab.

Recommendation:

Structural engineer to review floor design and construction.

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

Updated: APR-13

B1010.01 Floor Structural Frame (Building Frame)* - Second Floor

Composite structure made up of engineered wood joists and a 38mm concrete topping on 19mm sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

Event: Repair floor slab in RM 2E47 (10m2)

Concern:

Floor deflection observed in the Personal Laundry (2E47) causing flooring de-lamination and adjacent wall cracking. This is producing a tripping hazard for residents.

Recommendation:

Repair affected areas by patching with concrete and grout smooth to eliminate tripping hazard.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$2,500	High

Updated: APR-13

Event: Study (Floor deflection in RM 2E47)

Concern:

Floor deflection observed in the Personal Laundry (2E47) causing flooring de-lamination and adjacent wall cracking. This is producing a tripping hazard for residents.

Recommendation:

Structural engineer to review floor design and construction.

Consequences of Deferral:

Repeated failure of structural slab.

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

Updated: APR-13

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

A combination of concrete, wood and HSS columns, and concrete and wood framed shear walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1010.03 Floor Decks, Slabs, and Toppings*

A 38mm concrete topping is applied to the floor system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

B1010.07 Exterior Stairs*

Cast-in-place concrete stairs are installed around the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1010.10 Floor Construction Firestopping*

No damage was observed to floor construction firestopping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1020.01 Roof Structural Frame*

Engineered wood roof trusses make up the construction of the sloped roofs. Open web wood joists supported by wood beams make up the construction of the flat roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1020.02 Structural Interior Walls Supporting Roofs*

A combination of shear walls and HSS and wood columns support the roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

The roof is made up of engineered wood trusses with sheathing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1020.04 Canopies*

Two canopies are built outside of the main entrance. One is attached to the outside of the building, and the other is free standing, and provides a overhang over the loading and drop of area at the main entrance. The canopies are built using engineered wood trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B1020.06 Roof Construction Fireproofing*

No signs of damage was observed to roof construction fireproofing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

S2 ENVELOPE

B2010.01.02.01 Brick Masonry: Ext. Wall Skin*

Red brick veneer with grey brick cap has been applied to the base of the walls at the main entrance, adjacent walls of main entrance, and the base of the columns that support the main entrance canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B2010.01.06.05 Vinyl Siding**

Vinyl siding is applied to the exterior walls on the main floor and gable ends.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	APR-13

Event: Repair vinyl siding

Concern:

Through-out the exterior, the vinyl siding is damaged and coming loose.

Recommendation:

Replace damaged and loose vinyl siding.
 Since the siding is damaged in various locations of the exterior, a specialized consultant would have to determine the extent of the damage and cost to repair.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$2,000	Medium

Updated: APR-13

Event: Replace Vinyl Siding (1500 m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$110,000	Unassigned

Updated: APR-13

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

Stucco has been applied to the exterior of the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

Event: Repair Stucco (30m2)

Concern:

Stucco has been damaged due to water deteriorating the stucco. Typically occurring behind downspouts and below gutters that terminate at a adjacent wall. Damage to stucco above parapet cap flashing at north east wall of south wing. Damage to stucco below parapet cap flashing at north wall of Corridor C-229. Damage to stucco above the cap flashing that tops off brick veneer outside of Stair 1. Stucco is stained below Siamese connection at main entrance. Damage to stucco at south east corner of winter garden wall. Stucco is coming off of east wall of Stair 7, possibly due to the hose bib coming loose.

Recommendation:

Repair Stucco

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$6,000	Medium

Updated: APR-13

B2010.01.09 Expansion Control: Ext. Wall*

No signs of damage were observed to typical joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

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

Caulking around doors, windows and joints through-out the exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	APR-13

Event: Failure of Caulking at Mechanical Dog house (4 sides)

Concern:

The caulking sealing the joint between the wall and the concrete pad of the Mechanical Dog house has failed. Water can enter joint.

Recommendation:

Replace caulking.

Consequences of Deferral:

Water will enter joint.

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

Updated: APR-13

Event: Replace Caulking (3500m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$115,000	Unassigned

Updated: APR-13

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

Cast-in-place concrete walls were observed at and around loading dock, and make up the construction of the stair wells.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

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

The exterior walls are of wood stud construction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

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

It is assumed that either exterior insulation or wall cavity insulation and a vapour barrier is located with in the exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B2010.05 Parapets*

Typical parapets with cap flashing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B2010.06 Exterior Louvers, Grilles, and Screens*

Exterior Louvers are found at locations that require an intake or exhaust from mechanical equipment. A hose bib located on east wall of Stair 7.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

Event: Repair hose bib (1 unit)

Concern:

The hose bib located on east wall of Stair 7 is loose and coming off. This is causing damage to wall and stucco. Can see through to interior of wall from the exterior.

Recommendation:

Repair or replace Hose bib.

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

Updated: APR-13

B2010.09 Exterior Soffits*

Pre-finished metal Soffits are installed at all overhangs and the underside of the main entrance canopy.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

B2020.01.01.06 Vinyl, Fibreglass & Plastic Windows**

Vinyl windows through-out.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	APR-13

Event: Replace windows (500 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$500,000	Unassigned

Updated: APR-13

B2030.01.06 Automatic Entrance Doors - Cafe**

An automatic entrance door is located at the Cafe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace Automatic Entrance Door (1door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$13,566	Unassigned

Updated: APR-13

B2030.01.06 Automatic Entrance Doors - Entrances**

Sliding Automatic entrance doors with glazing are installed at the main entrance and secondary entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace automatic sliding doors (2 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$45,000	Unassigned

Updated: APR-13

B2030.01.11 Metal Entrance Door**

Metal entrance doors with glazing, are installed to exit the Auditorium, and to enter into the Courtyard gardens.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

Event: Replace Metal entrance doors (13 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$11,000	Unassigned

Updated: APR-13

B2030.02 Exterior Utility Doors**

Metal doors and frames are installed through-out the building in locations such as, stair wells, fire exits, utility rooms, and the loading dock .

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	APR-13

Event: Replace Metal doors and frames (13 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$11,000	Unassigned

Updated: APR-13

B2030.03 Large Exterior Special Doors (Overhead)*

Sectional overhead doors are installed in the loading dock area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

B3010.02.01.01 Asphalt Shingles**

Sloped roof areas have asphalt shingles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	APR-13

Event: Replace Asphalt Shingles (7300m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$375,000	Unassigned

Updated: APR-13

B3010.04.04 Modified Bituminous Membrane Roofing (SBS)**

The central portion of the building has a flat roof and SBS is applied.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	APR-13

Event: Repair bubbling (5m2)

Concern:

There is bubbling occurring at the south east corner of the north wing of the main roof.

Recommendation:

Repair bubbling

Consequences of Deferral:

Having the repair not occur may result in that area of the roof not performing correctly and could result in a larger repair in the future.

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

Updated: APR-13

Event: Replace SBS roofing (3000m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$577,500	Unassigned

Updated: APR-13

B3010.08 Flashing and Sheet Metal

Cap flashing is installed over parapets and brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2001	0	APR-13

Event: Replace Flashing (5m)

Concern:

Cap flashing appears to be sloped inadequately in some locations. This is causing damage to adjacent stucco and brick veneer, due to water draining towards the wall. Locations are; Wall outside of lobby C-130, North east wall of South wing (at parapet).

Recommendation:

Replace with cap flashing that is adequately sloped away from the wall.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$1,500	Medium

Updated: APR-13

B3010.08.02 Metal Gutters and Downspouts**

Metal gutters and downspouts are installed typically at all overhangs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	APR-13

Event: Replace Metal Gutters and Downspouts (1200m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$35,000	Unassigned

Updated: APR-13

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

A roof hatch is installed atop of a curb on the roof above Stair 1.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Through-out the building are CMU, cast-in-place, and wood stud partitions. The Storage room 036 has a metal mesh partition to enclose a storage area. The General storage room 029 has a chain link fence supported by 2x4s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1010.03 Interior Operable Folding Panel Partitions**

A sliding partition is placed between the Auditorium and the stage area at the north end of the Auditorium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	30	APR-13

Event: Replace Folding panel partition (16m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$21,000	Unassigned

Updated: APR-13

C1010.04 Interior Balustrades and Screens, Interior Railings*

A metal and glass guard rail with a solid wood hand rail, is installed around the perimeter of the second floor portion of the Winter Garden.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1010.05 Interior Windows*

Interior windows are installed through-out the building. Locations include but may not be limited too; All Meds/ Work Rooms, Gift Shop, Main Elevator lobby, Corridor overlooking the Auditorium, Offices, Smokers Lounge and Greenhouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1010.06 Interior Glazed Partitions and Storefronts*

Storefronts with double sliding doors are installed at main entrance and secondary entrance on the first floor. A storefront and single sliding door is installed at the Dieppe House Med/Work room and Sery area 1S44.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1010.07 Interior Partition Firestopping*

No signs of damage to interior fire stopping and fire separation was observed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Hollow metal doors and frames are installed through-out the building. Typically located in the basement, utility areas, and where a painted door is desired. Solid core wood doors are typically used as the Suite doors, and amenity areas. Solid core wood doors with windows also are used in amenity areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1020.03 Interior Fire Doors*

Fire rated doors at rated rooms. The cover is missing from the automatic closer for the fire rated door located at the north door in the elevator lobby C-111. Electronics and wiring are exposed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1020.04 Interior Sliding and Folding Doors*

Sliding doors are installed in the residents individual suites to access their personal washroom. Accordion style door is used to enclose closets adjacent to the dining area within the residence areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1020.06 Interior Gates*

In storage 036, a metal mesh partition has a matching metal mesh gate to enclose the storage area. In general storage 029, a chain link fence has a chain link gate to enclose a storage area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1020.07 Other Interior Doors*

Fire rated access panel doors are used to enclose mechanical crawl spaces in the basement. The business office behind reception has a pass through to the corridor north of reception. A roll down shutter is installed to close off the pass through when someone is away from the business office.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1030.01 Visual Display Boards**

Cork and white boards are used through-out the building. Typically they are found in Med/Work rooms, offices, and some amenity areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	APR-13

Event: **Replace visual display boards (26 cork and 6 white boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$26,000	Unassigned

Updated: APR-13

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

Metal toilet partitions are installed in both the male and female washrooms in the basement and main floors, surrounding toilets, urinals, and showers. Fabricated shower stalls are located in 006 and 007 washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: **Replace metal toilet partitions (8 cubicles)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$10,300	Unassigned

Updated: APR-13

C1030.05 Wall and Corner Guards*

Corner guards are installed through-out the building on walls and finished columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

C1030.06 Handrails*

Solid wood handrails are installed typically in the corridors outside of the residence suites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1030.07 Fireplaces and Stoves*

Gas fireplaces are typical in the Family / Living rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1030.08 Interior Identifying Devices*

Signage is used to identify rooms of areas through-out the building. A large display case is in corridor C-212 outside of Stair 3.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1030.10 Lockers**

Lockers were observed in locations through-out the building. Locations include; C-002, C-026, room 112, and the typical closet adjacent to the dining area within the residence areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace Lockers (70 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$37,000	Unassigned

Updated: APR-13

C1030.10 Lockers - Older**

Some older lockers were observed in Corridor C-026 and Office 233. These lockers appear to be older than the original lockers and may only have a life span of 10 years since they were installed. Possibly were brought in from another facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	30	APR-13

Event: Replace lockers (10 lockers)

Concern:

The life cycle of these lockers may only be 10 years since they were installed in the building.

Recommendation:

Review lockers at next building assessment to determine there status.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,300	Unassigned

Updated: APR-13

C1030.12 Storage Shelving*

Metal and wire storage shelving was installed through-out the building. Typically located in utility, storage, and laundry rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Recessed waste receptacles are installed in the public and staff washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C2010 Stair Construction*

Stairs are of steel construction (structural drawings)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C2020.06 Carpet Stair Finishes**

Stairs through-out the building are finished with Carpet.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	10	APR-13

Event: Replace Carpet on stairs (200m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$21,000	Unassigned

Updated: APR-13

C2020.08 Stair Railings and Balustrades*

Stair railings, guards, and balustrades through-out the building are metal

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3010.01 Concrete Wall Finishes (Unpainted)*

Exposed concrete wall appears typically in utility areas through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3010.02 Wall Paneling**

Wood wall paneling is installed in the Auditorium along the wall and as a decorative feature on the columns

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace wall paneling (10m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$2,500	Unassigned

Updated: APR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Gypsum board on wood stud are typical interior walls through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

Event: Add wall bumper or Wainscoting (12 rooms)

Concern:

Refer to the repair (C3010.04 Gypsum Board Wall Finishes) regarding the damage caused by carts in the soiled rooms. The carts stored in these rooms are causing damage to the gypsum board. Adding bumpers or wainscoting would stop the carts from hitting the walls and causing the damage.

Recommendation:

Add bumpers, wainscoting, or a detail that will stop the carts from hitting and rubbing against the wall.

Consequences of Deferral:

The maintenance staff will continually have to repair the gypsum board.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2013	\$27,000	Low

Updated: APR-13

Event: Repair gypsum wall (25m2 x \$72.74, repairing and finishing)

Concern:

Gypsum board walls in several areas of the building is damaged. An outline of locations are listed below.

C-111 - Crack in wall from corner of door frame at north door of elevator lobby C-111

Outside of 1N15 - Damage possibly due to knee hitting wall (refer to repair under C3010.12 Wall Coverings)

Room 2S29 - Gypsum at ceiling is cracked.

Housekeeping 2E42 - Minor damage of wall

Staff room 2N44 - Minor damage of wall behind door. Moderate damage caused by chair rubbing against wall.

Stair S-1 - Damage caused by door handle going through gypsum.

2N59a - Damage behind door and at light switch.

Unit office 204 - Minor damage at light switch.

Fire wall doors outside 2N59a - Holes in gypsum caused by door handles going through gypsum.

Soiled Rooms

All Soiled Rooms through-out the building have similar damage, caused by carts rubbing against the walls, and the bottom of the carts going through the gypsum.

Recommendation:

Repair gypsum board.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$2,000	Low

Updated: APR-13

C3010.06 Tile Wall Finishes**

Tile is typically used as back splashes in the Kitchen, Serveries, Washrooms, and other millwork applications. Tile is also used as a chair rail and as a fireplace surround in the Family / Living areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	40	APR-13

Event: Replace Tile (1600m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$435,000	Unassigned

Updated: APR-13

C3010.11 Interior Wall Painting*

Typically interior walls are painted through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	0	APR-13

C3010.12 Wall Coverings*

Wallpaper has been applied to walls in corridors and amenity areas though-out the building. The Wallpaper is typically in the form of a wainscoting detail with a solid wood chair rail capping off the detail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3010.13 Wall Trim and Decoration*

Solid wood is applied as chair rail, window sill trim, and baseboard through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3010.14 Other Wall Finishes*

Stainless steel was applied to the walls in the Dishwash bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3020.01.02 Painted Concrete Floor Finishes*

Exposed concrete floors are painted in utility areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3020.02 Tile Floor Finishes**

Tile flooring occurs at the main entrance foyer. Tile flooring is used in the main kitchen in the basement. The tile in the Kitchen was observed to be very dirty, and should be professionally cleaned. Tile flooring was observed as an accent around the gas fireplaces in the Family / Living areas. The Smoking Lounge 221 also has tile flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	50	APR-13

Event: Replace Ceramic tile (100m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2051	\$18,500	Unassigned

Updated: APR-13

Event: Replace Quarry tile (120m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2051	\$36,000	Unassigned

Updated: APR-13

C3020.04 Wood Flooring**

Resilient wood flooring is installed in the building. Locations include; The auditorium, the Adult Day support program room, Serveries, and a few of the residence suites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace Wood flooring (1100m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$120,000	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring**

Resilient sheet and tile flooring occurs through-out the building. Locations typically are; Basement, Washrooms, Utility areas, and some amenity areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	20	APR-13

Event: Replace Resilient flooring in high traffic areas (250m2)

Concern:

Resilient flooring in high traffic areas are showing signs of ware. Typically occurs in washrooms where people stand at urinals and sinks. Major ware in Soiled rooms where cards are used and stored.

Recommendation:

Replace Resilient flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$21,000	Low

Updated: APR-13

Event: Replace Vinyl Sheet flooring (2500m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$220,000	Unassigned

Updated: APR-13

Event: Replace Vinyl Tile Flooring (500m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$28,000	Unassigned

Updated: APR-13

C3020.07 Resilient Flooring - Personal Laundry (2E47)**

Personal Laundry Room (2S47) has typical resilient flooring. This particular floor however, has failed due to the floor deflection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2001	20	APR-13

Event: Replace Resilient Flooring in RM 2E47 (21m2)

Concern:

Substrate failure from construction deficiencies resulting in the flooring sinking and tearing

Recommendation:

Replace flooring.

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

Updated: APR-13

C3020.08 Carpet Flooring**

Carpet is typical through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	15	APR-13

Event: Replace Carpet (11000m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$880,000	Unassigned

Updated: APR-13

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Concrete ceilings were typically observed in the basement, and utility areas through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3030.05 Veneer Plaster Finishes (Stipple)*

Typically the Suites through-out the building have a stipple finish to the gypsum board ceilings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

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

T-Bar ceiling with 2x2 tiles are installed through-out the building. Typically in the common areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	APR-13

Event: Replace Ceiling tile (4500m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$230,000	Unassigned

Updated: APR-13

C3030.07 Interior Ceiling Painting*

Typically gypsum board ceilings are painted, except for the private suites, where a stippled ceiling is applied.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

C3030.08 Ceiling Trim and Decoration*

Crown molding is installed at the top of bulkheads through-out the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

D1010.01.02 Hydraulic Passenger Elevators**

Two passenger elevators are located adjacent to the Winter Garden.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Completed - Elevator Proximity Detector Installation

Concern:

Safety Concerns Due To injuries received from doors closing on residents.

Recommendation:

Installation of an Infra-Red proximity detector with a curtain of direct Infra-Red beams. It would be an enhancement of the existing direct Infra-Red beam.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$21,040	High

Updated: APR-13

Event: Refurbish elevators (2 elevators)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$151,294	Unassigned

Updated: APR-13

D1010.01.04 Hydraulic Freight Elevators**

A service elevator is located adjacent to the Auditorium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Completed - Elevator Proximity Detector Installation

Concern:

Safety Concerns Due To injuries received from doors closing on residents.

Recommendation:

Installation of an Infra-Red proximity detector with a curtain of direct Infra-Red beams. It would be an enhancement of the existing direct Infra-Red beam.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2012	\$21,040	High

Updated: APR-13

Event: Refurbish elevators (1 elevator)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$75,647	Unassigned

Updated: APR-13

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel kitchen sinks (20), stainless steel bar sinks (20), plastic double compartment laundry sinks (3.)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace 43 sinks and valve sets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$76,600	Unassigned

Updated: APR-13

D2010.04 Sinks**-"Clinic"

Floor mounted clinic sinks with flush valves and manual hot and cold valves(6 units).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace 6 clinic sinks with 3 valves each

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$18,000	Unassigned

Updated: APR-13

D2010.05 Showers**

There is one handy capped walk-in shower in the corner of each patient room wash room. The corner wall are tiled with rap around shower curtain. There is one tap temperature control faucet and spray nozzle. There are 175 patient rooms in total with one shower each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace 175 shower valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$90,400	Unassigned

Updated: APR-13

D2010.08 Drinking Fountains/Coolers**

2 refrigerated units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	APR-13

Event: Replace 2 refrigerated drinking fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$7,300	Unassigned

Updated: APR-13

D2010.09 Other Plumbing Fixtures*

Clinic service sinks (approximately 6)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-13

D2010.09 Other Plumbing Fixtures*

Tray washer in downstairs kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

Two public wash rooms and 175 private patient rooms each with 1- WC and 2_lavatories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	APR-13

Event: Replace 183 WC, 354 Lav + valves, 2 Ur + valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$933,100	Unassigned

Updated: APR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

Soldered copper.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2020.01.02 Valves: Domestic Water**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	APR-13

Event: Replace 891-1/2" fixture isolation valves + 30-1 1/2" valves

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$210,000	Unassigned

Updated: APR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

1-4" to fire water, 1-2" to domestic water and 1-1/2" to boiler feed water.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	APR-13

Event: Replace 3 BFPs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$10,300	Unassigned

Updated: APR-13

D2020.02.02 Plumbing Pumps: Domestic Water**

1-.5 HP circulation and 1- 0.16 recirc pumps

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	APR-13

Event: Replace 2 DHW circ pumps

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$7,500	Unassigned

Updated: APR-13

D2020.02.04 Domestic Water Conditioning Equipment**

2 commercial water softeners

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	APR-13

Event: Replace 2-commercial water softeners

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$23,300	Unassigned

Updated: APR-13

D2020.02.06 Domestic Water Heaters**

Two large holding tanks with heat exchangers from boiler water provide domestic hot @ 60 degrees for DHW and @ 71 degrees for commercial dishwashers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	APR-13

Event: Replace Domestic Water Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$47,700	Unassigned

Updated: APR-13

D2020.03 Water Supply Insulation: Domestic*

Fiberglas thermal insulation with canvas coating

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2030.01 Waste and Vent Piping*

ABS, PVC, with copper and ABS venting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2030.02.04 Floor Drains*

Located in boiler room, laundry room, commercial kitchen floors, loading dock and where required throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2030.03 Waste Piping Equipment*

Sanitary pump and receiver tank located underground in a basement mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2040.01 Rain Water Drainage Piping Systems*

Roof drains to RWL to storm drain sewer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2040.02.04 Roof Drains*

General purpose roof drain with extended dome grate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D2040.02.06 Area Drains*

Area storm drainage for 3 outdoor central pod court yards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3010.01 Oil Supply Systems (Fuel, Diesel)*

Diesel tank to emergency generator.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

3-hot water boilers. RBI, model 33HB36002ROSSSS, serial 020227055 @ 3240 MBH input.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	APR-13

Event: Replace 2 boilers + accessories

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$172,000	Unassigned

Updated: APR-13

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	APR-13

Event: Replace 1-24" chimney two floors+ comb air

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$4,200	Unassigned

Updated: APR-13

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

Pot feeder water treatment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3040.01.01 Air Handling Units: Air Distribution**

There is no central air handling unit. Every patience residence building section has 2 make up air units for a total of 6 MUAs located on roof. Each MUA is approximately 3300 I/s.

There is one one make up air unit in the basement for the the kitchen @ 2360 I/s.

Each separate building zone has a dedicated roof top unit (RTU) with heating and A/C (see Packaged Air Conditioning Units for details).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace 6- MUA @ 3300 I/s & 1- MUA @ 2360 I/s

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$103,900	Unassigned

Updated: APR-13

D3040.01.03 Air Cleaning Devices: Air Distribution*

Filter sections on roof top air handling units with 2" thick pleated replaceable filters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3040.01.04 Ducts: Air Distribution*

Sheet metal ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Slot diffusers supply and return air on most finished ceilings but also grated grills seen in places throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3040.03.01 Hot Water Distribution Systems**

Hot water heating is distributed from boilers to 2- in-tank heat exchangers for DHW, to unit heaters, entrance fan coil units, slab heating and flat plate heat exchanger to glycol for snow melt. The piping is insulated black steel. There are 2-5 HP supply pumps and 1-5 HP return pump in the piping system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	APR-13

Event: Replace Hot Water Distribution System (13455 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$1,336,000	Unassigned

Updated: APR-13

D3040.03.04 Glycol Systems*

Glycol system contains flat plat exchanger and distribution to slab heating manifolds and terminal loops

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-13

D3040.04.01 Fans: Exhaust**

There are approximately 34 exhaust fans ranging from 2400 L/s to 90 L/s.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace Exhaust Fans (1 @ 5000 cfm, 4 @ 2000 cfm, 29 @ 200 cfm)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$60,000	Unassigned

Updated: APR-13

D3040.04.03 Ducts: Exhaust*

Sheet metal ductwork.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

Rectangular exhaust grills

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D3040.05 Heat Exchangers**

2-in-tank boiler hot water insertion tubes to DHW holding tanks.
 1 flat plate boiler hot water to glycol for flab heating. Armstrong Model SIG A X19, serial# C C 011 07-101

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace 3 heat exchangers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$47,900	Unassigned

Updated: APR-13

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

13 Trane roof top units with natural gas fired heat exchangers and DX A/C sections.

- AHU-A1 @ 5819 L/S
- AHU-A2 @ 2830 L/S
- AHU-A3 @ 3289 L/S
- AHU-A4 @ 4265 L/S
- AHU-C1 @ 5699 L/S
- AHU-C2 @ 5726 L/S
- AHU-C3 @ 5682 L/S
- AHU-E1 @ 260 L/S (believed to be missing a digit on capacity)
- AHU-E2 @ 2743 L/S
- AHU-N1 @ 2600 L/S
- AHU-N2 @ 2672 L/S
- AHU-S1 @ 2600 L/S
- AHU-S2 @ 2672 L/S

Factory charged cooling with R-22.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace Rooftop Units (13)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$239,800	Unassigned

Updated: APR-13

D3050.05.02 Fan Coil Units**

Located at entrance ways and in stairwells

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace Fan Coil Units(10 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$55,400	Unassigned

Updated: APR-13

D3050.05.06 Unit Heaters**

Hydronic unit heaters located in boiler room, loading dock

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace Unit Heaters (4-16 KW)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$13,900	Unassigned

Updated: APR-13

D3060.02.01 Electric and Electronic Controls**

Electronic controls throughout

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace Electronic Controls (for 13455 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$41,200	Unassigned

Updated: APR-13

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

Central BMS control by R.C. Studio program.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	APR-13

Event: Replace BMCS (for 13455 gfa)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$370,000	Unassigned

Updated: APR-13

D3090 Other Special HVAC Systems and Equipment*

Six methane exhaust fans ventilate building crawl space due to requirement from pervious site usage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	0	0	APR-13

D4010 Sprinklers: Fire Protection*

Building has sprinkler system covering all of building with dry pipe sprinkler system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D4020 Standpipes*

Standpipe tied to sprinkler system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Fire extinguishers located throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

2 -range guard fire suppression systems. One located in basement main kitchen and the other in lobby cafeteria kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	APR-13

Event: Replace Dry Chemical Fire Extinguishing Systems (Kitchen Hood) (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$27,300	Unassigned

Updated: APR-13

S5 ELECTRICAL

D5010.01.02 Main Electrical Transformers (Utility Owned)*

1000KVA pad mount utility transformer is located on the southwest of the building. It supplies 120/208V power to the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

There is one 120/208V, 3 phase, 4 wire, 3000A main distribution panel in the electrical room 004 for normal power of the building and one 120/208V, 3 phase, 4 wire, 800A emergency distribution center in the main electrical room 025 for emergency power of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	40	APR-13

Event: Replace Main Electrical Switchboards (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$75,000	Unassigned

Updated: APR-13

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

There are thirty four 120/208V, 3 Phase, 4 Wire sub-panels installed in the electrical room 025, boiler room 023, mechanical room 025C, kitchen 014, storage rooms and equipment rooms in each floor to provide power for lighting and equipment; seven 120/208V, 3 Phase, 4 Wire sub-panels installed in the mechanical room and equipment rooms in each floor for emergency power of the facility; two 120/208V, 3 phase, 4 wire, sub-panels in the parking lot for car plugs and lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace electrical branch circuit panels (43).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$213,500	Unassigned

Updated: APR-13

D5010.07.02 Motor Starters and Accessories**

34 motor starters control pumps, fans and other mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace motor starters (34)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$51,000	Unassigned

Updated: APR-13

D5020.01 Electrical Branch Wiring*

Wiring in the building is protected in conduit which is hidden from sight in common areas and surface mounted in mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

All lights are controlled by line voltage switches and occupancy sensors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent lighting fixtures are installed in crawl space, suites and other small rooms, most lamps changed to compact fluorescent bulbs for energy saving.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

All fluorescent lights are T8 type lamps, they are recess mounted in common areas, surface in wash rooms and chain mounted in mechanical and electrical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	30	APR-13

Event: Replace Interior Fluorescent Fixtures (1431)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$429,300	Unassigned

Updated: APR-13

D5020.02.03.01 Emergency Lighting Built-in*

Emergency power generator will provide power for lighting during main power outage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5020.02.03.03 Exit Signs*

90 exit signs in the facility are powered by normal power, and the emergency power generator during normal power outages.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5020.03.01.01 Exterior Incandescent Fixtures*

Four wall incandescent lighting fixtures for loading dock area lighting, twelve pot lighting fixtures for main entrance area lighting, and thirteen pole mounted lighting fixtures for courtyard gardens lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5020.03.01.03 Exterior Metal Halide Fixtures*

Seven pole mounted HID lighting fixtures for parking area lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Five wall High Pressure Sodium lighting fixtures for loading dock area lighting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

Exterior lighting is controlled by photocell and time-clock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5030.01 Detection and Fire Alarm**

The building has a EDWARDS EST fire alarm control panel in the main electrical room 025, seven annunciators in vestibule, medication/teamwork rooms of each floor, and combustion detectors, heat detectors, pull-stations and horn/strobes throughout. The system is a two stage system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	APR-13

Event: Replace devices (596), annunciators (7) and fire alarm control panel (1).

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$249,700	Unassigned

Updated: APR-13

D5030.02.03 Security Access**

A security system is installed in the building, electromagnetic door lock, cameras, key pad, door release push buttons and wireless receivers are installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	APR-13

Event: Replace one security system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$12,000	Unassigned

Updated: APR-13

D5030.04.01 Telephone Systems*

Telephone service is from Telus.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5030.04.03 Call Systems**

A nurse Call System is installed in the facility, emergency stations and resident stations are installed in each suite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	25	APR-13

Event: Replace one nurse call system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$25,000	Unassigned

Updated: APR-13

D5030.04.04 Data Systems*

An Alberta health INTERNET system is installed in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

D5030.05 Public Address and Music Systems**

A public address system is installed in the building, volume control speakers are installed throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	20	APR-13

Event: Replace one public address system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$20,000	Unassigned

Updated: APR-13

D5030.06 Television Systems*

TV service is from SHAW cable.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

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

One emergency power generator is installed in the generator room for emergency power during normal power outage. It is 120/208 volts, 3 phase, 4 wire, 200KW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	35	APR-13

Event: Replace one 200KW generator.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$250,000	Unassigned

Updated: APR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.05.01 Barber and Beauty Shop Equipment*

The Beauty Shop is located south of the main reception on the main floor. It has typical beauty shop equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1010.06 Commercial Laundry and Dry Cleaning Equipment*

Commercial washers and dryers are used in the main Laundry room. Heavy duty washers and dryers are used in the common Laundry rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1010.07 Vending Equipment*

Three vending machines are located off of the corridor C-120.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1020.03 Theatre and Stage Equipment*

Acoustical panels are suspended from the ceiling and attached to the walls In both the Auditorium and the Winter garden.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1030.02 Parking Control Equipment*

Ticket dispensers are installed through-out the parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1030.03 Loading Dock Equipment*

A loading dock is located at the north portion of the basement. Dock Levellers and bumpers are installed to be used by delivery trucks. A loading dock lift is installed outside one of the overhead doors at the loading dock.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1090.02 Solid Waste Handling Equipment

A Garbage compactor is located in the Garbage Storage room (034)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	25	APR-13

E1090.03 Food Service Equipment*

A fully functional kitchen (014) in the basement has the required equipment for the preparation of food. A cafe and servery on the main floor has food service equipment to prepare meals.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1090.04 Residential Equipment*

Residential Ranges, and Fridges are installed through-out the building. Locations typically are; all Serveries within the residence areas, staff rooms, and Adult Day Support Program area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

The Active Fitness room (237) has specific exercise and therapeutic equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

E2010.02 Fixed Casework**

Millwork is installed through-out the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	35	APR-13

Event: Replace fixed casework (1140m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2036	\$905,000	Unassigned

Updated: APR-13

E2010.03.01 Blinds**

Vertical blinds are installed in some of the common areas and in some of the office areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace Blinds (550m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$66,000	Unassigned

Updated: APR-13

E2010.03.06 Curtains and Drapes**

Curtains are installed in the private suites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	30	APR-13

Event: Replace cutains (200 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2031	\$24,000	Unassigned

Updated: APR-13

E2010.06 Fixed Interior Landscaping*

A combination of live and artificial plants are found through-out the building. A Greenhouse room (207) is provided to house hanging and potted live plants.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

Sloped concrete sidewalks and curb cuts are available to be used to reach the main entrance from the parking and drop off area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

K4010.02 Barrier Free Entrances*

The main entrance is equipped with an automatic sliding door.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

K4010.03 Barrier Free Interior Circulation*

Corridors are designed to accommodate people with limited mobility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2003	0	APR-13

K4010.04 Barrier Free Washrooms*

Barrier free washrooms are located south of the reception and in the private suites.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-13

K5010.01 Site Documentation*

Electrical and Mechanical AutoCAD drawings that show portions of surrounding site, however no site plan was provided. Structural drawings were provided in the form of PDFs. Basic floor plans on 8.5 x 11 sheets were provided during the assessment.

Matthew Creelman
 NORR Architects Planners
 October 10, 2012

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	APR-13

K5010.02 Building Documentation*

Electrical and Mechanical AutoCAD drawings that show portions of surrounding site, however no site plan was provided. Structural drawings were provided in the form of PDFs. Basic floor plans on 8.5 x 11 sheets were provided during the assessment.

Matthew Creelman
NORR Architects Planners
October 10, 2012

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	APR-13