

RECAPP Facility Evaluation Report

Alberta Health Services-Central



Centennial Centre - Dave Russell Education Complex

B0636H

Ponoka

Facility Details

Building Name: Centennial Centre - Dave Russell Education Complex
Address: 46 Street (South Of Highway 10)
Location: Ponoka

Building Id: B0636H
Gross Area (sq. m): 2,179.00
Replacement Cost: \$11,960,531
Construction Year: 1990

Evaluation Details

Evaluation Company: Golder Associates Ltd.
Evaluation Date: December 20 2012
Evaluator Name: Tobias Link

Total Maintenance Events Next 5 years: \$308,100
5 year Facility Condition Index (FCI): 2.58%

General Summary:

The Dave Russell Education Complex was built in 1990, and is a single storey building with an undeveloped mechanical basement area, and a mechanical penthouse on the roof. The building covers an overall gross floor area (GFA) of 2179m².

There have been no additions or structural modifications since original construction.

At time of assessment the whole building was leased to the Grant MacEwan College and used as school for psychiatric nursing.

No work other than regular maintenance is recommended within the next five years.

The overall condition of the building is acceptable.

Structural Summary:

Structural drawings were not available for review at the time of assessment, however the building is most likely provided with a cast-in-place (CIP) concrete foundation with spread footings and concrete slab on grade.

The superstructure is most likely entirely load bearing concrete masonry unit (CMU) walls with a few CIP concrete columns.

Engineered metal roof trusses support a metal Q-Deck with a concrete topping slab.

No work is recommended in respect of the structural elements within the next five years.

The structural elements are in overall acceptable conditions.

Envelope Summary:

The exterior cladding consists of the cast in place concrete basement walls which are exposed on some parts of the building and a masonry brick veneer at the main floor and mezzanine exterior walls. The roof is a inverted flat roof with gravel ballast.

Entrance doors are glazed aluminum storefront doors set in aluminum frames. Some utility doors, with or without glazing, are provided on the emergency exits. The windows are fixed storefront elements throughout.

No work is recommended in respect of the buildings envelope within the next five years.

The buildings envelope is on overall acceptable condition.

Interior Summary:

The majority of the buildings flooring consists of a mixture of resilient sheet flooring, carpet, and ceramic tiles. Some painted concrete flooring is provided in the stairwells.

Interior walls consist mostly of painted masonry cinder units or painted gypsum wall boards. Ceramic wall tiles are provided in the washrooms.

The majority of the building ceiling consists of suspended metal T-Bar grid with acoustic tiles. Gypsum board ceilings are provided in some areas as the washrooms and some areas show the Q-Deck undersight as the ceiling surface. Some unfinished concrete ceilings are provided in the basement and the mezzanine mechanical room.

No work is recommended in respect of the interior finishes in the next five years.

The interior finishes are in overall acceptable condition.

Mechanical Summary:

Stainless steel sinks are provided in the kitchen, the video conference center and in one of the labs. The washrooms are provided either with vitreous china or enamel iron lavatories. Vitreous china washroom fixtures are provided throughout the building washrooms.

A drinking fountain is located in the hallway.

The domestic water distribution is compromised of Type "L" copper lines.

Natural gas supply is provided into the basement and mezzanine mechanical rooms. The metering and regulating equipment is provided in the basement electrical room.

Domestic hot water is generated via a gas fired water heater in the mezzanine mechanical room. Heat is generated using two gas fired boilers and is distributed via a glycol system to the air handling units and to finned tube radiators throughout the building.

Fresh air is supplied via a sheet metal duct system and two air handling units. Cooling is provided via a Trane roof top unit near the mezzanine mechanical room.

No work is recommended within the next five years in respect of the mechanical equipment.

The mechanical elements of the building are in overall acceptable condition.

Electrical Summary:

The building is supplied with electrical power via a facility-owned pad-mounted main transformer provided on the outside of the building. Two secondary transformers and the 600V, 600A main switchboards are provided in the basement electrical room. Sub-panels, dimming and low voltage panels are provided throughout the building. A motor control center for the mechanical equipment is provided in the mezzanine mechanical room.

Interior lighting is provided via fluorescent fixtures throughout. 10% of the original T-12 fixtures got already replaced and the remaining portion get replaced with T-8 fixtures as needed. Some building areas provide additional dimmable pot light fixtures. Battery powered emergency lights and illuminated exit signs are installed throughout the building. Exterior HPS lights are provided on the building entrances and the emergency exits.

An EST fire alarm panel is provided in the building.

It is recommended that additional sub panels be installed to provide more capacity for additional electrical circuits.

The electrical systems in the building are in overall acceptable condition.

Rating Guide

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

S1 STRUCTURAL

A1010 Standard Foundations*

Concealed, but most likely CIP concrete wall foundations with spread footings are provided for the entire building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

A2020 Basement Walls (& Crawl Space)*

The basement walls are compromised of CIP concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

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

Concealed, but most likely they consist of CMUs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B1010.03 Floor Decks, Slabs, and Toppings*

A metal Q-Deck with concrete topping slab is provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B1010.07 Exterior Stairs*

CIP concrete exterior stairs are provided at north west emergency exit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B1020.01 Roof Structural Frame*

The roof is comprised of open web steel joists (OWSJ) and steel beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B1020.02 Structural Interior Walls Supporting Roofs*

CMU block walls are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B1020.03 Roof Decks, Slabs, and Sheathing*

A Q-Deck with concrete topping slab is provided on the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B1020.04 Canopies*

A CIP concrete canopy is provided on the main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

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

Concealed, no problems have been reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

S2 ENVELOPE

B2010.01.09 Expansion Control: Ext. Wall*

Expansion control joints are provided on the exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

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

Joint sealers is provided at material transitions, around windows and doors as well as in the expansion joints.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-13

Event: Replace Joint Sealer (~280m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,000	Unassigned

Updated: MAR-13

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

The exterior walls consist of concrete masonry units (CMU).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B2010.04 Exterior Wall Interior Skin*

Painted GWB is provided on the inside of exterior walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B2010.05 Parapets*

Concealed, no problems have been reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

B2020.02 Storefronts: Windows**

Aluminum framed storefront windows are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Aluminum Storefront Windows (~50m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$52,500	Unassigned

Updated: MAR-13

B2030.01.01 Aluminum-Framed Storefronts: Doors**

Aluminum storefront doors set in aluminum frames are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Storefront Doors (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$13,800	Unassigned

Updated: MAR-13

B2030.02 Exterior Utility Doors**

Metal utility doors are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Utility Doors (3 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$2,800	Unassigned

Updated: MAR-13

B3010.04.08 Membrane Roofing (Inverted/Protected) - 1990**

Gravel protected membrane roofing is provided on the building. It was reported that ~60% of the roof is original.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Membrane Roofing (~1150m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$174,900	Unassigned

Updated: MAR-13

B3010.04.08 Membrane Roofing (Inverted/Protected) - 2000**

Gravel protected membrane roofing is provided on the building.

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

Event: Replace Membrane Roofing (~780m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$118,600	Unassigned

Updated: MAR-13

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

Interior partitions are either wood or metal stud framed.

Some CMU partitions are provided in mechanical areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C1010.03 Interior Operable Folding Panel Partitions**

Operable sliding wall partitions are provided in the lecture rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Operating Partitions (~100m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$125,700	Unassigned

Updated: MAR-13

C1010.05 Interior Windows*

Steel interior windows are provided in the resource centre and in some of the offices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C1020.01 Interior Swinging Doors (& Hardware)*

Wood doors set in painted metal frames are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C1020.03 Interior Fire Doors*

Interior fire doors with panic hardware and automatic door closers are provided in corridors and mechanical rooms throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C1020.07 Other Interior Doors*

Interior coil up doors are provided in the kitchen area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C1030.01 Visual Display Boards**

White boards are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-13

Event: Replace White Boards (~15 units)

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

Updated: MAR-13

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

Prefabricated washroom compartments are provided in the washrooms of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Wasroom Compartments (8 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$10,400	Unassigned

Updated: MAR-13

C1030.10 Lockers**

Lockers are provided in the hallways.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Lockers (80 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$42,300	Unassigned

Updated: MAR-13

C1030.14 Toilet, Bath, and Laundry Accessories*

Commercial toilet accessories include dispensers (soap, paper towel, toilet paper), mirrors, grab bars, and waste receptacles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C2010 Stair Construction*

CIP concrete stairs are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C2020.10 Stair Painting*

The concrete stairs are painted throughout the building.

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

C3010.01 Concrete Wall Finishes (Unpainted)*

The basement walls are exposed concrete.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C3010.04 Gypsum Board Wall Finishes (Unpainted)*

Interior partitions are provided with GWB.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C3010.06 Tile Wall Finishes**

Full height ceramic wall tiles are provided in all washrooms,

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Wall Tiles (~ 130m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$35,400	Unassigned

Updated: MAR-13

C3010.11 Interior Wall Painting*

Interior GWB and exposed CMU walls are painted throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C3020.01.02 Painted Concrete Floor Finishes*

Concrete flooring in the mechanical rooms is painted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C3020.02 Tile Floor Finishes**

Ceramic floor tiles are provided in some building areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	50	MAR-13

Event: Replace Ceramic Floor Tiles (~50m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2040	\$9,300	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - 1990**

Resilient flooring is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-13

Event: Replace Resilient Sheet Flooring (~355m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$31,300	Unassigned

Updated: MAR-13

C3020.07 Resilient Flooring - 2008**

Resilient flooring is provided throughout the building.

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

Event: Replace Resilient Sheet Flooring (~400m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$35,300	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring - 1990**

Sheet carpet flooring in offices and in most teaching rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	15	MAR-13

Event: Replace Carpet (~630m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$50,500	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring - 2000**

Sheet carpet in video conference centre, seminar 3 room, internet room and resource centre.

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

Event: Replace Carpets (~400m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$32,100	Unassigned

Updated: MAR-13

C3020.08 Carpet Flooring - 2008**

Carpet flooring on top of sheet resilient flooring in administration area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	15	MAR-13

Event: Replace Carpet (~70m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$5,700	Unassigned

Updated: MAR-13

C3030.01 Concrete Ceiling Finishes (Unpainted)*

Unpainted concrete ceilings are provided in all basement rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C3030.04 Gypsum Board Ceiling Finishes (Unpainted)*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1990**

A suspended T-Bar ceiling with acoustic tiles is provided throughout the building except in washrooms, kitchen, and the instructional lab.

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

Event: Replace T-Bar Ceiling (~1750m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$89,700	Unassigned

Updated: MAR-13

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 2000**

The server room is provided with a suspended T-bar ceiling with acoustic ceiling tiles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	25	MAR-13

Event: Replace T-Bar Ceiling (~35m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$1,800	Unassigned

Updated: MAR-13

C3030.07 Interior Ceiling Painting*

Gypsum board ceilings are painted throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-13

D1010.01.02 Hydraulic Passenger Elevators**

A hydraulic passenger elevator is provided for access to the basement.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Elevator (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$93,300	Unassigned

Updated: MAR-13

S4 MECHANICAL

D2010.04 Sinks**

Stainless steel and enamel double basin and service sinks are provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Sinks (4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$8,400	Unassigned

Updated: MAR-13

D2010.08 Drinking Fountains/Coolers**

A drinking fountain is provided in the main hallway.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-13

Event: Replace Drinking Fountain (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$3,900	Unassigned

Updated: MAR-13

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

Vitreous china floor mounted flush tank water closets.
 Vitreous china wall-mounted automatic flush valve urinals.
 Enamel steel lavatories with valve sets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-13

Event: Replace Washroom Fixtures (18 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$34,500	Unassigned

Updated: MAR-13

D2020.01.01 Pipes and Tubes: Domestic Water*

The domestic water distribution system has been reported to consist of a mixture of "Type L" copper and ABS piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D2020.01.02 Valves: Domestic Water**

Main water valve and shut off valves on plumbing fixtures.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Water Valves (~32 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$7,000	Unassigned

Updated: MAR-13

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow preventors are provided for the sprinkler and the domestic water supply.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	20	MAR-13

Event: Replace Backflow Preventer (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2027	\$9,500	Unassigned

Updated: MAR-13

D2020.02.04 Domestic Water Conditioning Equipment**

A water softener is provided in the mezzanine mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-13

Event: Replace Water Conditioner (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,300	Unassigned

Updated: MAR-13

D2020.02.06 Domestic Water Heaters**

One natural gas fired water heater is provided in the mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-13

Event: Replace Hot Water Heater (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$2,100	Unassigned

Updated: MAR-13

D2030.01 Waste and Vent Piping*

Concealed, no problems have been reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D2030.02.04 Floor Drains*

Floor drains provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D2030.03 Waste Piping Equipment*

Two sump pumps provided in the basement storage room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D2040.01 Rain Water Drainage Piping Systems*

Concealed, but no problems have been reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D2040.02.04 Roof Drains*

Concealed due to snow coverage. No problems or concerns have been reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D3010.02 Gas Supply Systems*

A natural gas supply system is provided in the building. The metering and regulating equipment is provided in the basement electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

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

Two natural gas fired heating boilers are provided in the mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-13

Event: Replace Boilers (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$59,300	Unassigned

Updated: MAR-13

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

Chimneys for the hot water boilers are provided in the mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-13

Event: Replace Hot water Boiler Chimneys (8m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$5,800	Unassigned

Updated: MAR-13

D3030.06.02 Refrigerant Condensing Units**

A Trane condenser is provided on the roof with a capacity of approximately 45kw.

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

Event: Replace Condensing Unit (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$35,000	Unassigned

Updated: MAR-13

D3040.01.01 Air Handling Units: Air Distribution**

Two AHU's (2548L/s and 6606L/s) are provided in mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Air Handling Unit (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$38,000	Unassigned

Updated: MAR-13

D3040.01.04 Ducts: Air Distribution*

Under-slab sheet metal duct work is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

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

The AHU's are provided with VAV boxes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace VAV Boxes (20 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$26,900	Unassigned

Updated: MAR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

Air out and inlets are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D3040.03.04 Glycol Systems*

Glycol system for the finned tube radiators is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D3050.05.03 Finned Tube Radiation**

Finned tube radiators are provided along some perimeter sections of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Finned tube Radiators (for ~1000m² GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$51,300	Unassigned

Updated: MAR-13

D3050.05.06 Unit Heaters**

A suspended glycol unit heater is provided in the mezzanine mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Glycole Unit Heater (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$4,500	Unassigned

Updated: MAR-13

D3060.02.02 Pneumatic Controls**

Pneumatic temperature controls are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Pneumatic Controls (for ~2000m² GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$32,100	Unassigned

Updated: MAR-13

D4010 Sprinklers: Fire Protection*

A wet pipe sprinkler system is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

S5 ELECTRICAL

D5010.01.01 Main Electrical Transformers (Facility Owned)**

A facility owned 500 KVA exterior pad-mounted transformer is provided in front of building near main entrance.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	0	MAR-13

Event: Replace Main Transformer (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$41,500	Unassigned

Updated: MAR-13

D5010.02 Secondary Electrical Transformers (Interior)**

One 30 KVA transformer and one 75 KVA transformer are provided in the basement electrical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Secondary Transformers (2 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$17,800	Unassigned

Updated: MAR-13

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

Two switch boards each 600A, 600V/347V, one central distribution panel 225A, 600V/347V and one central distribution panel 225A, 208V/120V located in basement electrical room. At least 50% space left in each panel for additional circuits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	MAR-13

Event: Replace Switchboards (4 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$45,800	Unassigned

Updated: MAR-13

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

Two 225A, 600V sub-panels (30% full) in basement electrical room, one 225A, max. 240V (80% full) sub panel in mezzanine mechanical room. Additional sub panel 225A, max. 240V (60% full) in resource centre, two 225A, max. 240V (100% full), one 225A, max. 240V (90% full) and one 100A max. 240V (50% full) in main floor housekeeping room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Install Additional Panels (4 units)

Concern:

Four of the provided sub-panels are at less than 20% capacity and might not be able to accommodate future demands on additional circuits.

Recommendation:

Install additional sub-panels where required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Program Functional Upgrade	2013	\$20,900	Low

Updated: MAR-13

Event: Replace Electrical Sub Panels (9 units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$46,900	Unassigned

Updated: MAR-13

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

A 600A, 600V motor control centre is provided in the mezzanine mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Motor Control Center (1 unit)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$28,600	Unassigned

Updated: MAR-13

D5020.01 Electrical Branch Wiring*

Copper wiring in conduit is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent pot light fixtures are provided in some areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D5020.02.02.02 Interior Fluorescent Fixtures**

Interior T-12 (90%) and T-8 (10%) fluorescent light fixtures are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Interior T-12 Fluorescent Fixtures (for ~ 1900m² GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$180,000	Unassigned

Updated: MAR-13

Event: Replace Interior T-8 Fluorescent Fixtures (for ~ 200m² GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$18,000	Unassigned

Updated: MAR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

Battery powered emergency lights are provided throughout the building. No problems have been reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	MAR-13

Event: Replace Emergency Lights (for ~2180m² GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$23,700	Unassigned

Updated: MAR-13

D5020.02.03.03 Exit Signs*

Incandescent exit lights are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D5020.02.07 Dimming Control*

Dimmable pot lights are provided in certain building areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

HPS exterior fixtures are provided on the building entrances and exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

D5030.01 Detection and Fire Alarm**

An EST fire alarm panel with smoke detectors is provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	25	MAR-13

Event: Replace Fire Alarm System (for ~2180m² GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$76,800	Unassigned

Updated: MAR-13

D5030.04.04 Data Systems*

A CAT-5 data system is provided in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1010.08 Office Equipment*

Standard office equipment is provided throughout the administrative areas of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-13

E1020.02 Library Equipment*

The resource centre is provided with standard library equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

E1020.05 Audiovisual Equipment*

AV equipment is provided throughout the building, but mostly installed in the video conference center and the lecture rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-13

E1090.01.04 Housekeeping Carts*

A housekeeping cart is provided on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	0	MAR-13

E1090.04 Residential Equipment*

The kitchen is provided with a fridge and stove.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

E2010.02 Fixed Casework**

Plastic laminate countertops, upper/base cabinetry and wood work is provided in the kitchen, video conference centres, and lecture rooms.

The laboratory is provided with acid/stain resistant countertops and upper/base cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	MAR-13

Event: Replace Fixed Casework (~30m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$45,000	Unassigned

Updated: MAR-13

E2010.03.01 Blinds**

A mixture of vertical metal blinds and roller shades are provided throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	MAR-13

Event: Replace Blinds (~50m²)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$6,100	Unassigned

Updated: MAR-13

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

A barrier free route from the parking lot to the entrance is provided.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

K4010.02 Barrier Free Entrances*

The main entry is missing an automatic door opener.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	MAR-13

Event: Install automatic door opener (1 unit)

Concern:

The main entry is missing an automatic door opener.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$6,000	Low

Updated: MAR-13

K4010.03 Barrier Free Interior Circulation*

The circulation in the building generally meets barrier-free guidelines including lever-style door handles and adequate clearances throughout the building. A hydraulic elevator provides access to the basement, but that area is not designated as public.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

K4010.04 Barrier Free Washrooms*

Barrier-free washrooms are provided, but are missing tilted mirrors, pipe insulation, and grab bars throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	0	MAR-13

Event: Install pipe insulation, grab bars, and tilt the mirrors (allowance)

Concern:

Barrier-free washrooms are provided, but are missing tilted mirrors, pipe insulation, and grab bars throughout.

Recommendation:

Install pipe insulation, grab bars, and tilt the mirrors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2013	\$3,000	Low

Updated: MAR-13

K4030.01 Asbestos*

No asbestos containing materials (ACM) were observed or reported; however, due to the age of the building (1990) it is possible that ACMs are present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

K4030.04 Mould*

No concerns observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	MAR-13

K5010.01 Site Documentation*

The prime consultant is Golder Associates Ltd.
The evaluation date was December 20th, 2012.

The David Russell Education Complex (B0636H) is located on 46th Street about 2km south of Highway 53 near Ponoka.

The site elements are covered by a master file for all the buildings located on the Centennial Centre property.

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



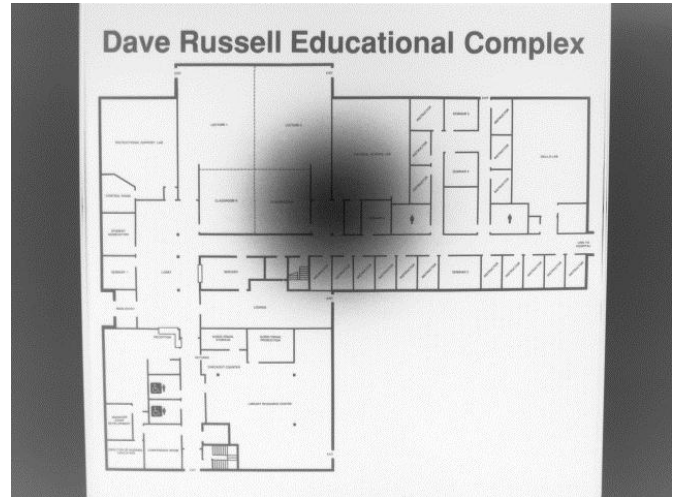
Aerial view of the Site from Google Earth. The area assessed is denoted by the red box.

K5010.02 Building Documentation*

The prime consultant is Golder Associates Ltd.
The evaluation date was December 20th, 2012.
The entire building was evaluated.

No building documentation was provided.

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



Fire escape plan viewed at the complex.