

# **RECAPP Facility Evaluation Report**

**Alberta Health Services-Edmonton**



**Capital Care Lynnwood**

B1041A  
Edmonton

**Facility Details**

**Building Name:** Capital Care Lynnwood  
**Address:** 8740 - 165 Street  
**Location:** Edmonton

**Building Id:** B1041A  
**Gross Area (sq. m):** 0.00  
**Replacement Cost:** \$0  
**Construction Year:** 0

**Evaluation Details**

**Evaluation Company:** BACZ Engineering (2004) Ltd  
**Evaluation Date:** October 4 2012  
**Evaluator Name:** Eric Lumley

**Total Maintenance Events Next 5 years:** **\$4,787,000**  
**5 year Facility Condition Index (FCI):** **0%**

**General Summary:**

The building was constructed in 1964 and has three floors. The main floor is ancillary accommodation and the top two floors are residents rooms and common sitting and dining areas. The exterior is single glazed aluminum windows and facing brick exterior with concrete filled Du-al block inner wythe. The inner wythe has a plaster finish. The roofing is mainly the original built-up-roofing and the interior finishes are generally the original finishes which are now 48 years old and have far exceeded their expected usable life. There is no vapour barrier in the exterior wall assembly.

**Structural Summary:**

The structure is a concrete frame with precast concrete Tee floor slabs.

**Envelope Summary:**

The roofing is built-up-roofing on 50mm rigid insulation. The exterior walls are cavity construction with facing brick exterior wythe and Zonolite filled concrete block inner wythe with a plaster finish. The windows are single glazed anodized aluminum vertical sliders.

**Interior Summary:**

The interior finishes are the original painted plaster walls and ceilings, sheet flooring tile washroom walls. The corridors and stairs have terrazzo seamless flooring. The central lounge and dining areas on each floor have stipple finish ceilings.

**Mechanical Summary:**

Ventilation is provided by 2 central air handling multi zone units located in the Mechanical Room. Air distribution system is via low velocity single ductwork to grilles and diffusers. Air conditioning is provided chilled water distributed from central chiller plant via designated circulation pumps. Gas fired steam boiler in the mech room provides steam to the heat exchangers serving the air units and the building.

Hot water distribution to perimeter radiation, re-heat coils, unit heaters and force flow heaters. Hot water is circulated via base mounted pumps.

Stem grid humidification systems provided in the air handling units.

Domestic hot water is generated by two gas fired water heater and a recirculation pump. Copper piping distribution to plumbing fixtures complete with domestic hot water recirculation systems.

Pneumatic controls and direct digital control system provided.

Fire protection system for the facility consists of wet sprinkler system, partial standpipe system and held fire extinguishers.

Sanitary service to City mains.

Storm service to City mains.

Overall mechanical system is in acceptable condition.

**Electrical Summary:**

The facility was originally built in 1966 and there has been no major upgrading since then, but there was minor renovations for some units, and floor last five years.

The main electrical service re-fed from Roger Parker Pavilion's Main Distribution Panel (MDP). The original service to the building was 120/208V, three-phase, four-wire and rated 1600A. The electrical main distribution system is 347/600V, three-phase, four-wire and rated 800A.

Emergency power back-up is fed from Roger Parker Pavilion for building emergency lighting and critical mechanical loads.

The fluorescent fixtures are 70% T-12 with electromagnetic ballast , and 30% T-8 lamp fluorescent with electronics ballasts.

All fire alarm, telephone and Nurse call systems meet current facility requirements and tied in to Roger Parker Pavilion building.

The overall rating for the facility shall be "Acceptable"

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

## S1 STRUCTURAL

### A1010 Standard Foundations\*

Concrete foundation walls on concrete strip footings and concrete columns on concrete pad foundations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

### A2020 Basement Walls (& Crawl Space)\*

Concrete crawlspace walls and concrete columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

### B1010.01 Floor Structural Frame (Building Frame)\*

Concrete columns and beams supporting concrete Tee floors and roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-13

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

Concrete topping on structural concrete Tee floors and roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-13

### B1010.09 Floor Construction Fireproofing\*

Concrete structure and topping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

### B1010.10 Floor Construction Firestopping\*

Concrete topping and firestopping of service penetrations between floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

### B1020.01 Roof Structural Frame\*

Concrete Tee roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**B1020.03 Roof Decks, Slabs, and Sheathing\***

Concrete topping on roof decks provide slope to drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**B1020.06 Roof Construction Fireproofing\***

Concrete roof structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Brick veneer to exterior wythe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**B2010.01.09 Expansion Control: Ext. Wall\***

No expansion control joints provided. There are no cracks in the exterior brick veneer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Caulked perimeter of windows and door frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	20	MAR-13

**Event:** Replace caulking to window and door frames.  
B.O.E. 942 m

**Concern:**

Original caulking to windows has far exceeded it's expected life. Reports of significant air leakage into the building at window openings.

**Recommendation:**

Caulk window and door frames.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$27,500	High

**Updated:** MAR-13

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

No air/vapour barrier in existing exterior wall construction. Assembly relies on paint finish to interior plaster surface on concrete filled Du-al block inner wythe.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	0	MAR-13

**Event:** **Provide air/vapour barrier to exterior wall assembly.. B.O.E. 1214 sq.m.**

**Concern:**

No air/vapour barrier to exterior wall assembly.

**Recommendation:**

Provide air/vapour barrier to inside on exterior walls where they do not face into the atrium space connection Lynnwood Extended Care Facility to the Roger Parker Pavilion. Stud walls with insulation and a gypsum board interior finish would also be required.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$303,500	High

**Updated:** MAR-13

**B2010.06 Exterior Louvers, Grilles, and Screens\***

Exterior prefinished metal louvres from penthouse mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Single glazed vertical sliding anodized aluminum windows. Reports of numerous leaks and air infiltration.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	40	MAR-13

**Event:** **Replace aluminum windows. B.O.E. 307 sq.m.**

**Concern:**

Existing aluminum windows are single glazed and no longer functional.

**Recommendation:**

Replace aluminum windows with vinyl windows and double glazed sealed units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$335,000	High

**Updated:** MAR-13

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

Glazed aluminum curtain wall at staff entrance from car park.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event:** Replace aluminum curtain wall. B.O.E. 15 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$16,500	Unassigned

**Updated:** MAR-13

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

Double doors at staff entrance from parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event:** Replace aluminum doors to staff entrance. B.O.E. 1 set of doubledoors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

**Updated:** MAR-13

**B2030.01.06 Automatic Entrance Doors\*\***

Automatic entrance door from atrium to facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-13

**Event:** Replace automatic door. B.O.E. 1 door.

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

**Updated:** MAR-13



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

Metal doors to stairs and utility areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event: Replace metal exterior doors. B.O.E. 8 doors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$6,400	Unassigned

**Updated:** MAR-13**B2030.03 Large Exterior Special Doors (Overhead)\***

Metal panel door to loading bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**B3010.01 Deck Vapour Retarder and Insulation\***

50mm rigid insulation to roof deck. Paint and concrete roof structure act as vapour barrier from the inside of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	0	MAR-13

**Event: Provide roof air/vapour barrier as part of reroofing program. B.O.E. 772 sq.m.****Concern:**

No air/vapour barrier in existing roof assembly.

**Recommendation:**

Provide air/vapour barrier as part of reroofing.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$38,600	High

**Updated:** MAR-13

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

Built-up roofing remains on approximately 50% of the roofs. BUR is approximately 21 years old.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	25	MAR-13

**Event:** Replace BUR with SBS roofing.B.O.E. 772 sq.m.

**Concern:**

Existing BUR is nearing the end of it's life expectancy and several roof leaks were reported.

**Recommendation:**

Replace BUR with SBS roofing, including new roof insulation and air/vapour barrier.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$130,000	Medium

**Updated:** MAR-13

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

SBS roofing installed to approximately 50% of the roof areas in 2000.

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

**Event:** Replace SBS roofing. B.O.E. 832 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$140,000	Unassigned

**Updated:** MAR-13

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

Plaster finish to concrete block partition walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**C1010.04 Interior Balustrades and Screens, Interior Railings\***

Balustrade to sundeck replaced in 1978 when atrium was constructed and area became in inside space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-13

**C1010.06 Interior Glazed Partitions and Storefronts\***

Glazed aluminum framed partitions to office areas at entrance to facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**C1010.07 Interior Partition Firestopping\***

Plaster finish to concrete block partitions provides firestopping to rated partitions.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**C1020.01 Interior Swinging Doors (& Hardware)\***

Solid core wood doors throughout residence rooms and non-firerated rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	0	MAR-13

**Event:** Replace solid core wood doors and hardware.  
B.O.E. 147 doors

**Concern:**

Solid core wood doors are delaminating and edges are badly damaged.

**Recommendation:**

Replace wood doors with plastic laminate covered solid core wood doors and new hardware.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$176,000	Medium

**Updated:** MAR-13

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

Metal fire-rated doors in storage rooms and utility rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Tackboards in central nurses stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-13

**Event: Replace tackboards. B.O.E. 20 units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

**Updated:** MAR-13

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

Prefinished metal toilet cubicles in female locker room.

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

**Event: Replace metal toilet cubicles. B.O.E. 2 cubicles.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,600	Unassigned

**Updated:** MAR-13

**C1030.05 Wall and Corner Guards\***

Continuous horizontal PVC combination wallguard/handrail in corridors.

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

**C1030.06 Handrails\***

Wood handrails in corridors on main floor. Horizontal wall guards on corridors on upper floors doubles and handrail.

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

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

Engraved plastic signage throughout.

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

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

Prefinished full height metal lockers in locker rooms and double height lockers in physiotherapy area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-13

**Event: Replace metal lockers. B.O.E. 85 lockers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$38,000	Unassigned

**Updated:** MAR-13

**C1030.12 Storage Shelving\***

Painted millwork shelving in storage areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-13

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

Toilet roll holders, mirror, grab bars, soap dispenser, paper towel dispensers, waste receptacle, in each washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-13

**C2010 Stair Construction\***

Cast-in-place concrete stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**C2020.02 Terrazzo Stair Finishes\***

Terrazzo treads and risers to central stair.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-13

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

Rubber treads and risers with integral nosings to exit stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-13

**Event:** **Replace stair treads and nosings. B.O.E. 120 treads**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$9,600	Unassigned

**Updated:** MAR-13

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

Wood wall mounted handrail to central stair, painted pipe rail balustrade and handrail to exit stairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**C2030.01 Ramp Construction**

Concrete ramp connects Lynnwood Extended Care facility to atrium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	100	MAR-13

**C2030.02 Ramp Finishes**

Rubber tile.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-13

**C2030.03 Ramp Railings**

Painted metal handrail to ramp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	50	MAR-13

**C3010.02 Wall Paneling\*\***

Wood panel wainscoting to corridors on main floor.

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

**Event:** Replace wood wainscoting.B.O.E. 430 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$86,000	Unassigned

**Updated:** MAR-13**C3010.06 Tile Wall Finishes\*\***

Ceramic wall tile to washrooms and kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event:** Replace ceramic wall tile. B.O.E.932 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$224,000	Unassigned

**Updated:** MAR-13**C3010.11 Interior Wall Painting\***

Painted plaster finish and gypsum board throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-13

**C3020.01.01 Epoxy Concrete Floor Finishes\***

Seamless epoxy flooring in Spa on second floor.

<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\***

Painted concrete floor in mechanical rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Quarry tile flooring in kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	50	MAR-13

**Event:** Replace quarry tile flooring. B.O.E. 472 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$120,600	Unassigned

**Updated:** MAR-13**C3020.02.01 Ceramic Tile**

Ceramic mosaic tile to washrooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**Event:** Replace ceramic tileflooring.B.O.E. 128 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,500	Unassigned

**Updated:** MAR-13**C3020.03 Terrazzo Floor Finishes\***

Terrazzo flooring to corridors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Resilient flooring is original and worn through in several places.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	20	MAR-13

**Event:** Replace resilient sheet flooring. B.O.E. 2546 sq.m.**Concern:**

Resilient flooring is original and worn through in several places.

**Recommendation:**

Replace resilient sheet flooring.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$204,000	Medium

**Updated:** MAR-13



**C3020.07.01 Resilient Tile Flooring**

Vinyl composite tile in locker rooms.

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

**Event:** Replace VCT flooring. B.O.E. 60 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$3,100	Unassigned

**Updated:** MAR-13**C3030.05 Veneer Plaster Finishes (Stipple)\***

Stipple ceiling finishes to common areas and sitting areas on residents' floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

T-bar ceiling throughout main floor, nurses stations and corridors.

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

**Event:** Replace T-bar ceiling tiles.B.O.E. 1352 sq.m.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$61,000	Unassigned

**Updated:** MAR-13**C3030.07 Interior Ceiling Painting\***

Painted gypsum board ceilings and underside of concrete floor slabs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D1010.01.02 Hydraulic Passenger Elevators\*\***

2 elevators, Sterling 4000lbs capacity.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Refurbish elevator cars. B.O.E. 2 cars**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$165,000	Unassigned

**Updated:** MAR-13

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

Single and double compartment stainless steel sinks complete with lever handles.  
Mop sinks serving Janitor Rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 12 Sinks**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$19,000	Unassigned

**Updated:** MAR-13

**D2010.05 Showers\*\***

Shower stalls, with chrome grab bars. Thermostatic mixing valve, pressure balanced.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 3 Showers**

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

**Updated:** MAR-13

**D2010.06 Bathtubs\*\***

Assisted bath tub Bowl complete with automatic disinfections system, locking door, thermoscopic mixing valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 1 Bathtubs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$17,000	Unassigned

**Updated:** MAR-13

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

WC - Wall mounted and floor mounted, vitreous china, open front seat, flush valve.

LV - Countertop lavatories c/w two handle faucets. Wall hung barrier free, vitreous china lavatories with faucets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	MAR-13

**Event: Replace 84 Washroom Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$153,000	Unassigned

**Updated:** MAR-13

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

Copper piping distribution throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	0	MAR-13

**Event: Replace 304m of piping****Concern:**

Copper piping is failing due to age of pipes. Leaks are happening through out the building

**Recommendation:**

Replace failed piping with new.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$92,000	Medium

**Updated:** MAR-13

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

Plumbing fixtures complete with isolation valves.

Main branches isolated.

Ball and globe valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event: Replace 156 Valves: Domestic Water**

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

**Updated:** MAR-13

**D2020.01.03 Piping Specialties (Backflow Preventers)\*\***

Reduced pressure backflow preventors serving incoming domestic water line and fire lines.  
 Backflow prevention installed on steam make up water.  
 Double check valve arrangement serving chilled water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-13

**Event: Replace 2 Piping Specialties (Backflow Preventors)**

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

**Updated:** MAR-13

**D2020.02.02 Plumbing Pumps: Domestic Water\*\***

In-line domestic water recirculation pumps.  
 Inline circulation pump form domestic water heater to storage tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-13

**Event: Replace 3 Plumbing Pumps: Domestic Water**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$12,000	Unassigned

**Updated:** MAR-13

**D2020.02.03 Water Storage Tanks\*\***

20,820 l domestic hot water storage tank

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 1 storage tank**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$40,000	Unassigned

**Updated:** MAR-13

**D2020.02.04 Domestic Water Conditioning Equipment\*\***

Reverse osmosis water softener of the domestic hot water system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2000	20	MAR-13

**Event: Replace 1 Domestic Water Conditioning System**

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

**Updated:** MAR-13

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

Domestic hot water boiler Camus 78026 with circulation pump to storage tank.  
With mixing valve for kitchen and room water service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	20	MAR-13

**Event: Replace 1 Domestic Water Heater.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$60,000	Unassigned

**Updated:** MAR-13

**D2020.03 Water Supply Insulation: Domestic\***

Water piping insulated throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D2030.01 Waste and Vent Piping\***

Cast iron and copper throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D2030.02.04 Floor Drains\***

General purpose floor drains and funnel drains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D2040.01 Rain Water Drainage Piping Systems\***

Cast iron.

Rain water collection via roof drains to storm mains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D2040.02.04 Roof Drains\***

Large dome, sump roof drains with flashing flange and integral gravel stop.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D3020.01.01 Heating Boilers & Accessories: Steam\*\***

Gas fired low pressure steam boiler Cleaver Brooks 566-200LS, 2449 kW input

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	MAR-13

**Event: Replace 1 Steam Boiler**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$250,000	Unassigned

**Updated:** MAR-13**D3020.01.02 Feedwater Equipment\***

Feed water tank and pump for boiler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D3020.01.03 Chimneys (& Comb. Air): Steam Boilers\*\***

Chimney up to roof in masonry chimney and combustion air duct up to wall louver.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	MAR-13

**Event: Replace 12m of chimney and comb. air duct.**

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

**Updated:** MAR-13

**D3020.01.04 Water Treatment: Steam Boilers\***

Chemical feeder installed on steam main provides chemical treatment into boiler system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D3040.01.01 Air Handling Units: Air Distribution\*\***

There are two multi zone air units providing ventilation to the building.

The air units are constant volume with glycol heating coil, steam humidification, chilled water coil and filter section, and supply & return air fans.

A steam to glycol heat exchanger provides heating water to the heating coils in the air unit c/w circulation pump.

Make up air unit for kitchen.

F-1 Carrier, 8732 l/s @ 922 kPa 20 Hp

F-2 Carrier, 3162 l/s @ 747 kPa, 7.5 HP

F-3 Carrier, 1557 l/2 @ 597 kPa, 3 HP

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1964	30	MAR-13

**Event: Replace 3 Air Handling Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$75,000	Unassigned

**Updated:** MAR-13

**Event: Replace 3 heating coils****Concern:**

Heating coils are past there life expectance and may fail at any time

**Recommendation:**

Replace glycol heating coils with new

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$15,000	Low

**Updated:** MAR-13

**D3040.01.03 Air Cleaning Devices: Air Distribution\***

50mm panel type filters serving air handling units.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13



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

Low velocity ductwork distribution throughout the building. Majority of ductwork concealed in ceiling space.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Various type of supply air grilles and diffusers located throughout. Round and square diffusers, linear and louver face grilles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D3040.03.01 Hot Water Distribution Systems\*\***

Steel and copper piping distribution from boilers and heat exchangers to heating loops. 4 base mounted circulation pumps are provided to serve hot water and glycol systems. TACO, 4.1 l/s @ 179.3 kPa, 5 HP, 208/3/60  
TACO FE-2507-6.0, 11.3 l/s @ 104.6 kPa, 3 HP, 208/3/60

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event: Replace Hot Water Distribution System. BOE: 4500 sq.m. GFA.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$401,000	Unassigned

**Updated:** MAR-13

**D3040.03.02 Chilled Water Distribution Systems\*\***

CWS and CWR lines from packaged chiller in Roger Parker Pavilion. Chilled water loop to cooling coils serving air handling units. Copper and steel pipes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-13

**Event: Replace Chilled Water Distribution System. BOE 4500 sq. m. GFA**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$225,000	Unassigned

**Updated:** MAR-13

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

Variety of exhaust fans provided in penthouse mechanical room, on the roof or in ceiling space serving building. Fans serve general exhaust system, patient rooms exhaust, washrooms exhaust. Fans are centrifugal cabinet or roof mounted up-blast mushroom type fans.

Delhi 312  
 Bayley FCV-102  
 Bayley FCV 132  
 Recold AF-29-40

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 6 Exhaust Fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$118,000	Unassigned

**Updated:** MAR-13

**D3040.04.03 Ducts: Exhaust\***

Galvanized steel exhaust ducts up to SMACNA standards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D3040.04.05 Air Outlets and Inlets: Exhaust\***

Metal exhaust grilles of various types and sizes are located throughout the ceiling areas of the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D3040.05 Heat Exchangers\*\***

A shell tube heating steam to heating hot water exchangers located in Basement Mechanical Room, complete with associated base mounted circulation pumps.

A plate steam to glycol heating water exchanger for the air units in the mech penthouse. Alfa Laval CB76-50L-U13

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 2 Heat Exchangers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$72,000	Unassigned

**Updated:** MAR-13

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

Package gas fired roof mounted electric cooling air units for kitchen and electrical room.  
McQuay OAH014FDAC

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 2 Packaged Roof Top Unit.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$55,000	Unassigned

**Updated:** MAR-13

**D3050.03 Humidifiers\*\***

Steam humidifiers in air systems.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	MAR-13

**Event: Replace 3 Humidifiers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

**Updated:** MAR-13

**D3050.05.02 Fan Coil Units\*\***

Cabinet and recessed wall mounted force flow heaters serving vestibules.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 6 Fan Coil Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$30,000	Unassigned

**Updated:** MAR-13

**D3050.05.03 Finned Tube Radiation\*\***

Perimeter wall fin radiation complete with various type enclosure cabinets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event:** Replace Finned Tube Radiation. BOE: 4500 sq.m. GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$211,000	Unassigned

**Updated:** MAR-13

**D3050.05.06 Unit Heaters\*\***

Cabinet horizontal and vertical discharge, propeller, hot water unit heaters in service rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event:** Replace 4 Unit Heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$20,000	Unassigned

**Updated:** MAR-13

**D3060.02.01 Electric and Electronic Controls\*\***

Electric controls on force flows and unit heaters.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event:** Replace Electric Controls. BOE: 4500 sq.m. GFA

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$7,000	Unassigned

**Updated:** MAR-13

**D3060.02.02 Pneumatic Controls\*\***

Air compressors complete with refrigerated dryer. Pneumatic actuators and t-stats.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event:** **Replace Pneumatic Controls. BOE: 4500 sq.m. GFA.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,000	Unassigned

**Updated:** MAR-13

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

Digital BMCS system controls major equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-13

**Event:** **Replace Building Systems Controls (BMCS, EMCS). BOE: 4500 sq.m.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$89,000	Unassigned

**Updated:** MAR-13

**D4010 Sprinklers: Fire Protection\***

Hospital building is sprinkled as per NFPA13. Automatic sprinkler system consists of wet pipes. Fire department connection provided. Fire line to sprinkler trees located in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D4020 Standpipes\***

Standpipe system provided serving building. Fire hose cabinets complete with nozzles and racks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Fire extinguishers provided throughout:- multi-purpose dry chemical. All units complete with up-to-date certification tags.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Fire extinguishers system provide in kitchen hoods.Units complete with up-to-date certification tags.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	40	MAR-13

**Event: Replace 2 fire extinguishing systems**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$26,000	Unassigned

**Updated:** MAR-13

**S5 ELECTRICAL****D5010.02 Secondary Electrical Transformers (Interior)\*\***

There are one 450kVA, 347/600-120/208V Secondary transformer in the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-13

**Event: Replace 1 Secondary Electrical Transformer (Interior)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$20,000	Unassigned

**Updated:** MAR-13

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

The main electrical service re-fed from Roger Parker Pavilion's Main Distribution Panel (MDP). The original service to the building was 120/208V, three-phase, four-wire and rated 1600A. The electrical main distribution system is 347/600V, three-phase, four-wire and rated 800A.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	40	MAR-13

**Event: Replace 3 Main Electrical Switchboards (Main Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2018	\$110,000	Unassigned

**Updated:** MAR-13

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

120/208V panel are installed trough out entire building electrical rooms. There are 25 panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 25 Electrical Branch Circuit Panelboards (Secondary Distribution)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$250,000	Unassigned

**Updated:** MAR-13

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

The MCC's were installed for major mechanical loads in the building at a couple different location; All together there are 3 sections and several spare spaces.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-13

**Event: Replace 3 Switchboards, Panelboards, and (Motor) Control Centers**

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

**Updated:** MAR-13

**D5010.07.02 Motor Starters and Accessories\*\*-1964**

Individual motor starters and load switches are used major mechanical ventilation units and some small water pumps. Starters and load switches are completed with pilot lights and hand-off-auto selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 25 Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$37,500	Unassigned

**Updated:** MAR-13

**D5010.07.02 Motor Starters and Accessories\*\*-1978**

600V individual motor starters and load switches are used major mechanical ventilation units and some small water pumps added in 1980. Starters and load switches are completed with pilot lights and hand-off-auto selector switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	30	MAR-13

**Event: Replace 15 Motor Starters and Accessories**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$22,500	Unassigned

**Updated:** MAR-13

**D5020.01 Electrical Branch Wiring\*-1964**

Branch wirings are originally installed with the building; All the wires are cooper and NMD type installed in concealed walls. BX is used from junction boxes to mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13



**D5020.01 Electrical Branch Wiring\*-1978**

Branch wirings are installed with the new building in 1980; All the wires are cooper and NMD type installed in concealed walls. BX is used from junction boxes to mechanical equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1978	0	MAR-13

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

The most of light fixtures are locally controlled by line voltage switches in the rooms, and corridor lights at nurse stations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

The incandescent pot lights were installed in electrical room, and some common area. Some of the light bulbs retrofit to compact fluorescent lamp.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

The light fixtures were originally T-12 completed with magnetic ballast. Some of them were retro fitted with 30% of T-8 fluorescent tubes completed with electronic ballast during regular maintenance with operation budget.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace 920 Interior Fluorescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$460,000	Unassigned

**Updated:** MAR-13

**D5020.02.02.05 Other Interior Fixtures\***

Heat Lamps are installed in all bathtubs rooms and completed with timer switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D5020.02.03.01 Emergency Lighting Built-in\***

Emergency power back-up is re-fed from Roger Parker Pavilion for building emergency lighting with a good coverage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

There are 5 battery pack are provided for the critical areas, main electrical room. Wall mounted battery packs; completed with integral lamps, and remote batteries throughout the building. Units are regularly tested and some unit batteries are replaced if required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	20	MAR-13

**Event: Replace 5 Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$5,000	Unassigned

**Updated:** MAR-13

**D5020.02.03.03 Exit Signs\***

Exit signs are located at required locations and exits. Exist signs are incandescent type.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Exterior lighting are provided wall mounted along the building perimeter, and pole mounted fixtures completed with Metal Halide bulbs along entire site.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-13

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

Outside lights are controlled by photocell, timer and integrated to the BMS.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1978	0	MAR-13

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

A Honeywell Notifier control panel is installed at the Roger Parker Pavilion and This building is tied in this Panel, and completed with annunciator panels at the nurse desks, two stage manual pull stations, detectors, speakers, fire alarm mini-speaker/strobe throughout the building. It is externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-13

**Event: Replace Detection and Fire Alarm.(1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$230,000	Unassigned

**Updated:** MAR-13

**D5030.02.03 Security Access\*\***

Stand alone number punch pads are provide by the resident out going doors to stop un-authorized resident escape,and exits.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	25	MAR-13

**Event: Replace Security Access system.(1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$65,000	Unassigned

**Updated:** MAR-13

**D5030.03 Clock and Program Systems\***

Independent battery operated wall mounted clocks are provided in the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D5030.04.01 Telephone Systems\***

Nortel Network connection switchboard is provided on the main floor electrical room and tied in to the facility telephone service at the Roger Parker Pavillion. A telephone outlet is provided in each resident room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D5030.04.03 Call Systems\*\*- Nurse Call**

An Rolland Responder IV and Asscom combined nurse call system is installed and completed with wireless pendant phone on nurses, and digital message centers in the corridors, bracelet on the residents, counsel at the nurse desks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
6 - Excellent	2010	25	MAR-13

**Event: Replace Nurse Call Systems.(1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$65,000	Unassigned

**Updated:** MAR-13

**D5030.04.04 Data Systems\***

Data outlets are installed through offices; and Cat 5 and 5e cables are installed either conduit or free air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-13

**D5030.04.05 Local Area Network Systems\***

One server, and patch panels are installed on main floor electrical room the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	0	MAR-13

**D5030.06 Television Systems\***

The TV outlets are available in all resident areas as per pay view. Serviced provided by a utility company.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**D5090.01 Uninterruptible Power Supply Systems\*\***

One UPS are installed for the data system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	30	MAR-13

**Event: Replace 3 Uninterruptible Power Supply System**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$4,000	Unassigned

**Updated:** MAR-13

**S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION****E1030.03 Loading Dock Equipment\***

Loading dock leveller has controls in a location that results in a safety hazard for the user. The dock leveller could lower onto the operator's foot. The safety rails also make it's operation difficult.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1964	0	MAR-13

**Event:** Replace loading dock leveller. B.O.E. 1 leveller.

**Concern:**

Operation of the loading dock leveller is potentially unsafe.

**Recommendation:**

Replace loading dock leveller with hydraulic ramp style platform leveller to meet current OH&S standards.

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

**Updated:** MAR-13

**E1090.03 Food Service Equipment\***

Fully equipped commercial kitchen.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Millwork counters at nurses stations, vanities in washrooms and millwork shelving in storage rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	35	MAR-13

**Event:** Replace millwork. B.O.E. 146 m

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$116,800	Unassigned

**Updated:** MAR-13

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

Vertical slat blinds provided to offices on main floor, residents rooms and lounge areas have drapery curtains.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	30	MAR-13

**Event: Replace blinds and curtains. B.O.E. 307 sq.m.**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2016	\$31,000	Unassigned

**Updated:** MAR-13

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

At grade route to rear entrance from staff parking lot.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Automatic doors provided at main and rear entrances.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Circulation within floors is at one level. Access between floors is provided via elevators. Access between main floor and atrium floor is provided by pedestrian ramps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

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

Barrier free washrooms provided throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**K4030.01 Asbestos\***

No asbestos noted or reported other than mechanical insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**K4030.04 Mould\***

No mould noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**K4030.09 Other Hazardous Materials\***

No hazardous materials noted or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1964	0	MAR-13

**K5010.01 Site Documentation\***

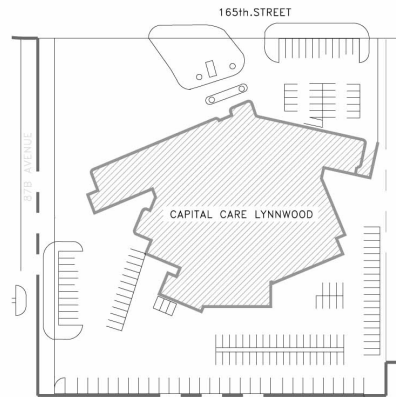
Prime Consultant: Bacz Engineering Ltd.

The site maintenance supervise Greg Adam provided information on the building and was our guide around the building.

Year of Evaluation: 2012

Building Area Evaluated: 4,500 m2

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

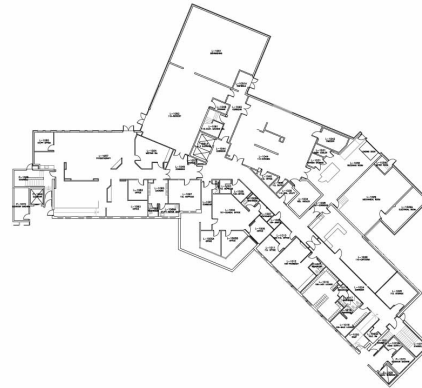


Site Plan

**K5010.02 Building Documentation\***

The building has three floors. The main floor is ancillary accommodation and the top two floors are residents rooms and common sitting and dining areas. The exterior is single glazed aluminum windows and facing brick exterior with concrete filled Du-al block inner wythe.

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



Main Floor Plan