

RECAPP Facility Evaluation Report

Alberta Health Services-Central



Lacombe Hospital and Care Centre

B1105A
Lacombe

Facility Details

Building Name: Lacombe Hospital and Care
Address: 5430 - 47 Avenue
Location: Lacombe

Building Id: B1105A
Gross Area (sq. m): 8,529.00
Replacement Cost: \$62,080,590
Construction Year: 1959

Evaluation Details

Evaluation Company: Francis Ng Architect Ltd.
Evaluation Date: October 9 2013
Evaluator Name: Francis Ng

Total Maintenance Events Next 5 years: **\$5,807,300**
5 year Facility Condition Index (FCI): **9.35%**

General Summary:

The Lacombe Hospital and Care Centre is located in Lacombe under the jurisdiction of Alberta Health Services. The original 1080 square metres Care Centre was built in 1966. The first addition of 7430 square metres and the second addition of 120 square metres were built in 1985 and 1999 respectively. Total building area is 8529 square metres.

The building has modernization done in 1985 for the 1966 original building.

- 1966 (Northeast Wing) - Cardiology ECG/Holder, patient rooms, Resident Lounge
- 1985 (Care Centre Southwest Wing - Nursing Home Unit 1) - patient rooms
- 1985 (Care Centre Northwest Wing - Nursing Home Unit 2) - patient rooms
- 1985 (Care Centre North Wing - Auxiliary Unit 3) - patient rooms
- 1985 (Central Wing - Administration) - Admission, Health Information Services, CSR, Counsellor, Diagnosis Imaging Office, Tuck Shop, Occupational Therapy, Kitchen, Resident Dining/Lounge, Hobby Shop, Recreation Therapy, Beauty Salon, Staff Lounge
- 1985 (Southeast Wing - Emergency) - Emergency Admission, Day Surgery, Obstetric, Treatment Rooms, Operation Room, Recovery Room, X-ray Room, Ultra Sound Room, Laboratory
- 1985 (Northeast Wing) - Pharmacy, Laundry, Dietitian Office, Environmental Services, Mechanical Rooms, Maintenance Shop, Speech Pathology
- 1999 (Emergency) - Ambulance Garage

ABC 2006 Group B2 - Hospital and Infirmary. The hospital and care centre is single storey with combustibile and non-combustibile construction and sprinklered.

Structural Summary:

(1966) original building - has concrete slab on grade; concrete foundation walls on continuous concrete strip footings along perimeter and interior concrete pier on concrete pedestal footings; mezzanine has wood deck on OWSJ on wood framed walls; main roof has wood deck on OWSJ on steel beams on wood framed walls and interior corridor concrete block; mezzanine roof has diagonal wood sheathing on wood joists on wood frame.

(1985) addition - has concrete slab on grade, concrete foundation walls on continuous concrete strip footings along perimeter, steel staircases from main floor to mezzanine; mezzanine has concrete slab on steel deck on steel beams on steel columns; main and mezzanine roofs have metal deck on OWSJ on steel beams on steel columns.

(1999) addition - has concrete slab on grade, concrete foundation walls on continuous concrete strip footings along perimeter; roof has exterior sheathing on steel deck on steel beams on steel columns.

Recommendations for future action include: not required.

Overall structural system rating is acceptable.

Envelope Summary:

(1966) original building - has SBS roofing, face brick, aluminum windows; mezzanine has stucco; exterior utility metal door and metal frame.

(1985) addition - has SBS roofing, built-up roofing, sheet metal roofing, skylights, face brick, aluminum windows, aluminum storefront, aluminum doors and frames, aluminum automatic sliding and entrance doors; mezzanine has porcelain enamel cladding panels; exterior utility metal doors and metal frames.

(1999) addition - has built-up roofing, face brick, metal overhead doors, exterior utility metal door and metal frame.

Recommendations for future action include: replace built-up roofing with SBS roofing; replace skylight and clerestorey glazing gaskets.

Overall envelope system rating is acceptable.

Interior Summary:

(1966) original building - has painted drywall ceiling, painted concrete block and sheet vinyl flooring in patient rooms, corridors, family room, resident lounge and storage; suspended T-bar ceiling system c/w acoustic ceiling tiles, sheet vinyl flooring in nurse station; painted drywall ceiling, ceramic tile flooring in patient washrooms and utility rooms; wood doors and metal frames.

(1985) addition - has painted drywall ceiling, painted gypsum wall board and sheet vinyl flooring in patient rooms; suspended T-bar ceiling system c/w acoustic ceiling tiles, sheet vinyl flooring in corridors, administration areas, offices; painted drywall ceiling, ceramic wall tiles and ceramic tile flooring in patient washrooms and tub rooms; egg crate ceiling and sheet vinyl flooring in nurse stations; wood deck ceiling, painted gypsum wall board and sheet vinyl flooring in seating areas; suspended T-bar ceiling system c/w acoustic ceiling tiles, painted gypsum wall board and quarry tile flooring in Kitchen; cementitious ceiling materials, painted concrete block and painted concrete flooring in mechanical rooms; wood doors and metal frames.

(1999) addition - has painted drywall ceiling, painted concrete block and sheet vinyl flooring.

Recommendations for future action include: repair spray on fire proofing materials; repaint concrete floor; replace resilient flooring; replace acoustic ceiling tiles.

Overall interior system rating is acceptable.

Mechanical Summary:

Ventilation is provided by variety of air handling units and packaged rooftop units located throughout facility. Three units in the Unit B penthouse were installed in 1966. The rest of the units (five) serving the Care Center, were installed in 1985. The air distribution system is via medium and low velocity single ductwork, connected to VAV boxes, grilles and diffusers. Packaged rooftop units generally serve the doctor's lounge, laundry, kitchen, cafeteria. In 1999, one of these units was extended to serve the ventilation needs of the ambulance bay addition.

Air conditioning is provided by indoor reciprocating chiller complete with two outdoor roof mounted condensers and roof top units.

The heating system includes five natural gas fired boilers and two steam boilers. Three of the natural gas fired boilers heat glycol, which is utilized for the coils in the air handling units. Two gas fired boilers are utilized to heat hot water, which is distributed with a piping network to perimeter heating terminal units. Both glycol and hot water system is direct return type.

Two steam boilers provide domestic hot water (through tank mounted heating coils) and humidification for the building.

Galvanized steel and copper piping distribution to plumbing fixtures complete with domestic hot water recirculation system.

The 1985 Control systems include a combination of pneumatic and partial Honeywell digital programmable building management control system.

Medical gas systems include the piping, fittings, valves, air compressor and vacuum pumps. Medical oxygen, nitrous oxide, medical air and vacuum system are provided throughout. Alarms monitor system installed in Nurses Stations. Valved shut-off stations provided.

Fire protection system for the facility consists of automatic sprinkler system (in some areas only), standpipe/hose stations, hand held fire extinguishers and wet chemical suppression system for kitchen exhaust canopy.

Plumbing fixture maintenance and replacement has been ongoing over the past several years. In consideration of this, a generally agreed upon average installation date for all fixtures, is 1985.

Sanitary and storm services are connected to the Town's mains.

Domestic water supplied from the municipal systems, extended from the Red Deer system.
Municipal natural gas service to gas fired appliances.

Overall mechanical systems are in Acceptable condition.

Electrical Summary:

The facility has been provided with a 1600A, 347/600V, 3 phase, 4 wire service, as obtained from an on-site pad mounted transformer. Step down transformers have been provided. The facility was added to in 1985, during which time the electrical systems were also upgraded in the original 1966 section. In 1999 the emergency area was expanded by adding an ambulance garage. All systems including power, fire alarm system, paging have been extended into the emergency area from the main hospital. Lighting throughout the facility is provided by fluorescent fixtures utilizing T8 lamps and electronic ballasts. Secondary feeders are routed underground to the electrical room and terminate on the main breaker of the main distribution centre. A 1600A main distribution centre has been provided. Breaker panels have been provided throughout and are located in the corridors and service rooms. Lighting is provided by energy efficient fluorescent fixtures utilizing T8 lamps and electronic ballasts. The fire alarm system is the product of Notifier and is of the hard wired type. A nurse call system has been provided that is complete with patient stations, and desk sets. An on-site diesel engine-generator set has been provided that is complete with a transfer switch and provides power to selected equipment in the event of utility power failure. Overall, the electrical systems are in an 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***

(1966) typical - has concrete foundation walls on continuous concrete strip footings along perimeter and interior concrete pier on concrete pedestal footings.

(1985) typical - has concrete foundation walls on continuous concrete strip footings along perimeter.

(1999) (Emergency - Ambulance Garage) - has concrete foundation walls on continuous concrete strip footings along perimeter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

A1030 Slab on Grade*

(1966) typical - has 125 mm concrete slab on grade.

(1985) typical - has 125 mm concrete slab on grade.

(1999) (Emergency - Ambulance Garage) - has 150 mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)*

(1966) main floor - has wood deck on OWSJ on steel beams on 38mm x 140mm wood framed walls.

(1966) (Northeast Wing - Mezzanine) - has 89 mm wood deck on OWSJ on wood framed walls.

(1985) typical main floor - has metal deck on OWSJ on steel beams on steel columns.

(1985) (Central Wing - mezzanine mechanical room) - has 200 mm concrete slab on 38 mm steel deck on steel beams on steel columns.

(1999) (Emergency - Ambulance Garage) - has 38 mm steel deck on steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

(1966) main floor - has wood deck on OWSJ on steel beams on interior steel columns and concrete block.

(1985) typical main floor - has metal deck on OWSJ on steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

B1010.03 Floor Decks, Slabs, and Toppings*

(1966) main floor - has 125 mm concrete slab on grade.

(1966) (Northeast Wing - Mezzanine) - has 89 mm wood deck on wood joists on wood frame.

(1985) main floor - has 125 mm concrete slab on grade.

(1985) (Central Wing - mezzanine mechanical room) - has 200 mm concrete slab on 38 mm steel deck on steel beams on steel columns.

(1999) (Emergency - Ambulance Garage) - has 150 mm concrete slab on grade.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

B1020.01 Roof Structural Frame*

(1966) main floor - has wood deck on OWSJ on concrete block. 38mm x 140mm wood framed walls supporting wood joists, OWSJ, and wood deck.

(1966) (Northeast Wing - Mezzanine) - has diagonal wood sheathing on wood joists on wood frame.

(1985) typical - has metal deck on OWSJ on steel beams on steel columns.

(1985) (Central Wing - Mezzanine - Mechanical Room) - has metal deck on OWSJ on steel beams on steel columns.

(1999) (Emergency - Ambulance Garage) - has 12 mm exterior sheathing, 38 mm steel deck on steel beams on concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

B1020.04 Canopies*

1985 (Central Wing - Administration - Main Entrance Canopy) - has skylights on HSS framing supported by steel columns.

1985 typical overhangs - have metal deck on steel beams and metal studs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

B1020.06 Roof Construction Fireproofing*

(1966) main floor - has wood deck on OWSJ on concrete block.

(1966) (Northeast Wing - Mezzanine)- has diagonal wood sheathing on wood joists on wood frame.

(1985) typical - has metal deck on OWSJ on steel beams on steel columns and spray on fire proofing.

(1999) (Emergency - Ambulance Garage) - has 38 mm steel deck on steel beams on concrete block.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	0	MAR-14

Event: **Replace spray on fire proofing. (approx. 100 square metres)**

Concern:

1985 - spray fire proofing has come off.

Recommendation:

Replace spray on fire proofing. (approx. 100 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$5,000	High

Updated: MAR-14

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

1966 - has face brick, air space, plywood, 38x140 mm wood studs at 400 mm o.c., 50 mm batt insulation, vapour barrier and gypsum wall board.

1985 - has brick veneer, 25mm cavity, 38mm rigid insulation on gypsum wall board to 152mm steel studs, fiberglass insulation, vapour barrier and gypsum wall board.

1999 - has brick veneer, 25mm cavity, 38mm rigid insulation on gypsum wall board to 152mm steel studs, RSI 3.5 batt insulation, vapour barrier and type X gypsum wall board.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

B2010.01.06.02 Composite Panels*

1985 (Central Wing - Mezzanine - Mechanical Room) - has porcelain enamel wall cladding assembly. (approx. 100 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

1966 (Northeast Wing - Mezzanine) - has stucco on wire lath, plywood sheathing, 38x89 mm wood studs at 400 mm o.c., 50 mm batt insulation, vapour barrier, 12.7 mm gypsum board.

1985 (Southeast Wing - Mezzanine - Mechanical Room) - has stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

1966, 1985, 1999 (window and door openings) - have joint sealants. (approx. 1100 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-14

Event: Replace joint sealants. (approx. 1100 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$55,000	Unassigned

Updated: MAR-14

B2010.02.04 Load-Bearing-Metal Studs: Ext. Wall*

(1985) typical main floor - has OWSJ on steel beams on steel columns.

(1999) (Emergency - Ambulance Garage) - has steel beams on steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

(1966) main floor - has wood deck on OWSJ on steel beams on wood framed walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

(1966) typical - has 50 mm batt insulation, vapour barrier.

(1966) (Northeast Wing - Mezzanine) - has 50 mm batt insulation, vapour barrier.

(1985) typical - has 38mm rigid insulation on GWB to 152mm steel studs, fiberglass insulation, vapour barrier.

(1985) (Central Wing - mezzanine mechanical room) - has 75 mm rigid insulation, vapour barrier.

(1999) (Emergency - Ambulance Garage) - has 38mm rigid insulation on GWB to 152mm steel studs, RSI 3.5 batt insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

B2010.06 Exterior Louvers, Grilles, and Screens*

1966 (Northeast Wing - Mezzanine - east and west walls of Mechanical Room) - has metal louvre.

1985 (Central Wing - Mezzanine - northwest wall of Mechanical Room) - has metal louvre.

1985 (Northeast Wing - east walls of Mechanical Room 1, Mechanical Room 2, Generator Room) - have metal louvres.

1985 (Southeast Wing - Mezzanine - north and east walls of Mechanical Room) - has metal louvre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

1966 (Northeast Wing - Project Lounge, Education Room, Education/Staff Online, Staff Conference Room, Storage, Patient Single Bed 62, 64, 65, 74, 75, 76, Patient Double Bed 66, 67, 73, 77) - have aluminum framed windows. (approx. 15 windows) (installed in approx. 1985)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Patient Single Bed 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, Patient Double Bed 4, 12, 13, Seating Areas) - have aluminum framed windows. (approx. 34 windows)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Patient Single Bed 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, Patient Double Bed 32, 33, 42, Seating Areas) - have aluminum framed windows. (approx. 36 windows)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Staff Room, Waiting Area, Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60) - have aluminum framed windows. (approx. 25 windows)
 1985 (Central Wing - above Resident Dining/Lounge) - has aluminum framed clerestory windows. (3 windows)
 1985 (Central Wing - Administration - Waiting Area, Counsellor Office, Diagnosis Imaging Office, Occupational Therapy, Offices, Greenhouse, Hobby Shop, Recreation Therapy, Beauty Salon, Seating Area, Staff Lounge, Corridors) - have aluminum framed windows. (approx. 66 windows)
 1985 (Southeast Wing - above Unit A Admission) - has aluminum framed clerestory windows. (4 windows)
 1985 (Southeast Wing - Emergency - Doctor Lounge, Emergency Library, Emergency Managers Office, Treatment Room 9, Patient Single Bed 82, 86, 87, 88, 89, 90, Patient Double Bed 83, 84, 85, 91, 92, 93, East Waiting Area) - have aluminum framed windows. (approx. 21 windows)
 1985 (Northeast Wing - Pharmacy, Laundry, Speech Pathology Office, North Corridor, Northwest Exit Vestibule) - have aluminum framed windows. (approx. 11 windows)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	40	MAR-14

Event: Replace aluminum windows. (approx. 208 widows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$208,000	Unassigned

Updated: MAR-14

Event: Replace worn out window gaskets. (approx. 14 windows)

Concern:

1985 (Central Wing - Administration - Beauty Salon, North Corridor) - aluminum windows have worn out gaskets. (approx. 11 windows)

1985 (Central Wing - above Resident Dining/Lounge) - aluminum framed clerestory windows have worn out gaskets. (3 windows)

Recommendation:

Replace worn out window gaskets. (approx. 14 windows)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$5,600	Low

Updated: MAR-14

B2020.02 Storefronts: Windows**

1985 (Central Wing - Administration - Resident Dining/Lounge) - has aluminum framed storefronts. (approx. 12 storefronts)

1985 (Central Wing - Administration - Main Entrance Canopy) - has aluminum framed storefronts. (approx. 8 storefronts)

1985 (Northeast Wing - Cafeteria) - has aluminum framed storefronts. (approx. 6 storefronts)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace aluminum framed storefronts. (approx. 26 storefronts)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$26,000	Unassigned

Updated: MAR-14

B2030.01.01 Aluminum-Framed Storefronts: Doors**

1966 (Northeast Wing - Family Room 61, 68) - have aluminum doors and frames. (2 doors) (installed in approx. 1985)

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Northwest Exit, Southwest Exit, South Exit) - have aluminum doors and aluminum framed storefronts. (3 doors)

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - North Exit, Northwest Exit, Southwest Exit) - have aluminum doors and aluminum framed storefronts. (3 doors)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Northwest Exit, Southwest Exit) - have aluminum doors and aluminum framed storefronts. (2 doors)

1985 (Central Wing - Administration - Main Entrance) - has aluminum sliding doors and storefront. (2 doors)

1985 (Central Wing - Administration - Northwest Exit, Resident Dining/Lounge Exit) - have aluminum doors and aluminum framed storefronts. (2 doors)

1985 (Central Wing - Administration - South Corridor Exit to Courtyard, North Corridor Exit to Courtyard) - have aluminum sliding doors. (4 doors)

1985 (Southeast Wing - Southeast Exit) - has aluminum doors and aluminum framed storefront. (2 doors)

1985 (Northeast Wing - Northwest Exit) - has aluminum door and frame. (1 door)

1985 (Northeast Wing - North Corridor Exit to Courtyard) - has aluminum sliding doors. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace aluminum framed storefronts and doors. (23 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$46,000	Unassigned

Updated: MAR-14

B2030.01.06 Automatic Entrance Doors - 1985**

1985 (Central Wing - Administration - Main Entrance, Main Entrance Vestibule) - has automatic sliding doors. (4 doors)
 1985 (Central Wing - Administration - Resident Dining/Lounge Exit) - has handicapped door with automatic operator. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace automatic entrance doors. (5 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$50,000	Unassigned

Updated: MAR-14

B2030.01.06 Automatic Entrance Doors - 1999**

1985 (Southeast Wing - Emergency - South Emergency Entrance, South Emergency Entrance Vestibule) - have handicapped doors with automatic operators. (2 doors) (installed in approx. 1999)
 1985 (Southeast Wing - Emergency - Stretcher Room) - has automatic sliding doors. (2 doors) (renovated in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-14

Event: Replace automatic entrance doors. (4 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$40,000	Unassigned

Updated: MAR-14

B2030.01.11 Metal Entrance Door**

1985 (Southeast Wing - Emergency - South Emergency Entrance) - has full glazed metal door and metal frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace metal entrance door. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,000	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors - 1966**

1966 (Northeast Wing - Mezzanine - Mechanical Room) - has metal door and metal frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	MAR-14

Event: Replace exterior utility door. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,000	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors - 1985**

1985 (Southeast Wing - Emergency - South Exit) - has metal door and metal frame. (1 door)
 1985 (Northeast Wing - East Exit, Northeast Exit, Mechanical Room 1 Exit, Mechanical Room 2 Exit, Oxygen Storage, Exterior Storage) - have metal doors and metal frames. (12 doors)
 1985 (Central Wing - Mezzanine - Mechanical Room) - has metal door and metal frame. (1 door)
 1985 (Southeast Wing - Mezzanine - Mechanical Room) - has metal door and metal frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace exterior utility doors. (15 doors)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$15,000	Unassigned

Updated: MAR-14

B2030.02 Exterior Utility Doors - 1999**

1999 (Emergency - Ambulance Garage Exit) - has metal door and metal frame. (1 door)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-14

Event: Replace exterior utility door. (1 door)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$1,000	Unassigned

Updated: MAR-14

B2030.03 Large Exterior Special Doors (Overhead)*

1999 (Emergency - Ambulance Garage) - has 3/4 HP power operated metal sectional overhead doors. (2 doors)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	0	MAR-14

B3010.01 Roof Vapour Retarder and Insulation*

- (1966) typical - has 38 mm rigid insulation, vapour barrier.
- (1966) (Northeast Wing - Mezzanine) - has 38 mm rigid insulation, vapour barrier.
- (1985) typical - has 2 layers of 50 mm rigid insulation, vapour barrier.
- (1985) (Central Wing - Mezzanine - Mechanical Room) - has 2 layers of 50 mm rigid insulation, vapour barrier.
- (1999) (Emergency - Ambulance Garage) - has 2 layers of 50 mm rigid insulation, vapour barrier.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

- 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 Roof) - has built-up roofing. (approx. 900 square metres)
- 1985 (Central Wing - Administration) - has built-up roofing. (approx. 1400 square metres)
- 1985 (Southeast Wing) - has built-up roofing. (approx. 1000 square metres)
- 1985 (Northeast Wing) - has built-up roofing. (approx. 1000 square metres)
- 1985 (Mezzanine) - has built-up roofing. (approx. 400 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-14

Event: Replace built-up roofing with SBS roofing. (approx. 4700 square metres)

Concern:

- 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 Roof) - built-up roofing has blisters, moss, ponding and bubbles. (approx. 1000 square metres)
- 1985 (Central Wing - Administration) - built-up roofing has blisters, moss, ponding and bubbles. (approx. 3000 square metres)
- 1985 (Southeast Wing) - built-up roofing has blisters, moss, ponding and bubbles. (approx. 1200 square metres)
- 1985 (Northeast Wing) - built-up roofing has blisters, moss, ponding and bubbles. (approx. 2000 square metres)
- 1985 (Mezzanine) - built-up roofing has blisters, moss, ponding and bubbles. (approx. 400 square metres)

Recommendation:

Replace built-up roofing with SBS roofing. (approx. 7600 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$1,175,000	Low

Updated: MAR-14

B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel) - 1999**

1999 (Emergency) - has built-up roofing. (approx. 120 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1999	25	MAR-14

Event: Replace built-up roofing with SBS roofing. (approx. 120 square metres)

Concern:

1999 (Emergency) - built-up roofing has blisters

Recommendation:

Replace built-up roofing with SBS roofing. (approx. 120 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$30,000	Low

Updated: MAR-14

B3010.04.04 Modified Bituminous Membrane Roofing (SBS) - 2004, 2005, 2009, 2011**

1966 (Northeast Wing) - has SBS roofing. (approx. 900 square metres) (installed in approx. 2011)

1985 (Care Centre Northwest Wing - Nursing Home Unit 2) - has SBS roofing. (approx. 900 square metres) (installed in approx. 2005)

1985 (Care Centre North Wing - Auxiliary Unit 3) - has SBS roofing. (approx. 900 square metres) (installed in approx. 2009)

1985 (Southeast Wing - Operating and X-Ray Roof) - has SBS roofing. (approx. 400 square metres) (installed in approx. 2011)

1985 (Northeast Wing - Mechanical Room 2 Roof) - has SBS roofing. (approx. 600 square metres) (installed in approx. 2004)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2004	25	MAR-14

Event: Replace SBS roofing. (approx. 3700 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$925,000	Unassigned

Updated: MAR-14

B3010.07 Sheet Metal Roofing**

1985 (Central Wing - Administration - Waiting Area Roof) - has sloped sheet metal roofing. (approx. 50 square metres)
 1985 (Central Wing - Administration - Main Entrance Canopy) - has sheet metal roofing. (approx. 20 square metres)
 1985 (Southeast Wing - Unit A Admission Roof) - has sloped sheet metal roofing. (approx. 20 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace sheet metal roofing. (approx. 90 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$22,500	Unassigned

Updated: MAR-14

B3010.09 Roof Specialties and Accessories*

1966 (Northeast Wing Roof) to 1985 (Northeast Wing Roof) - has metal cat ladder.
 1985 (Central Wing - Resident Dining/Lounge Roof) to 1985 (Mezzanine Roof) - has metal cat ladder c/w cage.
 1985 (Northeast Wing - Mechanical Room 1 Roof to Mechanical Room 2 Roof) - has metal cat ladder.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

B3020.01 Skylights**

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Northwest Exit Vestibule, Southwest Exit Vestibule) - have skylights. (4 skylights)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Northwest Exit Vestibule, Southwest Exit Vestibule) - have skylights. (4 skylights)
 1985 (Central Wing - Administration - Main Entrance Canopy) - has skylights. (24 skylights)
 1985 (Southeast Wing - Emergency - East Waiting Area) - has skylights. (2 skylights)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-14

Event: Replace skylights. (approx. 34 skylights)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$34,000	Unassigned

Updated: MAR-14

Event: Replace worn out gaskets. (approx. 32 linear metres)

Concern:

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Northwest Exit Vestibule, Southwest Exit Vestibule) - skylights have worn out gaskets. (approx. 16 linear metres)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Northwest Exit Vestibule, Southwest Exit Vestibule) - skylights have worn out gaskets. (approx. 16 linear metres)

Recommendation:

Replace worn out gaskets. (approx. 32 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$12,800	Low

Updated: MAR-14

S3 INTERIOR

C1010.01 Interior Fixed Partitions*

1966 typical - has gypsum wall board and concrete block walls.
 1985 typical - has gypsum wall board and concrete block walls.
 1985 (Northeast Wing - Kitchen) - has glazed concrete block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1010.03 Interior Operable Folding Panel Partitions**

1985 (Care Centre North Wing - Auxiliary Unit 3 - Patient Double Bed 45, 46) - has accordion folding partition.
 1985 (Central Wing - Administration - Resident Dining/Lounge) - has accordion folding partitions. (2 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace operable folding partitions. (3 partitions)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$25,000	Unassigned

Updated: MAR-14

C1010.05 Interior Windows*

1966 (Northeast Wing - Family Room Kitchenette) - has metal framed windows c/w wired glass. (installed in approx. 2010)
 1985 (Central Wing - Administration - Admin. Assistant, Security Office, Doctor Dictation Room, Kitchen, Greenhouse, Education Room) - have metal framed windows c/w wired glass.
 1985 (Central Wing - Administration - Occupational Therapy Office) - has metal framed windows c/w clear glass.
 1985 (Southeast Wing - Emergency - Waiting Area, Emergency Admission) - have metal framed windows c/w clear glass. (renovated in 1999)
 1985 (Southeast Wing - Emergency - Baby Support, Staff Conference) - have metal framed windows c/w clear glass.
 1985 (Southeast Wing - Emergency - X-ray Room) - has metal framed window c/w clear glass.
 1985 (Northeast Wing - Dietitian Office, Plant Operator, Environmental Services Manager, Speech Pathology Office, Kitchen) - have metal framed windows c/w wired glass.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1010.06 Interior Glazed Partitions and Storefronts*

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Northwest Exit Vestibule, Southwest Exit Vestibule) - have aluminum doors and aluminum framed storefronts.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Northwest Exit Vestibule, Southwest Exit Vestibule) - have aluminum doors and aluminum framed storefronts.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Recreation Director) - has wood door and metal framed storefront c/w wired glass.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Southwest Exit Vestibule) - has aluminum door and aluminum framed storefront.
 1985 (Central Wing - Administration - Main Entrance Vestibule) - has aluminum sliding doors and storefront.
 1985 (Northeast Wing - Northwest Exit Vestibule) - has aluminum door and frame c/w sidelite.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1020.01 Interior Swinging Doors (& Hardware)*

1966 - has wood doors and metal frames.
 1985 - has wood doors and metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

C1020.03 Interior Fire Doors*

1985 (Central Wing - Administration - Admission) - has metal door and metal frame.
 1985 (Central Wing - Administration - Health Information Services) - has 1.5 hour fire rated metal door and metal frame.
 1985 (Southeast Wing - Emergency) - has metal doors and metal frames. (renovated in 1999)
 1985 (Southeast Wing - Emergency) - has wood doors and metal frames.
 1985 (Northeast Wing) - has metal doors and metal frames.
 1985 (Northeast Wing - Mechanical Room 1, Mechanical Room 2) - has 1.5 hour fire rated metal doors and metal frames.
 1999 typical - has metal doors and metal frames.
 1999 (Emergency - South Emergency Entrance Vestibule) - has metal door and metal frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1982	0	MAR-14

C1020.04 Interior Sliding and Folding Doors*

1966 (Northeast Wing - Family Room 68, Family Room 61/62 Kitchenette) - have sliding wood doors. (installed in approx. 2010)
 1985 (Central Wing - Administration - Admission) - has wood hatch door.
 1985 (Central Wing - Administration - Greenhouse) - has sliding aluminum door.
 1985 (Southeast Wing - Emergency - Stretcher Room) - has sliding aluminum doors. (2 doors) (renovated in 1999)
 1985 (Southeast Wing - Emergency - Laboratory, Unit A Admission) - have sliding wood doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1020.06 Interior Gates*

1985 (Northeast Wing - Environmental Services Storage) - has chain link fence and gate.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1030.01 Visual Display Boards**

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Corridor near Recreation Director) - has 1 whiteboard.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Staff Room, Soiled Utility Room) - have 1 whiteboard and 1 blackboard.
 1985 (Central Wing - Administration - Health Information Services, Occupational Therapy, Offices, Staff Lounge) - have 2 whiteboards and 5 tackboards.
 1985 (Southeast Wing - Emergency - Emergency Library) - has 1 tackboard.
 1985 (Northeast Wing - Pharmacy, Clean Linen Storage, Acute Care Storage, Plant Operator, Cafeteria, Kitchen, Kitchen Staff Office, Kitchen Supervisor, Female Locker Room, Corridor near Cafeteria) - have 2 whiteboards and 9 tackboards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-14

Event: Replace visual display boards. (approx. 22 boards)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$22,000	Unassigned

Updated: MAR-14

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

1985 (Southeast Wing - Emergency - Doctor Washroom and Shower) - has prefinished shower compartment. (1 compartment)
 1985 (Southeast Wing - Emergency - Female Staff Locker Room, Male Staff Locker Room) - have prefinished metal toilet partitions. (2 partitions)
 1985 (Northeast Wing - Male Locker Room Washroom and Shower, Female Locker Room Washroom and Shower) - have prefinished metal toilet partitions. (4 partitions)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace prefinished partitions and compartment. (6 partitions and 1 compartment)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$3,500	Unassigned

Updated: MAR-14

C1030.05 Wall and Corner Guards*

1966 (Northeast Wing - Corridors) - have metal chair rails. (installed in approx. 1985)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Corridors) - have plastic corner guards.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Corridors) - have wood chair rails.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2) - has wood chair rail.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Corridors) - have wood chair rails.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Corridors) - have wood chair rails.
 1985 (Central Wing - Administration - Corridors) - have wood chair rails.
 1985 (Emergency - Corridors) - have metal chair rails.
 1985 (Emergency - Corridors) - have plastic corner guards.
 1985 (Northeast Wing - Corridors) - has plastic corner guards.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1030.06 Handrails*

1985 (Northeast Wing - Mechanical Room 2) - has metal pipe handrail.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1030.08 Interior Identifying Devices*

1966, 1985, 1999 - all rooms have interior identifying devices.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1030.10 Lockers**

1985 (Central Wing - Administration - Beauty Salon) - has prefinished three tier metal lockers. (2 lockers)
 1985 (Southeast Wing - Emergency - Female Staff Locker Room, Male Staff Locker Room) - have prefinished single tier metal lockers. (19 lockers)
 1985 (Southeast Wing - Emergency - Female Staff Locker Room) - has prefinished three tier metal lockers. (1 locker)
 1985 (Northeast Wing - Mechanical Room 2 Basement) - has single tier metal lockers. (7 lockers)
 1985 (Northeast Wing - Male Locker Room, Female Locker Room) - have prefinished single tier metal lockers. (approx. 130 lockers)
 1985 (Northeast Wing - Male Locker Room) - has prefinished double tier metal lockers. (3 lockers)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace lockers. (approx. 162 lockers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$81,000	Unassigned

Updated: MAR-14

C1030.12 Storage Shelving*

1985 (Care Centre North Wing - Auxiliary Unit 3 - Janitor Room, Clean Utility Room) - have wood shelves.
 1985 (Central Wing - Administration - Health Information Services) - has mobile filing cabinets and tracks.
 1985 (Southeast Wing - Emergency - Storage Rooms) - have wood shelves.
 1985 (Northeast Wing - Pharmacy, Acute Care Storage, Housekeeping Storage, Shop) - have wood shelves.
 1985 (Northeast Wing - Elec Room, Garbage Room, Bulk Storage) - have metal shelves.
 1985 (Northeast Wing - Acute Care Storage, File Storage) - have mobile filing cabinets and tracks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C1030.14 Toilet, Bath, and Laundry Accessories*

1966 (Northeast Wing - Education Room Washroom, Education/Staff Online Washroom, Staff Conference Room Washroom, Tub Room, Storage Room 69, Family Room 61 Washroom, Patient Single Bed Washroom 62, 64, 65, 74, 75, 76, Patient Double Bed Washroom 66, 67, 73, 77) - have toilet accessories. (installed in approx. 1985)
 1966 (Northeast Wing - Tub Room) - has tub accessories. (installed in approx. 2009)
 1966 (Northeast Wing - Tub Room) - has shower accessories. (installed in approx. 2009)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Public Washrooms, Staff Washrooms, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22) - have toilet accessories.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Tub Room Unit 1) - has tub accessories
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44) - have toilet accessories.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2) - has tub accessories.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2) - has shower accessories.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Public Washroom, Staff Washroom, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - have toilet accessories.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Tub Room Unit 3) - has tub accessories.
 1985 (Central Wing - Administration - Public Washrooms) - have toilet accessories.
 1985 (Southeast Wing - Emergency - Doctor Washroom and Shower, Emergency Public Washroom, Emergency Staff Washroom, Treatment Room 8/9 Washroom) - have toilet accessories. (renovated in 1999)
 1985 (Southeast Wing - Emergency - Doctor Washroom and Shower) - has shower accessories.
 1985 (Southeast Wing - Emergency - Female Staff Locker Room, Male Staff Locker Room) - have toilet accessories.
 1985 (Southeast Wing - Emergency - Staff Shower) - has shower accessories.
 1985 (Southeast Wing - Emergency - Recovery Room Washroom, X-Ray Washroom, Treatment Public Washroom, Day Surgery Bathroom, Treatment Public Washroom, Treatment Room 6 Bathroom, Staff Washroom, Scheduling Office Washroom, LD Bathroom) - have toilet accessories.
 1985 (Southeast Wing - Emergency - Patient Washroom 85, 86, 87, 88, 89, 91, 92, 93, Patient Bathroom 82, 83, 84, 90, Tub Room) - have toilet accessories.
 1985 (Southeast Wing - Emergency - Patient Bathroom 82, 83, 84, 90) - have shower accessories.
 1985 (Southeast Wing - Emergency - Tub Room) - has tub accessories.
 1985 (Southeast Wing - Emergency - Sitz Bath, Handicapped Shower) - have shower accessories.
 1985 (Northeast Wing - Male Locker Room Washroom and Shower, Female Locker Room Washroom and Shower) - have toilet accessories.
 1985 (Northeast Wing - Male Locker Room Washroom and Shower, Female Locker Room Washroom and Shower) - have shower accessories.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C2010 Stair Construction*

1985 (Central Wing - Administration - Resident Dining/Lounge) to 1985 (Mezzanine - Mechanical Room) - has metal stair c/w concrete pan treads and metal pipe handrails.

1985 (Northeast Wing - Mechanical Room 2 to Upper and Lower Levels) - has metal stairs c/w concrete pan treads and metal pipe handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C2020.08 Stair Railings and Balustrades*

1985 (Central Wing - Administration - Resident Dining/Lounge) to 1985 (Mezzanine - Mechanical Room) - has metal stair c/w concrete pan treads and metal handrails.

1985 (Northeast Wing - Mechanical Room 2 to Upper and Lower Levels) - has metal stairs c/w concrete pan treads and metal pipe handrails.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C3010.06 Tile Wall Finishes - 1985**

1966 (Northeast Wing - Janitor) - has ceramic wall tiles behind sink. (approx. 2 square metres) (installed in approx. 1985)
 1966 (Northeast Wing - Education Room Washroom, Education/Staff Online Washroom, Staff Conference Room Washroom, Storage Room 69, Family Room 61 Washroom, Patient Single Bed Washroom 62, 64, 65, 74, 75, 76, Patient Double Bed Washroom 66, 67, 73, 77) - have ceramic wall tiles behind vanities. (approx. 5 linear metres) (installed in approx. 1985)
 1966 (Northeast Wing - Utility Room) - has ceramic wall tiles. (approx. 15 square metres) (installed in approx. 1985)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Clean Utility Room, Public Washrooms, Staff Washrooms, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22) - have ceramic wall tiles. (approx. 140 square metres)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Pantry) - has ceramic tile backsplash. (approx. 1 square metre)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Clean Utility Room, Tub Room Unit 2, Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44) - have ceramic wall tiles. (approx. 140 square metres)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Soiled Utility Room, Pantry) - have ceramic tile backsplashes. (approx. 2 square metres)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Storage Rooms, Tub Room Unit 3, Public Washroom, Staff Washroom, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - have ceramic tile walls. (approx. 130 square metres)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Medical Room, Pantry, Soiled Utility Room) - have ceramic tile backsplashes. (approx. 5 square metres)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Janitor Room) - has ceramic wall tiles behind sink. (approx. 2 square metres)
 1985 (Central Wing - Administration - Janitor Rooms) - have ceramic wall tiles behind sinks. (approx. 4 linear metres)
 1985 (Central Wing - Administration - Kitchen) - has ceramic tile backsplash. (approx. 5 square metres)
 1985 (Central Wing - Administration - Greenhouse, Hobby Shop) - have ceramic wall tiles. (approx. 30 square metres)
 1985 (Southeast Wing - Emergency - Female Staff Locker Room, Male Staff Locker Room, Staff Shower) - have ceramic wall tiles. (approx. 25 square metres)
 1985 (Southeast Wing - Emergency - Operation Room) - has ceramic tile walls. (approx. 80 square metres)
 1985 (Southeast Wing - Emergency - Recovery Room Washroom, Treatment Public Washroom, Treatment Public Washroom, Treatment Room 6 Bathroom) - have ceramic wall tiles. (approx. 20 square metres)
 1985 (Southeast Wing - Emergency - Patient Washroom 85, 86, 87, 88, 89, 91, 92, 93, Patient Bathroom 82, 83, 84, 90, Tub Room, Sitz Bath) - have ceramic wall tiles. (approx. 80 square metres)
 1985 (Southeast Wing - Emergency - Recovery Room, Soiled Utility Rooms, Clean Utility Room, Kitchenette) - have ceramic tile backsplash. (approx. 10 square metres)
 1985 (Southeast Wing - Emergency - Janitor Rooms) - have ceramic wall tiles behind sinks. (approx. 3 linear metres)
 1985 (Northeast Wing - Shop) - has ceramic tile backsplash. (approx. 5 square metres)
 1985 (Northeast Wing - Housekeeping Storage, Kitchen Janitor Room) - have ceramic wall tiles behind sinks. (approx. 5 linear metres)
 1985 (Northeast Wing - Wheelchair Storage, Male Locker Room Shower, Female Locker Room Shower) - have ceramic wall tiles. (approx. 15 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace ceramic wall tiles. (approx. 724 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$72,400	Unassigned

Updated: MAR-14

C3010.06 Tile Wall Finishes - 1999**

1985 (Southeast Wing - Emergency - Emergency Public Washroom, Treatment Room 8/9 Washroom) - have ceramic wall tiles. (approx. 10 square metres) (renovated in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	40	MAR-14

Event: Replace ceramic wall tiles. (approx. 10 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2039	\$1,000	Unassigned

Updated: MAR-14

C3010.11 Interior Wall Painting*

1966, 1985, 1999 - have painted concrete block walls.
1966, 1985, 1999 - have painted gypsum board walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

C3010.12 Wall Coverings*

1985 (Southeast Wing - Emergency - East Waiting Area) - has gypsum wall boards with vinyl wall finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C3010.14 Other Wall Finishes*

1985 (Southeast Wing - Emergency - Handicapped Shower) - has water shield treatment. (installed in approx. 2010)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2010	0	MAR-14

C3020.01.02 Painted Concrete Floor Finishes*

1966 (Northeast Wing - Mezzanine - Mechanical Room) - has concrete floor.

1985 (Northeast Wing - Mechanical Room 1, Mechanical Room 2, Generator Room, Tele Room, Elec Room, Plant Operator, Shop, File Storage, Environmental Services Storage, Oxygen Storage, Garbage Room, Exterior Storage) - have painted concrete floor.

1985 (Central Wing - Mezzanine - Mechanical Room) - has painted concrete floor.

1999 (Emergency - Ambulance Garage) - has painted concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1966	0	MAR-14

Event: Repaint concrete floors. (approx. 150 square metres)

Concern:

1985 (Northeast Wing - File Storage, Environmental Services Storage, Oxygen Storage, Exterior Storage) - painted concrete floor has faded. (approx. 150 square metres)

Recommendation:

Repaint concrete floors. (approx. 150 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$7,500	Low

Updated: MAR-14

Event: Repair Ambulance Garage concrete floor. (approx. 20 square metres)

Concern:

1999 (Emergency - Ambulance Garage) - paint on concrete floor has spalled. (approx. 20 square metres)

Recommendation:

Repair Ambulance Garage concrete floor. (approx. 20 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$1,000	Low

Updated: MAR-14

C3020.02 Tile Floor Finishes**

1966 (Northeast Wing - Utility Room, Education Room Washroom, Education/Staff Online Washroom, Staff Conference Room Washroom, Tub Room, Storage Room 69, Patient Single Bed Washroom 62, 64, 65, 74, 75, 76, Patient Double Bed Washroom 66, 67, 73, 77) - have ceramic tile flooring. (approx. 50 square metres) (installed in approx. 1985)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Pantry, Soiled Utility Room, Clean Utility Room, Public Washrooms, Staff Washrooms, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22) - have quarry tile flooring. (approx. 150 square metres)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Clean Utility Room, Tub Room Unit 2, Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, Pantry) - have quarry tile flooring. (approx. 150 square metres)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2 Shower) - has ceramic tile flooring. (approx. 5 square metres)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Pantry, Storage Rooms, Tub Room Unit 3, Public Washroom, Staff Washroom, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - have quarry tile flooring. (approx. 130 square metres)
 1985 (Central Wing - Administration - Waiting Area, partial Resident Dining/Lounge, Greenhouse, Hobby Shop, Public Washrooms) - have quarry tile flooring. (approx. 370 square metres)
 1985 (Southeast Wing - Emergency - Female Staff Locker Room, Male Staff Locker Room, Staff Shower, X-Ray Washroom, Treatment Public Washroom, Day Surgery Bathroom, Treatment Washroom, Treatment Room 6 Bathroom, Staff Washroom, Scheduling Office Washroom, LD Bathroom, Patient Washroom 85, 86, 87, 88, 89, 91, 92, 93, Patient Bathroom 82, 83, 84, 90, Sitz Bath) - have quarry tile flooring. (approx. 155 square metres)
 1985 (Northeast Wing - partial Cafeteria, Kitchen, Male Locker Room, Female Locker Room) - have quarry tile flooring. (approx. 460 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	50	MAR-14

Event: Replace tile flooring. (approx. 1470 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$220,500	Unassigned

Updated: MAR-14

C3020.07 Resilient Flooring - 1985**

1966 (Northeast Wing - Cardiology ECG/Holder, Nurse Station, Medical Room, Servery, Supplies, Janitor, Storage, Tub Room, Project Lounge, Education Room, Education/Staff Online, Staff Conference Room, Storage Room 69, Family Room 61 Washroom, Family Room 61, 68, Kitchenette, Patient Single Bed 62, 64, 65, 74, 75, 76, Patient Double Bed 66, 67, 73, 77, Corridors) - have sheet vinyl flooring. (approx. 900 square metres) (installed in approx. 1985)

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Nurse Station, Staff Room, Medical Room, Janitor Room, Seating Areas, Tub Room Unit 1, Patient Single Bed 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, Patient Double Bed 4, 12, 13, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, Corridors, Northwest Exit Vestibule, Southwest Exit Vestibule) - have sheet vinyl flooring. (approx. 1100 square metres)

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Lounge, Storage, Seating Areas, Soiled Utility Room, Recreation Director, Staff Room, Patient Single Bed 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, Patient Double Bed 32, 33, 42, Janitor, Corridors, Northwest Exit Vestibule, Southwest Exit Vestibule) - have sheet vinyl flooring. (approx. 1130 square metres)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Nurse Station, Staff Room, Medical Room, Waiting Area, Janitor Room, Seating Areas, Soiled Utility Room, Clean Utility Room, Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60, Corridors, Southwest Exit Vestibule) - have sheet vinyl flooring. (approx. 1470 square metres)

1985 (Central Wing - Administration - Admission, Admin. Assistant, Security Office, Doctor Dictation Room, Manager, Health Information Services, CSR, Counsellor Office, Diagnosis Imaging Office, Janitor, Wheelchair Storage, Tuck Shop, Occupational Therapy, Offices, Kitchen, partial Resident Dining/Lounge, Education Room, Phone Room, Janitor, Recreation Therapy, Beauty Salon, Seating Area, Staff Lounge, Corridors) - have sheet vinyl flooring. (approx. 1205 square metres)

1985 (Southeast Wing - Emergency - Trauma Rooms 1, 2, 3, Prep Room, Operation Room, Recovery Room, Supplies, X-ray Room, X-Ray Waiting Area, X-ray Office, Ultra Sound Room, Laboratory, Unit A Admission, Medical Room, Day Surgery 80, Baby Support, Staff Conference, Lab Supervisor, East Waiting Area, Patient Single Bed 82, 86, 87, 88, 89, 90, Patient Double Bed 83, 84, 85, 91, 92, 93, Janitor Rooms, Soiled Utility Rooms, Clean Utility Room, Storages, Kitchenette, Scheduling Office, LD 1, LD 2, Corridors, Recovery Room Washroom, Tub Room, Handicapped Shower, Southeast Exit Vestibule) - have sheet vinyl flooring. (approx. 2110 square metres)

1985 (Northeast Wing - Pharmacy, Laundry, Clean Linen Storage, Wheelchair Storage, Dietitian Office, Acute Care Storage, Environmental Services Manager, Housekeeping Storage, Environmental Services Manager, Speech Pathology Office, Educator Office, File Storage, Bulk Storage, partial Cafeteria, Kitchen Janitor Room, Kitchen Staff Office, Kitchen Supervisor, Storage, Corridors) - have sheet vinyl flooring. (approx. 960 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	20	MAR-14

Event: Replace resilient flooring. (approx. 8780 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$878,000	Unassigned

Updated: MAR-14

Event: Replace sheet vinyl flooring in Corridors. (approx. 70 square metres)

Concern:

1985 (Southeast Wing - Emergency - Corridors) - have damaged sheet vinyl flooring. (approx. 50 square metres)

1985 (Northeast Wing - Corridors) - have damaged sheet vinyl flooring. (approx. 20 square metres)

Recommendation:

Replace sheet vinyl flooring in Corridors. (approx. 70 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$7,000	Low

Updated: MAR-14

C3020.07 Resilient Flooring - 1999**

1985 (Southeast Wing - Emergency - Doctor Lounge, Janitor, Emergency Library, Emergency Managers Office, Quiet Room, Secure Storage, Waiting Area, Doctor's Viewing Area, Emergency Admission, Treatment Rooms 4, 5, 6, 7, 8, 9, 10, Stretcher Room, Doctor Washroom and Shower, Emergency Public Washroom, Emergency Staff Washroom, Treatment Room 8/9 Washroom) - have sheet vinyl flooring. (approx. 350 square metres) (renovated in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	20	MAR-14

Event: Replace resilient flooring. (approx. 350 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2019	\$35,000	Unassigned

Updated: MAR-14

C3020.08 Carpet Flooring**

1985 (Central Wing - Administration - Administrator) - has carpet flooring. (approx. 25 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	15	MAR-14

Event: Replace carpet flooring. (approx. 25 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,500	Unassigned

Updated: MAR-14

C3020.15 Other Floor Finishes*

1985 (Southeast Wing - Mezzanine - Mechanical Room) - has checker plate flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C3030.02 Ceiling Paneling (Wood)*

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Seating Areas) - have wood deck ceiling.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - partial Lounge, Seating Areas) - have wood deck ceiling.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Waiting Area, Seating Areas, Southwest Exit Vestibule) - have wood deck ceiling.
 1985 (Central Wing - Administration - Resident Dining/Lounge) - has wood deck ceiling.
 1985 (Southeast Wing - Emergency - partial Emergency Admission) - has wood deck ceiling.
 1985 (Southeast Wing - Emergency - East Waiting Area) - has wood deck ceiling.
 1985 (Northeast Wing - Cafeteria) - has wood deck ceiling.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1966**

1966 (Northeast Wing - Corridors) - have suspended T-bar ceiling system c/w asbestos ceiling tiles. (approx. 230 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1966	25	MAR-14

Event: Replace Northeast Wing Corridor suspended T-bar ceiling system. (approx. 230 square metres)

Concern:

1966 (Northeast Wing - Corridors) - suspended T-bar ceiling system has asbestos ceiling tiles. (approx. 230 square metres)

Recommendation:

Replace Northeast Wing Corridor suspended T-bar ceiling system. (approx. 230 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$17,300	Low

Updated: MAR-14

C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar) - 1985**

1966 (Northeast Wing - Cardiology ECG/Holder, Nurse Station) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 35 square metres) (installed in approx. 1985)

1982 (Care Centre Southwest Wing - Nursing Home Unit 1 - Staff Room, Medical Room, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 250 square metres)

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - partial Lounge, Storage, Recreation Director, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 300 square metres)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Staff Room, Medical Room, Soiled Utility Room, Clean Utility Room, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 220 square metres)

1985 (Central Wing - Administration - Admission, Admin. Assistant, Security Office, Administrator, Doctor Dictation Room, Manager, Health Information Services, Counsellor Office, Diagnosis Imaging Office, Tuck Shop, Occupational Therapy, Offices, Staff Lounge, Corridors) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 800 square metres)

1985 (Southeast Wing - Emergency - Doctor Lounge, Emergency Library, Emergency Managers Office, Quiet Room, Secure Storage, Waiting Area, Doctor's Viewing Area, partial Emergency Admission, Treatment Rooms 5, 6, 7, 8, 9, 10, Stretcher Room) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 325 square metres)

1985 (Southeast Wing - Emergency - Trauma Rooms 2, 3, X-ray Room, X-Ray Waiting Area, partial X-ray Office, Ultra Sound Room, partial Laboratory, Staff Conference, Lab Supervisor, Kitchenette, LD 1, LD 2, Corridors, Female Staff Locker Room, Male Staff Locker Room, Staff Shower, Southeast Exit Vestibule) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 700 square metres)

1985 (Northeast Wing - Pharmacy, Clean Linen Storage, Wheelchair Storage, Dietitian Office, Acute Care Storage, Environmental Services Manager, Housekeeping Storage, Plant Operator, Shop, Environmental Services Manager, Environmental Services Storage, File Storage, Speech Pathology Office, Oxygen Storage, Educator Office, File Storage, Bulk Storage, Kitchen, Kitchen Staff Office, Kitchen Supervisor, Storage, Corridors, Exterior Storage) - have suspended T-bar ceiling system c/w acoustic ceiling tiles. (approx. 1400 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	25	MAR-14

Event: Replace ceiling tiles. (approx. 100 tiles)

Concern:

Ceiling tiles are stained, missing or worn out.

Recommendation:

Replace ceiling tiles. (approx. 100 tiles)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$1,500	Low

Updated: MAR-14

Event: Replace suspended T-bar ceiling system. (approx. 3430 square metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$257,300	Unassigned

Updated: MAR-14

C3030.07 Interior Ceiling Painting*

1966 (Northeast Wing - Medical Room, Seryery, Utility Room, Supplies, Janitor, Storage, Tub Room, Project Lounge, Education Room, Education/Staff Online, Staff Conference Room, Storage Room 69, Family Room 61, 68, Kitchenette, Patient Single Bed 62, 64, 65, 74, 75, 76, Patient Double Bed 66, 67, 73, 77) - have painted gypsum board ceiling finish. (repainted in approx. 1982)

1966 (Northeast Wing - Mezzanine - partial Mechanical Room) - has textured ceiling finish.

1966 (Northeast Wing - Mezzanine - partial Mechanical Room) - has exposed wood joists.

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Patient Single Bed 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, Patient Double Bed 4, 12, 13, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, Tub Room Unit 1, Public Washrooms, Staff Washrooms, Pantry, Soiled Utility Room, Clean Utility Room, Janitor Room) - have painted gypsum board ceiling finish.

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Soiled Utility Room, Clean Utility Room, Pantry, Staff Room, Patient Single Bed 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, Patient Double Bed 32, 33, 42, Janitor, Tub Room Unit 2, Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44) - have painted gypsum board ceiling finish.

1985 (Care Centre North Wing - Auxiliary Unit 3 - Public Washroom, Staff Washroom, Janitor Room, Pantry, Tub Room Unit 3, Storage Rooms, Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - have painted gypsum board ceiling finish.

1985 (Central Wing - Administration - CSR, Janitor, Wheelchair Storage, Kitchen, Greenhouse, Education Room, Phone Room, Hobby Shop, Janitor, Recreation Therapy, Beauty Salon, Seating Area, Public Washrooms) - have painted gypsum board ceiling finish.

1985 (Central Wing - Mezzanine - Mechanical Room) - has textured ceiling and OWSJ.

1985 (Southeast Wing - Emergency - Janitor, Treatment Room 4, Doctor Washroom and Shower, Emergency Public Washroom, Emergency Staff Washroom, Treatment Room 8/9 Washroom) - have painted gypsum board ceiling finish. (renovated in 1999)

1985 (Southeast Wing - Emergency - Trauma Room 1, Prep Room, Operation Room, Recovery Room, Supplies, partial X-ray Office, partial Laboratory, Unit A Admission, Medical Room, Day Surgery 80, Baby Support, Scheduling Office, Janitors, Soiled Utility Rooms, Clean Utility Room, Storage, Patient Single Bed 82, 86, 87, 88, 89, 90, Patient Double Bed 83, 84, 85, 91, 92, 93, Recovery Room Washroom, X-Ray Washroom, Treatment Public Washroom, Day Surgery Bathroom, Treatment Washroom, Treatment Room 6 Bathroom, Staff Washroom, Scheduling Office Washroom, LD Bathroom, Patient Washroom 85, 86, 87, 88, 89, 91, 92, 93, Patient Bathroom 82, 83, 84, 90, Sitz Bath, Tub Room, Handicapped Shower) - have painted gypsum board ceiling finish.

1985 (Southeast Wing - Mezzanine - Mechanical Room) - has textured ceiling.

1985 (Northeast Wing - Laundry) - has painted wood deck and OWSJ.

1985 (Northeast Wing - Mechanical Room 1) - has painted metal deck and OWSJ.

1985 (Northeast Wing - Mechanical Room 2, Generator Room) - have textured ceiling and OWSJ.

1985 (Northeast Wing - Tele Room, Elec Room, Garbage Room, Kitchen Janitor Room, Male Locker Room, Female Locker Room) - have painted gypsum board ceiling finish.

1999 (Emergency - Ambulance Garage) - has painted gypsum board ceiling finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

C3030.09 Other Ceiling Finishes* - 1985 Section

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Nurse Station) - has egg crate ceiling.

1985 (Care Centre North Wing - Auxiliary Unit 3 - Nurse Station) - has egg crate ceiling.

1985 (Central Wing - Administration - Waiting Area) - has fabric acoustic ceiling panels. (installed in 2013)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

C3030.09 Other Ceiling Finishes* - Cementitious Ceiling Materials

1985 (Mechanical Room 1, Mechanical Room 2, Laundry) - have cementitious ceiling materials.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

Various stainless steel sinks, kitchen stainless steel sinks, janitor mop sinks hair dresser sinks throughout the facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 5 stainless steel, 4 kitchen, 5 janitor & 2 hair dresser sinks.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$35,000	Unassigned

Updated: MAR-14

D2010.05 Showers**

Various handicap shower stalls, acrylic tub with chrome grab bars. Thermostatic mixing valve, pressure balanced. Telephone shower heads with slide rails. Throughout building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 22 Shower stations.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$85,000	Unassigned

Updated: MAR-14

D2010.06 Bathtubs - 1966 Section**

Assisted bathtubs in 1966 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace 3 Assisted Bathtubs in 1966 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$90,000	Unassigned

Updated: MAR-14

D2010.06 Bathtubs - 1985 Section**

Assisted bathtubs in 1985 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 2 assisted bathtubs in 1985 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$60,000	Unassigned

Updated: MAR-14

D2010.08 Drinking Fountains/Coolers**

Semi-recessed, wall mounted, stainless steel, refrigerated drinking fountains. Located mainly in corridors throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Replace 3 Drinking Fountains

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$12,000	Unassigned

Updated: MAR-14

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

Vitreous china, countertop Lavatories c/w two handle & sensor faucets.

Floor mounted, vitreous china water cosets, open front seat, flush valve.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Replace 141 Lavatories & 105 water closets.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$250,000	Unassigned

Updated: MAR-14

D2020.01.01 Pipes and Tubes: Domestic Water* - All

Domestic water distribution consists of a combination of copper and galvanized steel piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1966	0	MAR-14

Event: **Replace galvanized domestic water piping. (B.O.E.: 1000 m of piping)**

Concern:

Piping system joints leaking in many areas.
Galvanized steel materials are no longer accepted by code.

Recommendation:

Replace all domestic water system distribution with new copper lines to each plumbing fixture.

Consequences of Deferral:

Probability of corrosion and the build-up scale within the piping system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$275,000	Medium

Updated: MAR-14

D2020.01.02 Valves: Domestic Water**

Various gate and 1/4 turn ball valves. Mainly isolation service throughout the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1966	40	MAR-14

Event: **Replace or provide 150 isolation valves.**

Concern:

Some plumbing fixtures do not have isolation valves. Others have valves that are either stuck or leak. All isolation valves should be replaced.

Recommendation:

Replace existing isolation valves.
Provide isolation valves as required for each group of fixtures.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$70,000	Medium

Updated: MAR-14

D2020.01.03 Piping Specialties (Backflow Preventers)**

Backflow prevention installed on main service and boiler make-up water.
 Double check valve arrangement provided on the domestic water line connection to PRV assembly serving chilled water system.
 Double check valve on the incoming water main.
 Vacuum breakers on N.F.H.B. and mop sinks.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	20	MAR-14

Event: Replace 8 Backflow Preventors

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$20,000	Unassigned

Updated: MAR-14

D2020.02.04 Domestic Water Conditioning Equipment**

Two water softeners, located in the main Mechanical room, installed to improve water quality and prolong piping and fixture life.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2006	20	MAR-14

Event: Replace Two domestic Water Softeners

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$10,000	Unassigned

Updated: MAR-14

D2020.02.06 Domestic Water Heaters**

Two Cleaver Brooks CBH 757-100 boilers complete with steam condensate tank and pumps system located in mechanical room. Output heating capacity: 4,185 MBH each. Boilers serve domestic water systems.

There are two domestic hot water systems provided in the facility. Both systems consist of vertical coated steel storage tanks with steam heating coils. High temperature system (82 deg.C) provides hot water for the kitchen and laundry facilities. Lower temperature system (40 deg.C) provides domestic hot water for general use.

Bell and Gosset domestic hot water circulation pumps serving 40 and 80 deg.C systems. 20 gpm@ 60' head, in-line pumps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	20	MAR-14

Event: Replace 2 domestic water heating boilers, storage tanks and recirculation pumps.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$225,000	Unassigned

Updated: MAR-14

D2020.03 Water Supply Insulation: Domestic*

Majority of water lines insulated with preformed fibreglass insulation. Canvas jacketting in exposed locations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

D2030.01 Waste and Vent Piping*

Mainly Cast iron and PVC sewer lines throughout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

D2030.03 Waste Piping Equipment*

Two compartment grease interceptor pit in the Kitchen.
Catch basin and oil interceptor located in Service Garage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

D2040.01 Rain Water Drainage Piping Systems*

Cast iron and PVC.
Rain water collection via roof drains and storm water piping to storm mains.
Two storm mains leave the building at the south end, 400mm and 300mm diameter.
Weeping tile sump pit complete with two submersible pumps equal to Kenco T48, 150 gpm @ 45' head.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

D2040.02.04 Roof Drains*

Cast iron 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	1966	0	MAR-14

D2090.10 Nitrous Oxide Gas Systems**

Consist of two banks of two high pressure cylinders each, complete with pressure reducing regulators, line pressure regulator, pressure gauges and relief valves.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace Nitrous Oxide Gas Systems

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$100,000	Unassigned

Updated: MAR-14

Event: Replace Nitrous Oxide Gas Systems outlets (B.O.E.:100 outlets)

Concern:

Outlets in patient rooms in 1966 building are not up to code. Accidental misconnections could result.

Recommendation:

Replace existing outlets with new Diameter Index Safety System (DISS) style type.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2014	\$80,000	Medium

Updated: MAR-14

D2090.11 Oxygen Gas Systems**

The medical supply manifold and tanks are located in Room 24. Manifold consists of header connections and pigtails for oxygen cylinders.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace Oxygen Gas Systems outlets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$100,000	Unassigned

Updated: MAR-14

Event: Replace Oxygen Gas Systems outlets (B.O.E.:100 outlets)

Concern:

Outlets in patient rooms in 1966 building are not up to code. Accidental misconnections could result.

Recommendation:

Replace existing outlets with new Diameter Index Safety System (DISS) style type.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2014	\$80,000	Medium

Updated: MAR-14

D2090.13 Vacuum Systems (Medical and Lab)**

Vacuum drawn by duplex vacuum pump in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace Medical Vacuum system pumps and outlets

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$150,000	Unassigned

Updated: MAR-14

Event: Upgrade Vacuum Systems outlets.

Concern:

Outlets in patient rooms in 1966 building are not up to code. Accidental misconnections could result.

Recommendation:

Replace existing outlets with new Diameter Index Safety System (DISS) style type.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2014	\$80,000	Medium

Updated: MAR-14

D2090.16 Medical Air System*

Medical air provided from duplex compressor located in mechanical room. Two refrigerated after coolers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

D3010.02 Gas Supply Systems*

Gas line entering building in Mechanical Room. Pressure gas service for all gas fired appliances, including heating boilers domestic water heaters & kitchen equipment. Regulator at each fixture. Steel schedule 40 piping.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

Galvanized steel vents up through the roof to weather caps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	35	MAR-14

Event: Replace 2 Chimneys (B.O.E.: 12 M)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$20,000	Unassigned

Updated: MAR-14

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

Heating system consists of five natural gas fired boilers equal to Cleaver Brooks Model 4 water tube. B-1,2 &3 M4W-700/6000 serving glycol pre-heat and re-heat coils in air handling units. Heating capacity: 6,125 MBH. Boilers heat the glycol directly in tubes. B-4&5 M4W-700/400 serving hot water heating loop (perimeter radiation, VAV boxes, force flow and unit heaters). Heating capacity: 4,000 MBH. One hot water boiler and one glycol boiler are provided with dual fuel natural gas and oil (allow minimal heating capacity in the event of failure of natural gas system).

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Replace 5 Glycol & Hot Water heating Boilers

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$400,000	Unassigned

Updated: MAR-14

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

Combustion air provided by Trane air handling unit AS-6. Refer to section D3040.01.01 for details.

Galvanized steel vents serving Boilers B-1 to B-5 up through the roof complete with raincaps.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Replace 5 Chimneys (B.O.E.: 6 M high)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$15,000	Unassigned

Updated: MAR-14

D3030.03 Reciprocating Water Chillers**

Trane CCUA-200E semi-hermetic reciprocating water chiller located in the main Mechanical room. Refrigerant charge on the condenser circuit is R-22.

212 tons, 507 gpm chilled water flow.

Two air cooled condensers located on roof equal to Trane CAUA 12005 complete with refrigerant piping to chiller.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	25	MAR-14

Event: Replace Chiller and Two Outdoor Condensers

Concern:

There have been numerous chiller compressor failures.

Recommendation:

Replace chiller and condenser units.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$400,000	Medium

Updated: MAR-14



Chiller located in Mechanical Room.

D3030.06.02 Refrigerant Condensing Units**

Air-Cooled Split system Carrier model: 38AKS02, 20 tons, serving 1966 air handling units located in Penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-14

Event: Replace Existing Split system Condensing Unit

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$50,000	Unassigned

Updated: MAR-14

D3040.01.01 Air Handling Units: Air Distribution - 1966 Section**

Ventilation system consist of six indoor air handling units located in Penthouses. Units are installed in the Penthouse and Mechanical rooms and are complete with supply and return air fans, pre-heat and re-heat coils, summer and winter filters, steam grid humidifier and cooling coils.

Tag numbers are not consistent at the time of inspection. Units are as follows:

- Multi-zone Trane Air Handling Unit complete with blow-through fans, glycol heating coils, steam humidifier, DX cooling coil. Unit is serving O.R., Xray, Lab and CSR. S/A = 3,550 cfm.
- Trane T10MP-HF-TU air handling unit complete with cabinet supply and return draw thru air fans, glycol heating coils, steam humidifier and DX cooling coil. S/A = 10,960 cfm. Serves Long Term Care area.
- Trane model: AFSW Class II, single duct variable air volume supply to VAV boxes. S/A = 10995 cfm, R/A = 9860 cfm.
- Mark Hot model: 73-20I-008, single duct variable air volume supply to VAV boxes. S/A = 47000 cfm, R/A = 42000 cfm. Serves Mechanical Room combustion air.
- Sheldon's model: 1C15, single duct, constant volume air handling unit located in mechanical room. Unit serves offices and storage rooms.
- Sheldon's model: 1C15, single duct, constant volume air handling unit located in mechanical room. Unit serves mechanical room ventilation and preheats combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace 6 Air Handling Units - 1966 section of building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$360,000	Unassigned

Updated: MAR-14



Multizone unit AS-8 serving 1966 section.

D3040.01.01 Air Handling Units: Air Distribution - 1985 Section**

Ventilation system consist of four units serving the 1985 section, located in the main Mechanical room.

Tag numbers are not consistent at the time of inspection. Units are as follows:

- Trane Model AFSW Class II single duct variable volume supply to VAV boxes. S/A 10995cfm, R/A 9860cfm
- Mark Hot Model 73-20I-0088 single duct variable air volume supply to VAV boxes. S/A 47000cfm R/A 42000cfm
- Sheldon Model 1C15 single duct constant volume air handling unit servicing offices and storage areas.
- Sheldon Model 1C15 single duct constant volume air handling unit serving mechanical room and preheats combustion air.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 4 Air Handling Units - 1985 section of building

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$250,000	Unassigned

Updated: MAR-14

D3040.01.04 Ducts: Air Distribution*

Overhead ductwork distribution in ceiling space up to SMACNA standards. Constant volume air distribution to grilles and diffusers.

Variable air volume distribution to VAV boxes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

Variable volume, single duct boxes complete with hot water re-heat coils located throughout the facility. Boxes are equal to E.H.Price, capacity varies from 24 cfm to 450 cfm.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 40 VAV Boxes

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$90,000	Unassigned

Updated: MAR-14

D3040.01.07 Air Outlets & Inlets: Air Distribution*

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

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

D3040.02 Steam Distribution Systems: Piping/Pumps**

Steam from the domestic water heating boilers is distributed to the domestic water heating and storage tanks. Condensate is returned to the boilers by in-line circulation pumps.

All this equipment is located in the main Mechanical room. Condensate pump costs are included under D2020.02.06 Domestic Water Heaters**. Piping is included under this element.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	MAR-14

Event: Replace 30 M of piping

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,000	Unassigned

Updated: MAR-14

D3040.03.01 Hot Water Distribution Systems**

Direct return copper type L and steel distribution to perimeter radiation, unit heaters and re-heat coils.

Primary hot water heating pumps: Bell & Gosset, 615gpm@30' head, in-line mounted centrifugal.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace entire building Hot Water Distribution system (B.O.E.: 8529 Sq.M. GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$650,000	Unassigned

Updated: MAR-14

D3040.03.02 Chilled Water Distribution Systems**

Copper pipes from chiller to cooling coils in air handling units.

Two chilled water circulation pumps equal to Bell & Gosset 276 gpm @ 50' head. In-line centrifugal pumps.

Entire system located within Mechanical room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace Chilled Water distribution system.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$30,000	Unassigned

Updated: MAR-14

D3040.03.04 Glycol Distribution Systems**

Direct return copper type L and steel distribution to Air Handling unit heating coils.

Glycol circulation pumps: Bell & Gosset, 596 gpm @ 55' head, in-line mounted.

Approximately 18 pumps serving glycol pre-heat and re-heat coils located in Penthouses equals to Bell & Gosset. Adequate capacities.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace Glycol distribution system

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$60,000	Unassigned

Updated: MAR-14

D3040.04.01 Fans: Exhaust - 1966 Section**

Various types of exhaust fans installed throughout the facility.
 Roof mounted exhaust fans up blast type, roof mounted cabinet fans, ceiling mounted inline fans.
 Manufactures: ACME, Greenheck, Mark Hot, Penn, Recold.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace 15 Exhaust Fans in 1966 Section

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$40,000	Unassigned

Updated: MAR-14

D3040.04.01 Fans: Exhaust - 1985 Section**

Combination of roof mounted up-blast and cabinet type, and ceiling mounted inline fans

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 16 exhaust fans in 1985 section.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$45,000	Unassigned

Updated: MAR-14

D3040.04.03 Ducts: Exhaust*

Low velocity galvanized steel ductwork throughout. Ducts are thermally insulated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

D3040.04.05 Air Outlets and Inlets: Exhaust*

Various eggcrate and louvered exhaust grilles. Throughout building. Ceiling & sidewall.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

Four packaged, roof mounted, Air Handling units also provide ventilation as follows:

- Carrier model TJF-004 packaged, gas fired Heat / Cool unit. 82,000 Btuh input capacity, serving Doctor's Lounge, Ambulance Bay & ER.
- Engineered Air model FWA41/ DJ820/0 packaged, indirect gas fired Make up Air unit. 1992 CFM, 150,000 Btuh input capacity, serving the Laundry.
- Engineered Air model FWA153/ HE100/0 packaged, direct gas fired Make up Air unit. 6200 CFM, 750,177 Btuh input capacity, serving the Kitchen.
- Engineered Air model FWA41/ DJ820/0 packaged, indirect gas fired Make up Air unit. 1992 CFM, 150,000 Btuh input capacity, serving the Cafeteria

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 4 Package Rooftop Units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$200,000	Unassigned

Updated: MAR-14



Rooftop unit serving Cafeteria.

D3050.03 Humidifiers**

Humidification for the building is provided by steam boilers. The description and cost of these is included under item D2020.02.06 Domestic Water Heaters.

The Steam dispersion grid description and costs are included under item D3040.01.01 Air Handling Units: Air Distribution.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	25	MAR-14

D3050.05.02 Fan Coil Units**

Hot water force flow units, located mainly in entrance vestibules, fully recessed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace 20 Force flow units

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$50,000	Unassigned

Updated: MAR-14

D3050.05.03 Finned Tube Radiation - 1966 Section**

Single slope perimeter radiation throughout this section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	40	MAR-14

Event: Replace 80 M of radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$30,000	Unassigned

Updated: MAR-14

D3050.05.03 Finned Tube Radiation - 1985 Section**

Single slope perimeter radiation throughout this section of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace 150 M of radiation

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$40,000	Unassigned

Updated: MAR-14

D3050.05.06 Unit Heaters**

Brytex cabinet and vertical discharge hot water unit heaters. Located mainly in Mechanical rooms and Service areas.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace 15 Unit Heaters.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$22,500	Unassigned

Updated: MAR-14

D3050.05.06 Unit Heaters - 1999 Addition**

Horizontal unit heaters, providing for the heating needs of the Ambulance Bay.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	30	MAR-14

Event: Replace 2 unit heaters

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$3,500	Unassigned

Updated: MAR-14

D3050.05.08 Radiant Heating (Ceiling & Floor) - 1966 Section**

Ceiling radiant heating panels, located mainly in patient rooms and installed in 1985.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Replace 50 ceiling radiant panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$50,000	Unassigned

Updated: MAR-14

D3050.05.08 Radiant Heating (Ceiling & Floor) - 1985 Section**

Ceiling radiant heating panels, located mainly in patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Replace 250 ceiling radiant panels

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$250,000	Unassigned

Updated: MAR-14

D3060.02.02 Pneumatic Controls**

Duplex air compressor complete with regulator, pilot valve, refrigerated air dryer, oil filter, pressure gauges and storage tank.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace pneumatic control system (B.O.E.: 8529 Sq.M GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$125,000	Unassigned

Updated: MAR-14

Event: Upgrade pneumatic control system to digital.(B.O.E.: 8529 Sq.M GFA)

Concern:

Basic control system with minimal capacity. Existing BMCS provides only partial control of the central system.

Recommendation:

Complete upgrade to the building management system is recommended to provide additional controls flexibility.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Operating Efficiency Upgrade	2015	\$200,000	Medium

Updated: MAR-14



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

Partial Honeywell digital programmable BMCS - controls Boilers, pumps and 5 of the larger air handling units. Install date estimated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	20	MAR-14

Event: Replace existing BMCS system (controlling Boilers, Pumps, Air Handling units)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$50,000	Unassigned

Updated: MAR-14

D4010 Sprinklers: Fire Protection*

Wet type sprinkler system provided in 1985 wing and some areas of the 1966 wing.
Incoming water service complete with fire pump ITT 1980 complete with flow switch.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

Event: Fire Protection Upgrade - Install Sprinkler System in Acute Care Section (1500 Sq.M)

Concern:

The Acute Care section of this building is not sprinklered.

Recommendation:

Install Sprinkler System

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Upgrade	2014	\$50,000	Medium

Updated: MAR-14

D4020 Standpipes*

Wet standpipe connected to the city water system, ahead of the water meter.
Fire hose cabinets complete throughout.
Standpipe siamese connection.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Three types of fire extinguishers located throughout facility: CO2, multi purpose dry chemical, water pressure tank. On wall mounting brackets and in cabinets.

Inspected as per maintenance schedule.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

Power to the facility is supplied from a utility-owned pad mounted transformer located on the east side of the building. Feeders are routed underground to the main distribution centre located in the electrical room on the main floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	MAR-14

D5010.02 Secondary Electrical Transformers (Interior)**

Dry type step down transformers have been provided and located in strategic places to step down the voltage from 600V to 120/208V, 3 phase, 4 wire.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace Secondary Electrical Transformers (Interior) (5 transformers)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$50,000	Unassigned

Updated: MAR-14

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

A Square "D" 1600 Amp 600/347 Volt main distribution centre has been provided. It is complete with a 1600A main breaker, and feeder breakers. All breakers adequately identified and there is spare capacity in the switchboard for the addition of breakers should the need arise in the future.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	40	MAR-14

Event: Replace Main Electrical Switchboards (Main Distribution) 1-1600A switchboard

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$250,000	Unassigned

Updated: MAR-14

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

347/600V and 120/208V branch circuit panel boards have been provided throughout the facility. Panels are located in the corridors and in service rooms and in the emergency area, (1999 section). Branch circuits for lighting and power are fed from these panels within the facility. On average, the panels are 90% full.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace Electrical Branch Circuit Panelboards (Secondary Distribution) (46 panels)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$100,000	Unassigned

Updated: MAR-14

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

A Square "D" 6 section motor control centre complete with combination type motor starters has been provided in the mechanical room. One section of the motor control centre is provided with emergency power.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	30	MAR-14

Event: Replace Switchboards, Panelboards, and Control Centers (1-6 section motor control centre)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$50,000	Unassigned

Updated: MAR-14

D5010.07.03 Variable Frequency Drives**

TECO PA 7300 variable frequency drives have been provided for the control of the air handling units. The drives are located in the main mechanical room and the mechanical penthouse.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	30	MAR-14

Event: Replace Variable Frequency Drives (4 drives)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$40,000	Unassigned

Updated: MAR-14

D5020.01 Electrical Branch Wiring*

All wiring is copper and installed in conduit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

Lighting is provided by a low voltage switching system, which is the product of GE. Relay cabinets have been provided adjacent to the breaker panels. Each area is locally controlled.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

D5020.02.02.02 Interior Fluorescent Fixtures - 1966 Section**

Lighting throughout the 1966 section is provided by fluorescent fixtures that are equipped with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2011	30	MAR-14

Event: Replace Interior Florescent Fixtures (200 fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$50,000	Unassigned

Updated: MAR-14

D5020.02.02.02 Interior Fluorescent Fixtures - 1985 Section**

Lighting throughout the 1985 section is provided by fluorescent fixtures that are equipped with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2012	30	MAR-14

Event: Replace Interior Florescent Fixtures (1200 Fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2042	\$300,000	Unassigned

Updated: MAR-14

D5020.02.02.02 Interior Fluorescent Fixtures 1999 Addition**

Lighting in the 1999 addition, (emergency area) is provided by fluorescent fixtures, equipped with T8 lamps and electronic ballasts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1999	30	MAR-14

Event: Replace Interior Fluorescent Fixtures1999 (50 fixtures)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$12,000	Unassigned

Updated: MAR-14

D5020.02.03.01 Emergency Lighting Built-in*

Emergency lighting is provided by connecting selected fixtures around the facility to the emergency power system as supplied by an on-site diesel fired engine-generator set. All paths and points of egress are adequately illuminated.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

D5020.02.03.03 Exit Signs*

Exit lights utilizing LED technology have been provided over each exit. Exit lights are tied into the emergency power system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	0	MAR-14

D5020.03.01.04 Exterior H.P. Sodium Fixtures*

Exterior Lighting consists of HPS wall mounted lighting packs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

All exterior lighting is controlled by photo-cell with manual override.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	0	MAR-14

D5030.01 Detection and Fire Alarm**

The fire alarm system is a Notifier 5000. It is a hard wired, zoned system. The main panel is located in the electrical room with remote annunciators located at each entrance. There are audio/visual signalling devices through-out the facility. The initiating devices consist of smoke detectors, heat detectors and manual pull stations. The system is tested annually and externally monitored.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2001	25	MAR-14

Event: Replace Detection and Fire Alarm (8529 Sq m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2026	\$400,000	Unassigned

Updated: MAR-14

D5030.02.04 Video Surveillance**

A CCTV system consisting of 6 cameras around the facility at strategic locations. A digital recording system has been provided and is located in the data room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2007	25	MAR-14

Event: Replace Video Surveillance (6 cameras and recording equipment)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2032	\$50,000	Unassigned

Updated: MAR-14

D5030.04.01 Telephone Systems*

A NEC Neax2000 IVS integrated voice server has been installed in the hospital. Telephone service is underground and terminates in the telephone room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2002	0	MAR-14

D5030.04.03 Call Systems**

A Responder IV nurse call system has been provided. The head end equipment is located in the telephone room. Patient stations are located in each patient room. Staff stations and duty stations have been provided in common areas. Desk sets have been provided at each of the nurses stations, ambulance bay, emergency and acute care reception desks. Dome lights have been provided in the corridor above the patient room doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1997	25	MAR-14

Event: Replace Call Systems (8529 Sq. m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2022	\$90,000	Unassigned

Updated: MAR-14

D5030.04.04 Data Systems*

Cat 5e data cabling has been provided throughout the facility complete with data outlets.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-14

D5030.04.05 Local Area Network Systems*

The local area network is located in the server room and consists of a floor mounted data rack that is complete patch panels and switches.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2002	0	MAR-14

D5030.06 Television Systems*

Cable TV system outlets have been provided in each patient rooms and lounges. Cable service is underground and terminates in the telephone room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

A 347/600V, 3 phase, 4 wire, 250 kW diesel engine-generator set has been provided. It is complete with a transfer switch, battery charger and block heater. The unit supplies power to essential equipment including lighting, selected mechanical equipment, and the operating room in the event of utility power failure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	35	MAR-14

Event: Code Repair - Transfer Switch Replacement

Concern:

No maintenance by-pass switch has been provided. As a result, there is no way to service the transfer switch without shutting the power to the entire facility; this does not meet the present electrical code.

Recommendation:

Replace Transfer Switch with new unit that is complete with a maintenance by-pass switch

Consequences of Deferral:

Loss of power to entire facility when transfer switch is serviced.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2014	\$65,000	Medium

Updated: MAR-14

Event: Replace Packaged Engine Generator Systems (Emergency Power System) (1-250 kW unit with transfer switch)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$250,000	Unassigned

Updated: MAR-14

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION**E1010.06 Commercial Laundry and Dry Cleaning Equipment***

1985 (Northeast Wing - Laundry) - has commercial laundry equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E1020.07 Laboratory Equipment*

1966 (Northeast Wing - Mezzanine - Mechanical Room) - has eye wash station. (installed in approx. 1999)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - near Public Washrooms) - has eye wash station.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Pantry) - has eye wash station.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Utility Room) - has eye wash station.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Seating Area near Southwest Exit) - has eye wash station.
 1985 (Central Wing - Administration - Janitor, CSR) - have eye wash stations.
 1985 (Southeast Wing - Emergency - East Janitor Room) - has eye wash station.
 1985 (Northeast Wing - Laundry, Mechanical Room 1, Shop, Environmental Services Storage) - have eye wash stations.
 1985 (Northeast Wing - Shop, Exterior Storage) - have metal flammable cabinets.
 1999 (Emergency - Ambulance Garage) - has emergency shower.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E1020.08 Medical Equipment*

1966 (Northeast Wing - Utility Room) - has sterilizer. (installed in approx. 1999)
 1966 (Northeast Wing - Patient Single Bed 62) - has lift rail.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Tub Room Unit 1) - has blanket warmer.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Patient Single Bed 2, 3, 5, 6, 8, 14, 15, 17, 18, 20, 22, Patient Double Bed 4, 13) - have lift rails.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2) - has lift rail.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Patient Single Bed 23, 26, 27, 28, 29, 30, 31, 34, 36, 37, 38, 39, 40, 41, 43, 44, Patient Double Bed 32, 33, 42) - have lift rails.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Tub Room Unit 3) - has blanket warmer.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 51, 55, 56, 59, 60) - have lift rails.
 1985 (Southeast Wing - Emergency - Laboratory) - has medical fridges and cooler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E1030.03 Loading Dock Equipment*

1985 (Northeast Wing - Northeast Exit) - has dock leveler.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E1090.03 Food Service Equipment*

1985 (Northeast Wing - Cafeteria) - has metal service rail, fridge and microwaves.
 1985 (Northeast Wing - Kitchen) - has steamer, stove, oven, mixer, proofer, grill, slicer, deep fryer, cart washing equipment, dishwashing equipment, coolers and fridge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E1090.04 Residential Equipment*

1966 (Northeast Wing - Servedy, Family Room 61/62 Kitchenette, Staff Conference Room) - have fridges and microwaves. (installed in approx. 2010)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Medical Room) - has fridge.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Pantry) - has fridge.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Pantry) - has fridge.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Staff Room) - has fridge.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Staff Room, Seating Area near Southwest Exit) - have fridges.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Pantry) - has microwave.
 1985 (Central Wing - Administration - Health Information Services) - has fridge and microwave.
 1985 (Central Wing - Administration - Kitchen) - has fridge, microwave range and dishwasher.
 1985 (Central Wing - Hobby Shop) - has fridge and microwave.
 1985 (Central Wing - Beauty Salon) - has stacked washer and dryer.
 1985 (Central Wing - Recreation Therapy) - has fridge.
 1985 (Central Wing - Staff Lounge) - has microwave.
 1985 (Southeast Wing - Emergency - Emergency Library) - has fridge and microwave.
 1985 (Southeast Wing - Emergency - Emergency Admission) - has fridge.
 1985 (Southeast Wing - Emergency - Corridor near Operation Room) - has fridges.
 1985 (Southeast Wing - Emergency - Trauma Rooms 1) - has fridge.
 1985 (Southeast Wing - Emergency - Medical Room) - has fridge.
 1985 (Southeast Wing - Emergency - Kitchenette) - has fridge and microwave.
 1985 (Northeast Wing - Pharmacy) - has fridge and microwave.
 1985 (Northeast Wing - Housekeeping Storage) - has fridge.
 1985 (Northeast Wing - Mechanical Room 1) - has microwave.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E2010.02 Fixed Casework - Millwork**

- 1966 (Northeast Wing - Family Room 61 and 68 Kitchenette, Servery, Utility Room) - have millwork. (approx. 10 linear metres) (installed in approx. 1985)
- 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Medical Room, Pantry, Clean Utility Room) - have millwork. (approx. 10 linear metres)
- 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Soiled Utility Room, Pantry, Staff Room) - have millwork. (approx. 7 linear metres)
- 1985 (Care Centre North Wing - Auxiliary Unit 3 - Medical Room, Pantry, Soiled Utility Room, Clean Utility Room) - have millwork. (approx. 9 linear metres)
- 1985 (Central Wing - Administration - Kitchen, Hobby Shop, Recreation Therapy) - have millwork. (approx. 17 linear metres)
- 1985 (Southeast Wing - Emergency - Trauma Rooms 1, 2, 3, Prep Room, Recovery Room, Supplies, X-ray Room, Laboratory, Medical Room, Soiled Utility Rooms, Clean Utility Room, Kitchenette) - have millwork. (approx. 35 linear metres)
- 1985 (Northeast Wing - Pharmacy, Mechanical Room 1, Shop, Kitchen) - have millwork. (approx. 22 linear metres)

Rating	Installed	Design Life	Updated
3 - Marginal	1985	35	MAR-14

Event: Replace damaged millwork. (approx. 6 linear metres)

Concern:

- 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Pantry) - has damaged millwork. (approx. 3 linear metres)
- 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Pantry) - has damaged millwork. (approx. 3 linear metres)

Recommendation:

Replace damaged millwork. (approx. 6 linear metres)

Type	Year	Cost	Priority
Failure Replacement	2014	\$6,000	Low

Updated: MAR-14

Event: Replace millwork. (approx. 104 linear metres)

Type	Year	Cost	Priority
Lifecycle Replacement	2020	\$104,000	Unassigned

Updated: MAR-14

E2010.02 Fixed Casework - Reception Counters - 1985**

1985 (Care Centre Southwest Wing - Nursing Home Unit 1/2 - Nurse Station) - has reception counter. (approx. 5 linear metres)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Nurse Station) - has reception counter. (approx. 5 linear metres)

1985 (Central Wing - Administration - Admission) - has reception counter. (approx. 10 linear metres)

1985 (Southeast Wing - Emergency - Unit A Admission) - has reception counter. (approx. 5 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	35	MAR-14

Event: Replace reception counters. (approx. 10 linear metres)

Concern:

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Nurse Station) - has worn out reception counter. (approx. 5 linear metres)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Nurse Station) - has worn out reception counter. (approx. 5 linear metres)

Recommendation:

Replace reception counters. (approx. 10 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$10,000	Low

Updated: MAR-14

Event: Replace reception counters. (approx. 15 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$15,000	Unassigned

Updated: MAR-14

E2010.02 Fixed Casework - Reception Counters - 1999, 2011**

1966 (Northeast Wing - Nurse Station) - has reception counter. (approx. 5 linear metres) (installed in approx. 2011)

1985 (Southeast Wing - Emergency - Emergency Admission) - has reception counter. (approx. 5 linear metres) (renovated in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-14

Event: Replace reception counters. (approx. 10 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$10,000	Unassigned

Updated: MAR-14

E2010.02 Fixed Casework - Vanities - 1985**

1966 (Northeast Wing - Education Room Washroom, Education/Staff Online Washroom, Staff Conference Room Washroom, Storage Room 69, Family Room 61 Washroom, Patient Single Bed Washroom 62, 64, 65, 74, 75, 76, Patient Double Bed Washroom 66, 67, 73, 77) - have plastic laminated vanities. (approx. 15 linear metres) (installed in approx. 1985)

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Tub Room Unit 1, Public Washrooms, Staff Washrooms, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22) - have plastic laminated vanities. (approx. 27 linear metres)

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2, Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44) - have plastic laminated vanities. (approx. 24 linear metres)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Public Washroom, Staff Washroom, Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - have plastic laminated vanities. (approx. 34 linear metres)

1985 (Central Wing - Administration - Public Washrooms) - have plastic laminated vanities. (approx. 2 linear metres)

1985 (Southeast Wing - Emergency - Female Staff Locker Room, Male Staff Locker Room) - have plastic laminated vanities. (approx. 2 linear metres)

1985 (Southeast Wing - Emergency - Recovery Room Washroom, X-Ray Washroom, Treatment Public Washroom, Day Surgery Bathroom, Treatment Public Washroom, Treatment Room 6 Bathroom, Staff Washroom, Scheduling Office Washroom, LD Bathroom) - have plastic laminated vanities. (approx. 8 linear metres)

1985 (Southeast Wing - Emergency - Treatment Rooms 4, 5, 7, 8, 9, 10) - have plastic laminated vanities. (approx. 10 linear metres)

1985 (Southeast Wing - Emergency - Patient Washroom 85, 86, 87, 88, 89, 91, 92, 93, Patient Bathroom 82, 83, 84, 90, Tub Room) - have plastic laminated vanities. (approx. 13 linear metres)

1985 (Northeast Wing - Male Locker Room Washroom and Shower, Female Locker Room Washroom and Shower) - have plastic laminated vanities. (approx. 5 linear metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	35	MAR-14

Event: Replace vanities. (approx. 55 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$55,000	Unassigned

Updated: MAR-14

Event: Replace worn out vanities. (approx. 85 linear metres)

Concern:

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Tub Room Unit 1, Public Washrooms, Staff Washrooms, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22) - have worn out plastic laminated vanities. (approx. 27 linear metres)

1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2, Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44) - have worn out plastic laminated vanities. (approx. 24 linear metres)

1985 (Care Centre North Wing - Auxiliary Unit 3 - Public Washroom, Staff Washroom, Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - have worn out plastic laminated vanities. (approx. 34 linear metres)

Recommendation:

Replace worn out vanities. (approx. 85 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$85,000	Low

Updated: MAR-14

E2010.02 Fixed Casework - Vanities - 1999**

1985 (Southeast Wing - Emergency - Doctor Washroom and Shower, Emergency Public Washroom, Emergency Staff Washroom, Treatment Room 8/9 Washroom) - have plastic laminated vanities. (approx. 4 linear metres)(renovated in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1999	35	MAR-14

Event: Replace vanities. (approx. 4 linear metres)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2034	\$4,000	Unassigned

Updated: MAR-14

E2010.03.01 Blinds - 1985**

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - East Seating Area) - has vertical fabric blinds. (2 blinds)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - East Seating Area) - has vertical fabric blinds. (2 blinds)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Staff Room) - has vertical blind. (1 blind)
 1985 (Central Wing - Administration - Waiting Area, Counsellor Office, Diagnosis Imaging Office, Occupational Therapy, Offices, Greenhouse, Hobby Shop, Recreation Therapy, Beauty Salon, Seating Area, Staff Lounge) - have venetian blinds. (approx. 46 blinds)
 1985 (Central Wing - Administration - Admin. Assistant, Security Office) - have venetian blinds. (3 blinds)
 1985 (Southeast Wing - Emergency - Doctor Lounge, Emergency Library) - have venetian blinds. (3 blinds)
 1985 (Southeast Wing - Emergency - Emergency Managers Office) - has vertical blind. (1 blind)
 1985 (Southeast Wing - Emergency - Baby Support, Staff Conference) - has venetian blinds. (approx. 9 blinds)
 1985 (Northeast Wing - Dietitian Office, Plant Operator, Environmental Services Manager, Speech Pathology Office) - have venetian blinds. (approx. 8 blinds)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace blinds. (approx. 75 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$30,000	Unassigned

Updated: MAR-14

E2010.03.01 Blinds - 2011**

1966 (Northeast Wing - Project Lounge, Education Room, Education/Staff Online, Staff Conference Room, Storage, Patient Single Bed 62, 64, 65, 74, 75, 76, Patient Double Bed 66, 67, 73, 77) - have aluminum framed windows. (approx. 15 windows) (installed in approx. 2011)
 1966 (Northeast Wing - Family Room 61 Kitchenette) - has roll-up blinds. (approx. 5 blinds) (installed in approx. 2011)
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Patient Single Bed 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, Patient Double Bed 4, 12, 13, Seating Areas) - have roll-up blinds. (approx. 32 blinds) (installed in approx. 2011)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Patient Single Bed 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, Patient Double Bed 32, 33, 42, Seating Areas) - have roll-up blinds. (approx. 34 blinds) (installed in approx. 2011)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Waiting Area, Patient Single Bed 48, 49, 52, 53, 54, 57, 58, Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60) - have roll-up blinds. (approx. 24 blinds) (installed in approx. 2011)
 1985 (Central Wing - Administration - Resident Dining/Lounge, Corridors) - have roll-up blinds. (approx. 32 blinds) (installed in approx. 2011)
 1985 (Southeast Wing - Emergency - Treatment Room 9, Patient Single Bed 82, 86, 87, 88, 89, 90, Patient Double Bed 83, 84, 85, 91, 92, 93, East Waiting Area) - have roll-up blinds. (approx. 17 blinds) (installed in approx. 2011)
 1985 (Northeast Wing - North Corridor) - have roll-up blinds. (approx. 10 blinds) (installed in approx. 2011)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2011	30	MAR-14

Event: Replace blinds. (approx. 169 blinds)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2041	\$67,600	Unassigned

Updated: MAR-14

E2010.03.02 Interior Shutters*

1985 (Central Wing - Administration - Tuck Shop) - has metal roll-up shutter.
 1985 (Southeast Wing - Emergency - Secure Storage, Waiting Area) - have aluminum roll-up shutters.
 1985 (Southeast Wing - Emergency - Unit A Admission) - has metal roll-up shutter.
 1999 (Emergency - Ambulance Garage to Stretcher Room) - has metal roll-up shutter.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

E2010.03.06 Curtains and Drapes**

1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Patient Double Bed 4, 12, 13) - have curtains and tracks. (3 curtains)
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Patient Double Bed 32, 33, 42) - have curtains and tracks. (3 curtains)
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Patient Double Bed 45, 46, 47, 50, 51, 55, 56, 59, 60) - have curtains and tracks. (9 curtains)
 1985 (Central Wing - Administration - Waiting Area) - has fold-up curtains. (4 curtains)
 1985 (Southeast Wing - Emergency - Trauma Room 1) - has curtain and track. (1curtain)
 1985 (Northeast Wing - Male Locker Room Shower, Female Locker Room Shower) - have curtains and tracks. (2 curtains)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	30	MAR-14

Event: Replace curtains and tracks. (approx. 2 curtains)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,800	Unassigned

Updated: MAR-14

E2010.04 Fixed Floor Grilles and Mats*

1985 (Central Wing - Administration - Main Entrance Vestibule) - has recessed metal floor grille.
 1985 (Northeast Wing - Northwest Exit Vestibule) - has recessed metal floor grille.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

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

1985 (Central Wing - Administration - Main Entrance to Parking Lot) - has barrier free route.
 1985 (Southeast Wing - Emergency - South Emergency Entrance to Parking Lot) - has barrier free route.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

K4010.02 Barrier Free Entrances*

1985 (Central Wing - Administration - Main Entrance, Main Entrance Vestibule) - has automatic sliding doors. (4 doors)
 1985 (Central Wing - Administration - Resident Dining/Lounge Exit) - has handicapped door with automatic operator. (1 door)
 1985 (Southeast Wing - Emergency - South Emergency Entrance, South Emergency Entrance Vestibule) - have handicapped doors with automatic operators. (2 doors) (installed in approx. 1999)
 1985 (Southeast Wing - Emergency - Stretcher Room) - has automatic sliding doors. (2 doors) (renovated in 1999)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-14

K4010.03 Barrier Free Interior Circulation*

Building corridors are wide enough for wheelchairs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

K4010.04 Barrier Free Washrooms*

1966 (Northeast Wing - Education Room Washroom, Education/Staff Online Washroom, Staff Conference Room Washroom, Tub Room, Storage Room 69, Family Room 61 Washroom, Patient Single Bed Washroom 62, 64, 65, 74, 75, 76, Patient Double Bed Washroom 66, 67, 73, 77) - are handicapped washrooms.
 1966 (Northeast Wing - Tub Room) - has handicapped tub.
 1966 (Northeast Wing - Tub Room) - has handicapped shower.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Public Washrooms, Staff Washroom, Patient Washroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22) - are handicapped washrooms.
 1985 (Care Centre Southwest Wing - Nursing Home Unit 1 - Tub Room Unit 1) - has handicapped tub.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Patient Washroom 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44) - are handicapped washrooms.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2) - has handicapped tub.
 1985 (Care Centre Northwest Wing - Nursing Home Unit 2 - Tub Room Unit 2) - has handicapped shower.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Public Washroom, Staff Washroom, Patient Washroom 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60) - are handicapped washrooms.
 1985 (Care Centre North Wing - Auxiliary Unit 3 - Tub Room Unit 3) - has handicapped tub.
 1985 (Southeast Wing - Emergency - Treatment Room 8/9 Washroom) - is a handicapped washroom. (renovated in 1999)
 1985 (Southeast Wing - Emergency - Treatment Public Washroom, Treatment Washroom, Treatment Room 6 Bathroom, Scheduling Office Washroom, LD Bathroom) - are handicapped washrooms.
 1985 (Southeast Wing - Emergency - Patient Washroom 85, 86, 87, 88, 89, 91, 92, 93, Patient Bathroom 82, 83, 84, 90, Tub Room) - are handicapped washrooms.
 1985 (Southeast Wing - Emergency - Tub Room) - has handicapped tubs.
 1985 (Southeast Wing - Emergency - Sitz Bath, Handicapped Shower) - are handicapped showers.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

K4030.01 Asbestos*

Refer to C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)** - 1966 Section
 1966 (Northeast Wing - Corridors) - have suspended T-bar ceiling system c/w asbestos ceiling tiles. (approx. 230 square metres)

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

K4030.02 PCBs*

No PCBs were observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

K4030.04 Mould*

No mould was observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

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

No ozone depleting substances were observed or reported.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1966	0	MAR-14

K5010.01 Site Documentation*

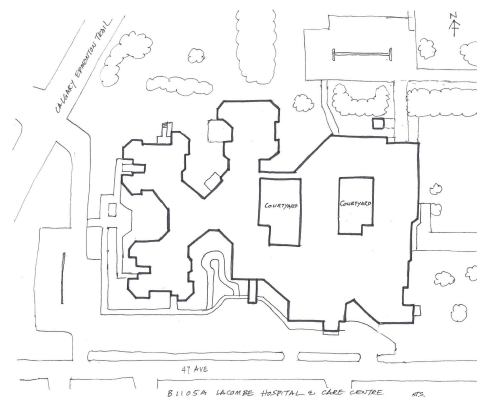
Prime Consultant Name - Francis Ng Architect Ltd.
 Date of Site Visit: October 9, 2013

1966 original building - 1080 square metres
 1982 addition - 7430 square metres
 1999 addition - 120 square metres

Total building area - 8529 square metres

Drawing attached - Site Plan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



Site plan.

K5010.02 Building Documentation*

Prime Consultant Name - Francis Ng Architect Ltd.

Date of Site Visit: October 9, 2013

1966 original building - 1080 square metres

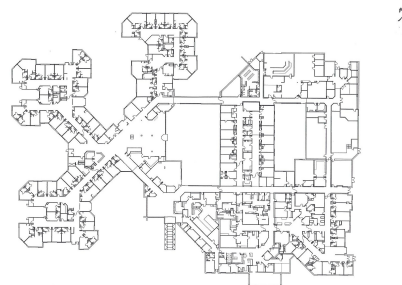
1982 addition - 7430 square metres

1999 addition - 120 square metres

Total building area - 8529 square metres

Drawing attached - Floor Plan.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2013	0	MAR-14



LACOMBE HOSPITAL AND CARE CENTRE
5430 47 AVE, LACOMBE, AB
SCALE: 1/12
LEVEL: 1 - FLOOR PLAN
DATE: 2012-APR-02

Floor plan.