

# RECAPP Facility Evaluation Report

Alberta Health Services-South



## Big Country Hospital

B1133A

Oyen

**Facility Details**

**Building Name:** Big Country Hospital  
**Address:** 312 - 3 Avenue E.  
**Location:** Oyen  
  
**Building Id:** B1133A  
**Gross Area (sq. m):** 4,404.00  
**Replacement Cost:** \$28,227,432  
**Construction Year:** 1970

**Most Recent Consultant Evaluation**

**Evaluation Company:** Berry Architecture + Associates  
**Evaluation Date:** November 6 2012  
**Evaluator Name:** Angela Flinn  
**Evaluation FCR:** 19.81%

**Total Maintenance Events Next 5 years:** **\$5,592,286**  
**Current 5 year Facility Condition Index (FCI):** **19.81%**

**General Summary:**

The Big Country Hospital complex is comprised of several facilities, including the Big Country Hospital, Extended Care Facility, Community Health Services Building, and the Oyen Medical Clinic. During the 2013 review, only the Big Country Hospital and the Extended Care Facility was reviewed, information in the report regarding the other buildings on site are from the 2009 review. Alberta Infrastructure gave instruction to only review the hospital and keep the information for the other buildings on site in the report. BOE's were not completed for the Auxiliary Buildings.

The Big Country Hospital is a single-storey, steel and masonry block structure with two rooftop mechanical penthouses and no basement level, constructed in 1970. The building has a total floor area of approximately 2,111 square metres, and includes single-storey additions constructed along its east and south elevations in 2008, totaling approximately 629 square metres of additional floor area. The building houses patient and medical/examination rooms, service/support rooms, and general medical, operating and patient care equipment.

The Extended Care Facility was constructed north of the Big Country Hospital in 1985, and is comprised of a single-storey, steel-framed structure with crawl space and mechanical mezzanine level. The Extended Care Facility has a total floor area of approximately 1,615 square metres, and connects with the Big Country Hospital via corridor at its southeast corner. A Solarium addition was constructed at the southeast corner of the Extended Care Facility circa 1990, and has a reported floor area of approximately 50 square metres. The facility includes long-term care rooms for patients, along with patient care and support equipment.

The Community Health Services Building is situated northeast of the Big Country Hospital, and is comprised of a single-storey, wood-framed facility with no basement level. The building was constructed in 1990, and has a total floor area of approximately 407 square metres. The building is generally used for office, administrative and training purposes. The Oyen Medical/Dental Office is a single storey, wood framed facility with no basement. Age of the building is unknown, but likely early 1990's and has a floor area of 300 square meters. The building is generally used for office, administration, and dental practice. The Oyen Medical Clinic is located east of the Big Country Hospital, and was constructed in 1970. The building is a single-storey, wood-framed structure with no basement level, and has a total floor area of approximately 310 square metres. The facility provides general clinical evaluations and patient care.

**Structural Summary:**

Standard foundations for the Big Country Hospital and Extended Care Facility are cast-in-place and reinforced concrete piles and concrete grade beams, a crawl space is provided below the raised ground floor of the Extended Care Facility, which includes a sand base enclosed with cast-in-place concrete foundation walls. The raised floor deck of the Extended Care Facility is comprised of metal decking with concrete topping.

while grade beams and spread footings below concrete slab-on-grade floors are understood to exist for the Community Health Services Building and Oyen Medical Clinic.

The roof structural frame of the Big Country Hospital and Extended Care Facility, including the raised main floor structure of this building, are supported by open web steel joists and beams. The roof structural frame of the Oyen Medical Clinic and Community Health Services Building are understood to be supported by wood joists or pre-engineered wood trusses. Structural interior walls supporting floors or roofs are comprised of load-bearing masonry block or wood-studs. The Big Country Hospital and Extended Care Facility include corrugated metal roof decking, while wood-sheathed roof decks are understood to be provided in the Community Health Services Building and Oyen Medical Clinic.

No repair work associated with the buildings' structural elements is recommended.

Structural components were observed to be in acceptable condition, overall.

**Envelope Summary:**

The Big Country Hospital includes painted masonry block and pre-finished metal panel cladding on the lower and upper portions of each building elevation, respectively. The 2008 addition to the hospital includes split-faced masonry block or tyndall stone walls, along with galvanized metal panels with a horizontal ribbed profile. The Extended Care Facility includes a combination of pre-cast concrete panels and clay brick veneer on the upper and lower portions of each building elevation, respectively. The Community Health Services Building is clad with stucco siding on all elevations, while the Oyen Medical Clinic is equipped pre-finished metal siding.

Exterior windows on all site buildings generally consist of insulating glazing units set in fixed or operable aluminum frames. Exterior entry doors consist of single or dual, glazed pivot units with insulating glass set in aluminum frames. Automated (motion sensor-activated) sliding entry doors are situated at the main (east) entrance to the Big Country Hospital 2008 addition, and consist of insulating glazing units set in fixed and anodized aluminum framing. A similar exterior door provides access to the exterior deck on the Extended Care Facility south elevation. Exterior utility doors are generally comprised of single and dual, painted and insulated metal pivot units set in painted metal or wood frames, some with glazed inserts.

The low-slope roofs of the Big Country Hospital and Oyen Medical Clinic are equipped with modified bituminous membrane and built-up bituminous membrane assemblies, respectively. Pitched roof surfaces on the Extended Care Facility and Community Health Services Building have wood shingles and pre-finished metal roofing, respectively.

Recommended work includes the following:

- Repair damaged metal siding on the perimeter of the Oyen Medical Clinic
- Repair damaged stucco cladding on the Community Health Services Building perimeter
- Replace deficient sealant on the perimeters of the Extended Care Facility and Solarium, Community Health Services Building, Oyen Medical Clinic and Big Country Hospital
- Replace a failed glazing unit on an exterior window unit of the Extended Care Facility Solarium addition
- Repaint finishes on exterior utility doors of the Big Country Hospital as necessary
- Replace the built-up bituminous membrane assembly on the Oyen Medical Clinic
- Provide heat trace in the metal gutter of the Extended Care Facility Solarium addition

Building envelope components were observed to be in acceptable condition, overall.

**Interior Summary:**

The site buildings are comprised of patient rooms and connecting corridors, medical/examination rooms, support/service rooms and staff/office areas. Interior finishes in the site buildings are a combination of vinyl tile, resilient sheet flooring and carpeting. Walls generally include gypsum board or masonry block with painted finishes, while painted gypsum board or suspended T-bar grid with inlaid acoustic panel ceilings are provided throughout the site buildings. Interior swinging doors are a combination of varnished solid core wood or painted hollow metal pivot units set in painted metal or wood frames.

Recommended work includes the following:

- Provide firestopping where absent around penetrations in fire separations for the site buildings
- Repair damaged ceramic tile wall finishes in the Big Country Hospital
- Repaint damaged wall surfaces in the site buildings as necessary
- Repaint damaged concrete floor finishes in service/support rooms in the Big Country Hospital
- Install vinyl tile flooring where absent in the Big Country Hospital corridors
- Replace resilient floor finishes in the Extended Care Facility
- Replace carpet flooring in the Big Country Hospital, Community Health Services Building, Extended Care Facility and Oyen Medical Clinic
- Provide automated door openers at the main entrances of the Community Health Services Building and Oyen Medical Clinic for barrier-free access
- Renovate washrooms in the Community Health Services Building and Oyen Medical Clinic to allow barrier-free access
- Conduct a feasibility study and corresponding repairs to retrofit existing patient washrooms for barrier-free access

Interior finishes were observed to be in acceptable condition, overall.

**Mechanical Summary:**

Big Country Hospital provides a ten bed acute care unit and thirty long term care bed units. The Hospital, located in

Oyen, Alberta, was originally constructed in 1970 with major expansions taking place in 1985, and 2008. The main steam boilers have been relatively well maintained since their installation in 1970. Many of the components in the boiler room have been replaced or upgraded and the overall condition is acceptable. The main air ventilation system for the wards is provided by a single zone built up air handling unit with associated refrigeration compressor and air cooled dry condenser. All equipment is approaching the end of its useful life. However major renovations are planned for this part of the hospital and we are not sure as to the extent of the proposed works.

The 1985 Extended care unit (auxilliary Unit) contains a small Penthouse mechanical room with 4 multizone units two boilers and associated pumps and fittings. Owing to the cramped nature of this room maintenance is difficult for the local staff, although generally equipment is acceptable. The domestic water heating boiler is approaching a life cycle event.

The 2008 expansion is all in good condition. Two outlying buildings including Community Health (1995) and The Medical Clinic (1969) were not included in the study. The major mechanical systems in the Medical Clinic have been upgraded as per previous report.

The only events identified with the mechanical systems other than the life cycle events reported for the next 5 years was the replacement of the humidification unit serving the old 1970 wards and the removal of the two unused electric humidifiers in the extended care facility.

Overall, the building mechanical systems are in acceptable condition.

**Electrical Summary:**

Big Country Hospital was originally constructed in 1969 and electrical system was upgraded during building expansions in 1985 and 2008. The main electrical service is 277/480V, 3 phase, 4 wire and rated 600A. The few transformers are installed during 1985 and 2008 renovations and are used to transfer the power from 480V to 120/208V system.

The incandescent fixtures are used in the residents room. The fluorescent light fixtures are used through entire building common areas. The T-12 lamp fluorescent light fixtures are used in the 1969 and 1985 sections of the building and T-8 lamp fluorescent fixtures are used in 2008 section of the building.

The fire alarm system, nurse call, telephone and Cable TV systems meet current facility operation requirements.

The overall rating for electrical systems is "Good".

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\* - 1970**

Construction drawings indicated the standard foundations for the Big Country Hospital to be cast-in-place and reinforced concrete piles and concrete grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**A1010 Standard Foundations\* - 1985**

Foundations for the Extended Care Facility are cast-in-place and reinforced concrete piles and concrete grade beams

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

**A1010 Standard Foundations\* - 1990**

Foundations for the Extended Care Facility Solarium are cast-in-place and reinforced concrete piles and concrete grade beams

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**A1010 Standard Foundations\* - 2008**

Construction drawings indicated the standard foundations for the Big Country Hospital Addition to be cast-in-place and reinforced concrete piles and concrete grade beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**A1010 Standard Foundations\* - Auxiliary Buildings**

Standard foundations for the Community Health Services Building, Dental Office, and Oyen Medical Clinic are assumed to consist of concrete grade beams and spread footings, although construction drawings for these facilities were not available for review as part of the assessment.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**A1030 Slab on Grade\* - 1970**

Construction drawings indicated that the Big Country Hospital has a 125 mm concrete slab-on-grade floor with welded wire mesh reinforcement, underlain by a polyethylene vapor barrier and compacted gravel fill.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**A1030 Slab on Grade\* - 2008**

Construction drawings indicated that the Big Country Hospital Addition has a 125 mm concrete slab-on-grade floor with welded wire mesh reinforcement, underlain by a polyethylene vapor barrier and compacted gravel fill.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**A1030 Slab on Grade\* - Auxiliary Buildings**

The Community Health Services Building, Dental Office, and Oyen Medical Clinic are also constructed at-grade, and have concrete slab-on-grade floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

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

A crawl space is provided below the raised ground floor of the Extended Care Facility. The crawl space includes a sand base enclosed with cast-in-place concrete foundation walls.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

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

**B1010.01 Floor Structural Frame (Building Frame)\* - 1970**

The roof structural frame of the Big Country Hospital is supported by open web steel joists and beams, steel columns, and load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B1010.01 Floor Structural Frame (Building Frame)\* - 1985**

The main floor structural frame of the Extended Care Facility is supported by open web steel joists and beams, steel columns, and load bearing walls.

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

**B1010.01 Floor Structural Frame (Building Frame)\* - 1990**

The main floor structural frame of the Extended Care Facility Solarium is supported by wood joists and beams, and load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14



**B1010.01 Floor Structural Frame (Building Frame)\* - 2008**

The roof structural frame of the Big Country Hospital Addition is supported by open web steel joists and beams, steel columns, and load bearing walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B1010.01 Floor Structural Frame (Building Frame)\* - Auxiliary Buildings**

The roof structural frame of the Oyen Medical Clinic and Community Health Services Building is assumed to be supported by wood joists or pre-engineered wood trusses, although construction drawings for these facilities were not available for review during the assessment.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 1970**

Structural interior walls supporting floors or roofs within the Big Country Hospital are comprised of load-bearing masonry block and wood stud. Load-bearing wood-stud walls are assumed to be supporting the roofs of the mechanical penthouses on the Big Country Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 1985**

Structural interior walls supporting floors or roofs within the Extended Care Facility are comprised of load-bearing masonry block and wood stud.

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

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - 2008**

Structural interior walls supporting floors or roofs within the Big Country Hospital Addition are comprised of load-bearing masonry block and steel columns.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B1010.02 Structural Interior Walls Supporting Floors (or Roof)\* - Auxiliary Buildings**

Load-bearing wood-stud walls are assumed to be supporting the roofs of the Oyen Medical Clinic, Dental Office, the Community Health Services Building.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

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

The raised floor deck of the Extended Care Facility is comprised of metal decking with concrete topping.

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

**B1010.04 Balcony Floor Construction (& Decks)\***

An outdoor deck is provided on the south elevation of the Extended Care Facility. The deck is comprised of a painted wood plank floor deck supported by wood joists. Structural support for the deck floor structure was not observed during the assessment.

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

**B1010.05 Mezzanine Construction\***

The mechanical mezzanine level of the Extended Care Facility is comprised of metal decking with concrete topping, supported by steel joists and beams.

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

**B1010.06 Ramps: Exterior\***

An exposed and unfinished concrete ramp is located on the front (west) elevation of the Oyen Medical Clinic and leads to a building entrance. The ramp includes base-mounted, painted metal pipe handrails along its outer edge.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B1010.07 Exterior Stairs\***

Galvanized metal stairs with metal grille treads/landings and a base-mounted, metal pipe handrail provides roof access to the Big Country Hospital. The staircase is located on the south end of the facility, and is enclosed with masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B1010.10 Floor Construction Firestopping\***

Ductwork or conduit penetrations through floors or roofs in the Big Country Hospital and Extended Care Facility are generally sealed where voids are present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14



**B1020.01 Roof Structural Frame\* - 1970**

The roof structural framework for the Big Country Hospital is comprised of corrugated metal decking supported by open web steel joists and beams. Wood-sheathed roofs supported by wood joists or pre-engineered trusses are assumed to be provided in mechanical penthouses of the Big Country Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B1020.01 Roof Structural Frame\* - 1985**

The roof structural frame of the Extended Care Facility is supported by pre-engineered sloped trusses.

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

**B1020.01 Roof Structural Frame\* - 1990**

The roof structural frame of the Extended Care Facility is supported by pre-engineered sloped wood trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B1020.01 Roof Structural Frame\* - 2008**

The roof structural frame of the Big Country Hospital Addition is supported by open web steel joists and beams.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B1020.01 Roof Structural Frame\* - Auxiliary Buildings**

Wood-sheathed roofs supported by wood joists or pre-engineered trusses are assumed to be provided in the Community Health Services Building, Oyen Medical Clinic, although construction drawings for these facilities were not available for review during the assessment.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B1020.04 Canopies\* - 1970**

An enclosed canopy structure is also provided on the south end of this building at the service entrance. The canopy is comprised of metal decking supported by steel beams and load-bearing masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B1020.04 Canopies\* - 1985**

Entrances and exterior windows on the perimeter of the Extended Care Facility are generally recessed, forming canopies at these locations. The canopies are extensions of the building structure.

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

**B1020.04 Canopies\* - 2008**

Canopies are provided at the main and south entrances to the Big Country Hospital, and are comprised of metal decking, supported by open web steel joists, beams and a stone-clad columns on the building exterior.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B1020.04 Canopies\* - Auxiliary Buildings**

The wooden roof structure of the Community Health Services Building also extends beyond the building footprint, forming a small canopy roof along all elevations.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

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

Where exposed, a spray-on fireproofing material is applied to steel beams in the Big Country Hospital where the roof structural frame joins with load-bearing masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

## S2 ENVELOPE

### B2010.01.01 Precast Concrete: Exterior Wall Skin\*

Pre-cast concrete wall panels are provided above brick-clad finishes and below exterior window units on the perimeter of the Extended Care Facility.

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

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1970

The west wing of the Big Country Hospital also includes brick veneer cladding on lower wall sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1985

A clay brick veneer is provided on most exterior faces of the Extended Care Facility.

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

### B2010.01.02.01 Brick Masonry: Ext. Wall Skin\* - 1990

A clay brick veneer is provided on the Solarium addition. The west wing of the Big Country Hospital also includes brick veneer cladding on lower wall sections.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**Event:** Repoint Brick in Solarium.- (150 sq. m.)

**Concern:**

Brick is crumbling and cracking

**Recommendation:**

Repoint 150 m2 of Brick in Solarium

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$16,332	High

**Updated:** APR-14



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**B2010.01.02.02 Concrete Block: Ext. Wall Skin\* - 1970**

Most elevations on the south and west sides of the Big Country Hospital have painted, smooth-surfaced masonry block walls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B2010.01.02.02 Concrete Block: Ext. Wall Skin\* - 2008**

The 2008 addition of the Big Country Hospital includes split-faced masonry block walls on front-facing elevations.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B2010.01.03 Stone Assemblies: Exterior Wall Skin\***

Smooth-faced tyndall stone is provided on the south, east and north elevations of the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B2010.01.06.03 Metal Siding\*\* - 1970**

Pre-finished metal siding panels found in various locations around the upper portion of the 1970 part of the building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	APR-14

**Event: Replace metal siding.- (200 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$31,422	Unassigned

**Updated:** APR-14

**B2010.01.06.03 Metal Siding\*\* - 2008**

Galvanized or pre-finished metal siding panels are provided at various locations on the 2008 addition, a rooftop mechanical penthouse and the west elevation/west wing of the Big Country Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace Metal Siding.- (500 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$78,555	Unassigned

**Updated:** APR-14

**B2010.01.06.03 Metal Siding\*\* - Auxiliary Buildings**

Pre-finished metal siding is provided on all elevations of the Oyen Medical Clinic, and one mechanical penthouse serving the Big Country Hospital.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	APR-14

**Event: Repair Metal Siding.- (approx. 28 sq. m)**

**Concern:**

Sections of bent and damaged metal siding was observed on the Oyen Medical Clinic perimeter in random locations.

**Recommendation:**

Repair the damaged sections of metal siding as necessary.

**Consequences of Deferral:**

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$5,096	Medium

**Updated:** APR-14

**Event: Replace Metal Siding.- (approx. 225 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$40,771	Unassigned

**Updated:** APR-14

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\* - 1970**

An exterior wall adjacent to the north entrance to the Big Country Hospital, near the connection to the Extended Care Facility, is also finished with painted stucco.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B2010.01.08 Cement Plaster (Stucco): Ext. Wall\* - Auxiliary Buildings**

All elevations of the Community Health Services Building are finished with painted, stucco-clad surfaces. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**Event: Repair Stucco Cladding.- (approx. 407 sq. m)**

**Concern:**

Minor cracking of stucco-clad surfaces was observed at the corners of exterior window units and front signage at the Community Health Services Building.

**Recommendation:**

Repair the cracked/damaged stucco cladding surfaces as necessary.

**Consequences of Deferral:**

Potential moisture ingress into the building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$2,038	Medium

**Updated:** APR-14

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

Expansion joints are provided at periodic intervals in various cladding types for thermal expansion/contraction.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

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

Sealant is provided in construction joints and around exterior windows/doors on the perimeter of the Oyen Medical Clinic. Community Health Services Building, and Clinic.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-14

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1970**

Sealant is provided in construction joints and around exterior windows/doors on the perimeter of the original portions of the Big Country Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	20	APR-14

**Event: Replace caulking.- (220 m2)**

**Concern:**

Cracked and de-bonded sealant was observed in construction joints and around exterior windows/doors on the building perimeter.

**Recommendation:**

Replace deficient sealant on the building perimeter.

**Consequences of Deferral:**

Potential moisture ingress into the building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$7,680	Medium

**Updated:** APR-14

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1985**

Sealant is provided in construction joints and around exterior windows/doors on the perimeter of the Extended Care Facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	APR-14

**Event: Replace Deficient Sealant.- (450 m)**

**Concern:**

Cracked and de-bonded sealant was observed in construction joints and around exterior windows/doors on the building perimeter.

**Recommendation:**

Replace deficient sealant on the building perimeter.

**Consequences of Deferral:**

Potential moisture ingress into the building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$15,709	Medium

**Updated:** APR-14



**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 1990**

Sealant is provided in construction joints and around exterior windows/doors on the perimeter of the Solarium addition on the Extended Care Facility.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	20	APR-14

**Event: Replace Deficient Sealant.- (80 m)****Concern:**

Cracked and de-bonded sealant was observed in construction joints and around exterior windows/doors on the building perimeter.

**Recommendation:**

Replace deficient sealant on the building perimeter.

**Consequences of Deferral:**

Potential moisture ingress into the building envelope.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$2,793	Medium

**Updated:** APR-14

**B2010.01.11 Joint Sealers (caulking): Ext. Wall\*\* - 2008**

Sealant is provided in construction joints and around exterior windows/doors on the perimeter of the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	APR-14

**Event: Replace caulking.- (190 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$6,116	Unassigned

**Updated:** APR-14

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

Masonry block walls on the south and west sides of the Big Country Hospital, have a painted finish.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	15	APR-14

**Event: Repaint Exterior Walls.- (225 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$5,893	Unassigned

**Updated:** APR-14

**B2010.02.03 Masonry Units: Ext. Wall Const.\* - 1970**

Exterior masonry block back-up walls are provided on the perimeter of the Big Country Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B2010.02.03 Masonry Units: Ext. Wall Const.\* - 1985**

A masonry block wall substrate is also assumed to be present on the Extended Care Facility exterior; however construction drawings for this facility were not available for review during the assessment.

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

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

Load bearing metal studs are provided on the perimeter of the Big Country Hospital Addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B2010.02.05 Wood Framing: Ext. Wall Const.\* - 1990**

Assumed wood stud walls are provided on the exterior walls of the Extended Care Solarium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B2010.02.05 Wood Framing: Ext. Wall Const.\* - Auxiliary Buildings**

Wood stud walls are assumed to be provided on the exteriors of the Oyen Medical Clinic and Community Health Services Building; however construction drawings for these facilities were not available for review during the assessment. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation\* - 1970**

The exterior walls of the site buildings are assumed to be equipped with air barriers, vapor retarders and insulation for the original portion of the hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation\* - 1985**

The exterior walls of the site buildings are assumed to be equipped with air barriers, vapor retarders and insulation for the extended care facility.

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

**B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation\* - 1990**

The exterior walls of the site buildings are assumed to be equipped with air barriers, vapor retarders and insulation for the solarium.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation\* - 2008**

The exterior walls of the site buildings are assumed to be equipped with air barriers, vapor retarders and insulation for the hospital addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

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

The exterior walls of the site buildings are assumed to be equipped with air barriers, vapor retarders and insulation; however construction drawings for most facilities were not available for review during the assessment. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B2010.05 Parapets\* - 1970**

Parapet walls on the perimeter of low-slope roof sections for the Big Country Hospital are comprised of a continuation of exterior wall construction, clad on outer-facing surfaces with finishes similar to adjoining wall surfaces, while inner-facing surfaces are clad with a modified bituminous membrane. The parapets are capped with pre-finished metal copings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B2010.05 Parapets\* - 2008**

Parapet walls on the perimeter of low-slope roof sections for the Big Country Hospital addition are comprised of a continuation of exterior wall construction, clad on outer-facing surfaces with finishes similar to adjoining wall surfaces, while inner-facing surfaces are clad with a modified bituminous membrane. The parapets are capped with pre-finished metal copings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 2008**

Pre-finished or galvanized metal louvers are provided on the perimeters of the Big Country Hospital addition to support air flow and ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 1970**

Pre-finished or galvanized metal louvers are provided on the perimeters of the Big Country Hospital to support air flow and ventilation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**B2010.06 Exterior Louvers, Grilles, and Screens\* - 1985**

Pre-finished or galvanized metal louvers are provided on the perimeters of the Extended Care Facility to support air flow and ventilation.

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

**B2010.09 Exterior Soffits\* - 1985**

Exterior soffits on the perimeters of the Extended Care Facility are comprised of perforated metal and linear wood, respectively.

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

**B2010.09 Exterior Soffits\* - 2008**

Exterior soffits on the perimeters of the Big Country Hospital addition are comprised of perforated metal and linear wood, respectively.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**B2010.09 Exterior Soffits\* - Auxiliary Buildings**

Perforated metal panels also form the soffits on the Community Health Services Building and Dental Office perimeter. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1970**

Exterior windows on the perimeter of the original portions of the Big Country Hospital are comprised of insulating glazing units set in fixed and operable aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	40	APR-14

**Event: Replace aluminum windows.- (45 m2)**

**Concern:**

Windows are deteriorating and leaking. Window and sill replacement is required to prevent further water infiltration.

**Recommendation:**

Replace windows, skylights, and sills.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$53,811	High

**Updated:** APR-14

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1985**

Exterior windows on the perimeter of the Extended Care Facility appeared to consist of dual-pane glazing units set in fixed and operable, pre-finished aluminum frames with an interior wood veneer finish. Clearstory windows, comprised of insulating glazing units set in fixed aluminum frames, are provided at the peak of pitched roof sections on the Extended Care Facility.

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

**Event: Replace aluminum windows.- (75 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$89,685	Unassigned

**Updated:** APR-14

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 1990**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1990	40	APR-14

**Event: Replace windows.- (27 m2)**

**Concern:**

Water leaks through the windows and once opened are very difficult to close.

**Recommendation:**

Replace windows in Solarium

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$32,665	High

**Updated:** APR-14

**B2020.01.01.02 Aluminum Windows (Glass & Frame)\*\* - 2008**

Exterior windows on the perimeter of the Big Country Hospital 2008 addition are comprised of insulating glazing units set in fixed and operable, pre-finished aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace Exterior Windows.- (20 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$3,916	Unassigned

**Updated:** APR-14

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

Exterior windows on the perimeter of the Community Health Services Building and Extended Care Facility Solarium addition are comprised of insulating glazing units set in fixed and operable aluminum frames.

Exterior windows on the perimeter of the Oyen Medical Clinic and original portions of the Big Country Hospital are comprised of insulating glazing units set in fixed and operable aluminum frames. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	40	APR-14

**Event: Replace Exterior Windows.- (approx. 36 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$63,194	Unassigned

**Updated:** APR-14

**Event: Replace Failed Glazing Unit.- ((approx. 2 sq. m)**

**Concern:**

The seal on an insulating glazing unit on the Solarium addition exterior appears to have failed, as condensation was noted within the glazing unit.

**Recommendation:**

Replace the failed glazing unit.

**Consequences of Deferral:**

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$2,038	Medium

**Updated:** APR-14

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

Sloped glazing is provided above the Solarium addition of the Extended Care Facility. The sloped glazing appeared to be comprised of insulating glazing units set in fixed aluminum framing with wood-clad surfaces on the building interior. The sloped glazing structure appeared to be supported by glulam beams extending to the Extended Care Facility wall surface.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	APR-14

**Event: Replace Sloped Glazing.- (50 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$69,828	Unassigned

**Updated:** APR-14



**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\* - 1985**

Exterior entry doors on the perimeter of the Extended Care Facility consist of dual, glazed pivot units with insulating glass set in anodized aluminum frames.

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

**Event: Replace Exterior Doors.- (2 Single Doors & 3 Double Doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$32,470	Unassigned

**Updated:** APR-14

**B2030.01.01 Aluminum-Framed Storefronts: Doors\*\* - 2008**

Exterior entry doors on the perimeter of the Big Country Hospital 2008 addition consist of single or dual, glazed pivot units with insulating glass set in anodized aluminum frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Exterior Doors.- (3 Doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$12,176	Unassigned

**Updated:** APR-14

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

Exterior entry doors on the north elevation of the Community Health Services Building consist of dual, glazed pivot units with insulating glass set in aluminum frames.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**Event: Replace Exterior Doors.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$8,154	Unassigned

**Updated:** APR-14

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

Automated (motion sensor-activated) sliding entry doors are situated at the main (east) entrance to the Big Country Hospital 2008 addition. The entry doors consist of insulating glazing units set in fixed and anodized aluminum framing. A similar exterior door provides access to the exterior deck on the Extended Care Facility south elevation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Automatic Entrance Doors.- (1 Single Door & 1 Double Door)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$72,796	Unassigned

**Updated:** APR-14

**B2030.01.10 Wood Entrance Door\*\***

An exterior wood entrance door is provided on the Extended Care Facility Solarium addition. The exterior door appeared to consist of solid core wood with an insulating glazing unit insert, set in a metal frame. Interior framing surfaces appeared to be clad with wood to match existing interior finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**Event: Replace Wood Entrance Door.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$2,138	Unassigned

**Updated:** APR-14

**B2030.02 Exterior Utility Doors\*\* - 2008**

Exterior utility doors on the 2008 addition of the Big Country Hospital are comprised of single and dual, painted and insulated metal pivot units set in painted metal frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace Exterior Utility Doors.- (7)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$7,135	Unassigned

**Updated:** APR-14

**B2030.02 Exterior Utility Doors\*\* - 1970**

Exterior entrance doors on the Oyen Medical Clinic perimeter and original portions of the Big Country Hospital are comprised of single and dual, painted and insulated metal pivot units set in painted metal frames. Access to both mechanical penthouses on the roof of the Big Country Hospital is provided by painted, solid core wood pivot doors set in painted wood frames.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	APR-14

**Event: Replace Exterior Utility Doors.- (12 Doors)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$19,366	Unassigned

**Updated:** APR-14

**B2030.02 Exterior Utility Doors\*\* - Auxiliary Buildings**

An exterior utility door on the south elevation of the Community Health Services Building is comprised of a painted and insulated metal pivot unit set in a painted metal frame. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	APR-14

**Event: Replace Exterior Utility Doors.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$2,038	Unassigned

**Updated:** APR-14

**B2030.03 Large Exterior Special Doors (Overhead)\***

The ambulance bay on the Big Country Hospital 2008 addition includes four overhead doors, each of which appeared to be comprised of fiberglass panels set in sectional aluminum framing. A sectional metal overhead door is also situated on the south end of the Big Country Hospital, adjacent to the exterior roof access staircase.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

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

Roofing assemblies for the site buildings are assumed to include a vapor retarder and insulation; however construction drawings for most facilities were not available for review during the assessment.

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

**B3010.01 Roof Vapour Retarder and Insulation\* - 1985**

Roofing assemblies for the Extended Care and BUR areas are assumed to include a vapor retarder and insulation.

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

**B3010.01 Roof Vapour Retarder and Insulation\* - 2008**

Roofing assemblies for most of the Hospital are assumed to include a vapor retarder and insulation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**B3010.01 Roof Vapour Retarder and Insulation\* - Auxiliary Buildings**

Roofing assemblies for the dental office, health center, and clinic are assumed to include a vapor retarder and insulation. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1990	0	APR-14

**B3010.02.01.08 Wood Shakes\*\***

The pitched roofs of the Extended Care Facility are equipped with wood shingles.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	30	APR-14

**Event: Cedar Roof Replacement.- (2,450 m2)**

**Concern:**

Cedar shakes are nearing the end of their life cycle, and are splitting and falling out of place and minor leaking in various locations.

**Recommendation:**

Replace the cedar roof.

**Consequences of Deferral:**

The leaks are repaired as they occur but there are concerns that continued deterioration and/or leaks will lead to structural damage and the potential for mold growth.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$320,778	High

**Updated:** APR-14

**B3010.04.01 Built-up Bituminous Roofing (Asphalt & Gravel)\*\* - 1970**

The low-slope roof bituminous built-up roof membrane assembly is located on the south end of the hospital and the link between the hospital and the extended care.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	APR-14

**Event: Replace Built-Up Roofing.- (130 sq. m)**

**Concern:**

Site personnel reported the built-up roofing assembly on the Oyen Medical Clinic to be original to its construction in 1970. Frequent roof leaks and general deterioration have also been reported.

**Recommendation:**

Replace the built-up roof membrane assembly on the Oyen Medical Clinic.

**Consequences of Deferral:**

Ongoing deterioration resulting in more frequent roof leaks and increased maintenance and repair costs.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2015	\$28,367	Medium

**Updated:** APR-14

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

The low-slope roof of the Oyen Medical Clinic is reported to include a bituminous built-up roof membrane assembly. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	APR-14

**Event: Replace Built-up Bituminous Roofing (Asphalt & Gravel).- (Approx. 2,450 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$0	Unassigned

**Updated:** APR-14

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 1985**

SBS roofing membrane located on gutter areas of the extended care roof.

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

**Event: Replace SBS roofing.- (250 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$54,553	Unassigned

**Updated:** APR-14

**B3010.04.04 Modified Bituminous Membrane Roofing (SBS)\*\* - 2008**

Most of the low-slope roof surfaces of the Big Country Hospital and 2008 addition are equipped with a modified bitumen membrane assembly.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replace Modified Bitumen Roofing.- (1981 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$432,374	Unassigned

**Updated:** APR-14

**B3010.07 Sheet Metal Roofing\*\* - Auxiliary Building**

The pitched roof of the Community Health Services Building includes pre-finished sheet metal roofing. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	APR-14

**Event: Replace Sheet Metal Roofing.- (approx. 575 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$184,488	Unassigned

**Updated:** APR-14

**Event: Replace existing metal roof.- (approx. 5 sq. m)****Concern:**

The existing Physician office is an old modular complex. The roof is worn, weathered, and cracked in places.

**Recommendation:**

Repair the existing metal roof.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$38,109	High

**Updated:** APR-14

**B3010.08.02 Metal Gutters and Downspouts\*\* - 1985**

Concealed metal gutters on the Extended Care Facility perimeter collect storm water runoff from pitched roof sections. The gutters connect with downspouts concealed within the exterior wall assembly, which discharge to the building exterior onto landscaped surfaces at ground level.

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

**Event: Replace Metal Gutters/Downspouts.- (50 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,746	Unassigned

**Updated:** APR-14



**B3010.08.02 Metal Gutters and Downspouts\*\* - 1990**

Painted metal gutters collect storm water runoff from the pitched roofs of the Community Health Services Building. The gutters connect with painted metal downspouts, which discharge onto landscaped surfaces at ground level. A painted metal gutter also collects storm water runoff from the sloped, glazed roof of the Extended Care Facility Solarium addition, which connects discharges onto landscaped surfaces via painted downspout.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**Event: Replace Metal Gutters/Downspouts.- (29 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$1,019	Unassigned

**Updated:** APR-14

**B3010.08.02 Metal Gutters and Downspouts\*\* - Auxiliary Buildings**

Painted metal gutters collect storm water runoff from the pitched roofs of the Community Health Services Building. The gutters connect with painted metal downspouts, which discharge onto landscaped surfaces at ground level. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**B3020.01 Skylights\*\***

Eight acrylic, domed skylights set in aluminum frames are situated above a south entrance vestibule on the Extended Care Facility.

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

**Event: Repair Skylights.- (2)**

**Concern:**

The skylights are cracked

**Recommendation:**

Replace 2 Skylights (10' x 6')

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$13,066	Low

**Updated:** APR-14

**Event: Replace Skylights.- (8 Skylights)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$11,173	Unassigned

**Updated:** APR-14

**B3020.02 Other Roofing Openings (Hatch, Vent, etc)\* - 1970**

Roof penetrations include mechanical vents found on the south end of Big Country Hospital.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**B3020.02 Other Roofing Openings (Hatch, Vent, etc)\* - 1985**

Roof penetrations include mechanical vents found around the Extended Care.

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

**B3020.02 Other Roofing Openings (Hatch, Vent, etc)\* - 2008**

Roof penetrations include mechanical vents found around the Big Country Hospital.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**S3 INTERIOR****C1010.01 Interior Fixed Partitions\* - 1970**

Interior fixed partitions within the hospital are comprised of masonry block, metal and wood stud framing. Minor step-cracking was observed through masonry block partition walls in the Big Country Hospital.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**C1010.01 Interior Fixed Partitions\* - 1985**

Interior fixed partitions within the Extended Care are comprised of masonry block, and wood stud framing.

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

**C1010.01 Interior Fixed Partitions\* - 2008**

Interior fixed partitions within the hospital addition are comprised of masonry block, and metal stud framing.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**C1010.01 Interior Fixed Partitions\* - Auxiliary Buildings**

Interior fixed partitions within the dental office, health center, and clinic are likely comprised of wood stud framing. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	APR-14

**C1010.05 Interior Windows\* - 1985**

Painted metal framed windows with double glazing are located in the extended care.

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

**C1010.05 Interior Windows\* - 2008**

Interior windows in the administration area are wood framed with single pane of glass.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-14

**C1010.05 Interior Windows\*- 1970**

Interior window in staff room (previously the nursery) has wood framed windows.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**C1010.07 Interior Partition Firestopping\* - 1970**

Firestopping located in many locations, however missing in the Mechanical room. Under \$1000 to install firestopping in Mechanical Room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C1010.07 Interior Partition Firestopping\* - 1985**

Ductwork or conduit penetrations through fire separations in the extended care are generally sealed where voids are present.

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

**C1010.07 Interior Partition Firestopping\* - 2008**

Ductwork or conduit penetrations through fire separations in the hospital are generally sealed where voids are present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C1010.07 Interior Partition Firestopping\* - Auxiliary Buildings**

Dental office, health center, and clinic are missing firestopping. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

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

**Event: Repair Interior Partition Firestopping**

**Concern:**

Several voids were observed around conduit and duct penetrations through fire separations in the site buildings.

**Recommendation:**

Seal the voids through fire wall separations as necessary.

**Consequences of Deferral:**

Potential migration of smoke or flame in the event of a fire emergency.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2014	\$4,077	Medium

**Updated:** APR-14

**C1010.08 Other Partitions\***

Painted metal wire partitions enclose a portion of the general storage room within the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**C1020.01 Interior Swinging Doors (& Hardware)\* - 1970**

Interior swinging doors are a combination of varnished solid core wood or painted hollow metal pivot units set in painted metal frames. Standard door hardware includes lever or knob-type door handles, door closers, kick plates and lock sets where required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C1020.01 Interior Swinging Doors (& Hardware)\* - 1985**

Interior swinging doors are a combination of varnished solid core wood or painted hollow metal pivot units set in painted metal frames. Wood frames are provided in the Community Health Services Building. Standard door hardware includes lever or knob-type door handles, door closers, kick plates and lock sets where required.

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

**C1020.01 Interior Swinging Doors (& Hardware)\* - 2008**

Interior swinging doors are a combination of painted solid core wood or painted hollow metal pivot units set in painted metal frames. Standard door hardware includes lever or knob-type door handles, door closers, kick plates and lock sets where required. Operating/surgery rooms in the Big Country Hospital 2008 addition are accessed via automated (push button-activated) pivot doors with fully-glazed units set in aluminum framing.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

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

Interior swinging doors are a combination of varnished solid core wood or painted hollow metal pivot units set in painted metal frames. Wood frames are provided in the Community Health Services Building. Standard door hardware includes lever or knob-type door handles, door closers, kick plates and lock sets where required. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**C1020.02 Interior Entrance Doors\* - 1985**

Two sets of double interior entrance doors located at the entrance of the Extended Care.

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

**C1020.02 Interior Entrance Doors\* - Auxiliary Buildings**

Interior entrance vestibule doors for the Community Health Services Building and Extended Care Facility consist of dual, glazed pivot units with insulating glass set in aluminum frames.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**C1020.02 Interior Entrance Doors\*- 2008**

Interior entrance doors at the main entrance vestibule to the Big Country Hospital 2008 addition includes automated (motion sensor-activated) sliding entry doors consisting of insulating glazing units set in fixed aluminum framing. Two sets of double interior entrance doors also connect with the ambulance bay of this facility and include automated (motion sensor-activated) pivot units; one set comprised of painted hollow metal in a painted metal frame, while the second set includes glazed units set in an aluminum frame.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C1020.03 Interior Fire Doors\* - 1970**

Interior fire doors at fire separations consist of painted metal pivot units set in painted metal frames in the hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C1020.03 Interior Fire Doors\* - 1985**

Interior fire doors at fire separations consist of painted metal pivot units set in painted metal frames in the extended care.

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

**C1020.03 Interior Fire Doors\*- 2008**

Interior fire doors at fire separations consist of painted metal pivot units set in painted metal frames in the hospital addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C1020.04 Interior Sliding and Folding Doors\* - 1970**

Various closets and shower rooms in the Big Country Hospital have track-mounted, sliding wood-panel accordion doors and bi-fold doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C1020.04 Interior Sliding and Folding Doors\* - 1985**

Various closets and shower rooms in the Extended Care Facility have track-mounted, sliding vinyl and wood-panel accordion doors and bi-fold doors.

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

**C1020.04 Interior Sliding and Folding Doors\* - 2008**

Various closets and shower rooms in the Big Country Hospital Addition have track-mounted, sliding vinyl-panel accordion doors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C1030.01 Visual Display Boards\*\* - 1985**

Wall-mounted white boards and cork boards are provided in corridors, and board room of the Extended Care

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

**Event: Replace Visual Display Boards.- (10 cork boards & 5 white boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$16,554	Unassigned

**Updated:** APR-14

**C1030.01 Visual Display Boards\*\* - 2008**

Wall-mounted white boards and cork boards are provided in corridors, various board rooms, administrative and meeting areas of the hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	APR-14

**Event: Replace Visual Display Boards.- (20 cork boards & 10 white boards)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$33,108	Unassigned

**Updated:** APR-14



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

Floor-mounted, pre-finished metal washroom stall partitions are provided in staff change rooms in the Extended Care Facility.

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

**Event: Replace Washroom Partitions.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,880	Unassigned

**Updated:** APR-14

**C1030.05 Wall and Corner Guards\* - 1985**

Wall and corner guards consisting of stainless steel are provided in corridors throughout the extended care.

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

**C1030.05 Wall and Corner Guards\* - 2008**

Wall and corner guards consisting of stainless steel are provided in corridors throughout the hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C1030.06 Handrails\* - 1970**

Interior railings in various corridors of the hospital are comprised of wall-mounted wood. Missing handrail down to the mechanical room, Install new metal handrail into the mechanical room, under \$1000.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1970	0	APR-14

**C1030.06 Handrails\* - 1985**

Interior railings in various corridors of the extended care are comprised of painted metal pipe.

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

**C1030.07 Fireplaces and Stoves\***

A natural gas-fired fireplace is situated in the main waiting room area of the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	MAR-09

**C1030.08 Interior Identifying Devices\* - 1970**

Metal and lamicaid interior identifying signage is posted in corridors and on most interior swinging doors in the hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C1030.08 Interior Identifying Devices\* - 1985**

PVC interior identifying signage is posted in corridors and on most interior swinging doors in the extended care.

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

**C1030.08 Interior Identifying Devices\* - 2008**

PVC interior identifying signage is posted in corridors and on most interior swinging doors in the hospital addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C1030.10 Lockers\*\* - 1985**

Pre-finished metal lockers are provided in the staff change rooms of the Extended Care Facility.

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

**Event: Replace Lockers.- (60 Lockers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$35,089	Unassigned

**Updated:** APR-14

**C1030.10 Lockers\*\* - 2008**

Pre-finished metal lockers are provided in staff change rooms, laboratory and emergency medical service room in the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Lockers.- (20 Lockers)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$11,696	Unassigned

**Updated:** APR-14

**C1030.12 Storage Shelving\* - 1970**

Storage rooms and maintenance closets within the hospital include painted metal or wood shelving.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**C1030.12 Storage Shelving\* - 1985**

Storage rooms and maintenance closets within the extended care include painted metal or wood shelving.

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

**C1030.12 Storage Shelving\* - 2008**

Rolling (track-mounted) wood and metal shelving units are provided in the work shop of the Big Country Hospital addition and the medical records storage room and pharmacy of the 2008 addition. Moveable metal storage shelving is provided in the cafeteria of the Big Country Hospital, and general storage room of the 2008 addition. Storage rooms include painted metal or wood shelving.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**C1030.14 Toilet, Bath, and Laundry Accessories\* - 1970**

Washrooms are typically equipped with wall-mounted grab bars, mirrors, toilet paper/soap/paper towel dispensers, and pull-chord attendant notification devices within patient washrooms.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**C1030.14 Toilet, Bath, and Laundry Accessories\* - 1985**

Washrooms are typically equipped with wall-mounted grab bars, mirrors, toilet paper/soap/paper towel dispensers, and pull-chord attendant notification devices within patient washrooms.

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

**C1030.14 Toilet, Bath, and Laundry Accessories\* - 2008**

Washrooms are typically equipped with wall-mounted grab bars, mirrors, baby change table, toilet paper/soap/paper towel dispensers in washrooms, in the addition to the hospital.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**C1030.17 Other Fittings\***

Metal and wood benches are provided in staff change rooms within the Extended Care Facility.

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

**C2010 Stair Construction\* - 1970**

Concrete stairs provide access to the main boiler room area in the Big Country Hospital mechanical room.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**C2010 Stair Construction\*- 1985**

Steel staircases also provide access to the crawl space and mechanical mezzanine level within the Extended Care Facility.

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

**C2020.08 Stair Railings and Balustrades\* - 1970**

Stair railings in the Extended Care Facility are comprised of base-mounted, exposed or painted metal.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1970	0	APR-14

**C2020.08 Stair Railings and Balustrades\* - 1985**

Stair railings in the Hospital are comprised of base-mounted, painted metal.

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

**C2020.10 Stair Painting\***

The metal staircase leading to the mechanical mezzanine level of the Extended Care Facility has a painted finish.

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

**C3010.06 Tile Wall Finishes\*\* - 1970**

Shower stalls in patient rooms within the Big Country Hospital are finished with ceramic tile wall finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	APR-14

**Event: Repair Tile Wall Finishes.- (7m2)**

**Concern:**

Minor grout deterioration was observed in shower stalls within patient rooms in the Big Country Hospital.

**Recommendation:**

Repair and re-grout ceramic tile wall finishes as necessary.

**Consequences of Deferral:**

Ongoing deterioration resulting in further deterioration and moisture entry behind the wall finish.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$1,500	Low

**Updated:** APR-14

**Event: Replace Tile Wall Finishes.- (50 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,275	Unassigned

**Updated:** APR-14

**C3010.06 Tile Wall Finishes\*\* - 1985**

Patient tub and shower rooms in the Extended Care Facility have ceramic tile wall finishes.

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

**Event: Replace Tile Wall Finishes.- (2,450 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$12,220	Unassigned

**Updated:** APR-14

**C3010.06 Tile Wall Finishes\*\* - Auxiliary Buildings**

Shower rooms in the Community Health Services Building have ceramic tile wall finishes.

Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	40	APR-14

**Event: Replace Tile Wall Finishes.- (6.6 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2030	\$2,038	Unassigned

**Updated:** APR-14

**C3010.06 Tile Wall Finishes\*\*- 2008**

Ceramic wall tile is located in the public washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace ceramic wall tile.- (8 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$2,444	Unassigned

**Updated:** APR-14

**C3010.11 Interior Wall Painting\* - 1985**

Masonry block and gypsum board wall surfaces in the extended care have a painted finish. The majority of interior stud wall partitions in the site buildings, including inner-facing surfaces of exterior walls, are finished with gypsum board.

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

**Event: Repaint Damaged Wall Finishes.- (approx. 500 sq. m)****Concern:**

General scuffing and fading of interior wall paint finishes on gypsum board and masonry block was observed in the site buildings in random locations.

**Recommendation:**

Re-paint interior wall surfaces as necessary throughout the site buildings.

**Consequences of Deferral:**

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$24,462	Medium

**Updated:** APR-14

**C3010.11 Interior Wall Painting\* - 2008**

Masonry block and gypsum board wall surfaces in the hospital have a painted finish. The majority of interior stud wall partitions in the site buildings, including inner-facing surfaces of exterior walls, are finished with gypsum board.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-14

**C3010.12 Wall Coverings\* - 1985**

Fabric wall coverings are provided in staff lounge and meeting rooms in the Extended Care Facility.

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

**C3010.12 Wall Coverings\* - 2008**

Wood laminate wall paneling is provided in the main reception area of the Big Country Hospital 2008 addition. Fabric wall coverings are provided in the main reception area of the Community Health Services Building.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**C3010.14 Other Wall Finishes\***

Exposed brick walls are provided in entrance vestibules and solarium of the Extended Care Facility.

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

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

Epoxy flooring located in a portion of the commercial laundry, commercial kitchen and ambulance bay.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**C3020.01.02 Painted Concrete Floor Finishes\* - 1970**

Mechanical and service/support rooms in the site buildings are typically finished with painted/sealed concrete floors.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	0	APR-14

**Event: Repaint Damaged Floor Finishes.- (125 m2)**

**Concern:**

General fading and staining of painted/sealed concrete floor finishes was observed in mechanical and service/support rooms in the Big Country Hospital.

**Recommendation:**

Re-paint the concrete floors where damaged.

**Consequences of Deferral:**

Loss of aesthetic appeal.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2015	\$12,548	Low

**Updated:** APR-14

**C3020.01.02 Painted Concrete Floor Finishes\* - 2008**

The mechanical room/ storage room of the Big Country Hospital 2008 addition is also finished with a painted/sealed concrete floor.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C3020.02 Tile Floor Finishes\*\* - 1970**

Shower stalls in patient rooms within the Big Country Hospital are finished with ceramic tile floor finishes.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	50	APR-14

**Event: Replace Tile Floor Finishes.- ( 50 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$10,474	Unassigned

**Updated:** APR-14



**C3020.02 Tile Floor Finishes\*\* - 1985**

Patient tub and shower rooms, staff change rooms and entrance vestibules in the Extended Care Facility have ceramic tile floor finishes.

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

**Event: Replace Tile Floor Finishes.- (60 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2035	\$12,569	Unassigned

**Updated:** APR-14

**C3020.02 Tile Floor Finishes\*\* - 2008**

Ceramic tile flooring is provided in the main entrance vestibule, reception area and adjoining corridors of the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	50	APR-14

**Event: Replace Tile Floor Finishes.- (100 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2058	\$20,948	Unassigned

**Updated:** APR-14

**C3020.07 Resilient Flooring\*\* - 1970**

Several medical/examination rooms in the Big Country Hospital, including service rooms are typically equipped with resilient sheet flooring. Assumed asbestos vinyl tile flooring is generally provided in corridors and some patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	20	APR-14

**Event: Replace Resilient Flooring.- (550 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$52,806	Unassigned

**Updated:** APR-14

**C3020.07 Resilient Flooring\*\* - 1985**

Patient rooms and gathering/assembly areas in the Extended Care Facility are generally equipped with resilient sheet flooring in the back two pots.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	20	APR-14

**Event: Replace Resilient Sheet Flooring.- (120 m2)****Concern:**

Site representatives indicated that joints are beginning to separate in resilient sheet flooring surfaces within the Extended Care Facility.

**Recommendation:**

Replace the resilient sheet flooring surfaces.

**Consequences of Deferral:**

Increased joint separation resulting in potential tripping hazards.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$11,522	Medium

**Updated:** APR-14

**C3020.07 Resilient Flooring\*\* - 2009**

Most corridors and medical/examination rooms in the Big Country Hospital 2008 addition are finished with resilient sheet flooring, VCT or vinyl plank.

About half of the extended care facility received new vinyl sheet good flooring in 2010/2011.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	20	APR-14

**Event: Replace Resilient Flooring.- (3000 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2029	\$288,030	Unassigned

**Updated:** APR-14

**C3020.07 Resilient Flooring\*\* - Auxiliary Buildings**

Washrooms, shower rooms and the kitchen area in the Community Health Services Building have resilient sheet flooring. The Oyen Medical Clinic includes resilient sheet flooring in examination rooms, washrooms and main administration area. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	20	APR-14

**Event: Flooring Replacement In Extended Care Wing**

**Concern:**

The existing vinyl flooring in the patient rooms is un-repairable. The joints cannot be re-welded as they become too large. Some attempts to repair the floors this year have failed. The flooring has become a safety concern due to trip hazards.

**Recommendation:**

Replace flooring in the Extended Care wing

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2013	\$240,629	High

**Updated:** APR-12

**Event: Renovate Acute Care Patient Rooms**

**Concern:**

Patient rooms are existing with minimal upgrades in the past. The rooms are not barrier free, insufficient lighting, deteriorating flooring.

**Recommendation:**

Upgrade Acute Care patient rooms.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2013	\$925,497	High

**Updated:** APR-12

**Event: Replace Resilient Flooring.- (approx. 260 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$30,578	Unassigned

**Updated:** APR-14

**C3020.08 Carpet Flooring\*\* - 1985**

Most corridors, administrative areas, staff change rooms/lounges and meeting rooms in the Extended Care Facility have carpeted floors. The corridor connecting the Big Country Hospital and Extended Care Facility is also carpeted.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1985	15	APR-14

**Event: Replace Carpet Flooring with vinyl flooring.- (150 sq. m)**

**Concern:**

Carpet flooring in the Extended Care Facility was noted to be worn in high traffic areas and beginning to tear at seams.

**Recommendation:**

Replace the carpet flooring with vinyl sheet flooring in the Extended Care Facility.

**Consequences of Deferral:**

Loss of aesthetic appeal and potential development of tripping hazards, posing a safety risk to patients and staff members.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$12,481	Medium

**Updated:** APR-14

**C3020.08 Carpet Flooring\*\* - 2008**

The floors behind the main reception desk in the Big Country Hospital 2008 addition include carpet flooring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	15	APR-14

**Event: Replace Carpet Flooring.- ( 40 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$3,492	Unassigned

**Updated:** APR-14

**C3020.08 Carpet Flooring\*\* - Auxiliary Buildings**

Offices, corridors, administrative areas and meeting rooms in the Community Health Services Building have carpeted floors. Carpeting is also provided in the corridors and main reception area of the Oyen Medical Clinic. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1990	15	APR-14

**Event: Replace Carpet Flooring.- (approx. 490 sq. m)**

**Concern:**

Carpet flooring in the Community Health Services Building and Oyen Medical Clinic was noted to be worn in high traffic areas and beginning to tear at seams.

**Recommendation:**

Replace the carpet flooring in the Community Health Services Building and Oyen Medical Clinic.

**Consequences of Deferral:**

Loss of aesthetic appeal and potential development of tripping hazards, posing a safety risk to patients and staff members.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$37,712	Medium

**Updated:** APR-14

**C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)\*\* - 2008**

Corridors in the 2008 addition of the Big Country Hospital have suspended T-bar grid ceilings with inlaid acoustic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replace Suspended Ceilings.- (450 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$25,137	Unassigned

**Updated:** APR-14

**C3030.06 Acoustic Ceiling Treatment (Susp. T-Bar)\*\* - 1970**

Most corridors, medical/examination rooms and service/support rooms in the Big Country Hospital have suspended T-bar grid ceilings with inlaid acoustic panels.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	25	APR-14

**Event: Replace Suspended Ceilings.- (260 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$145,241	Unassigned

**Updated:** APR-14

**C3030.07 Interior Ceiling Painting\* - 1970**

The Hospital includes painted gypsum board ceilings in patient rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C3030.07 Interior Ceiling Painting\* - 1985**

The Extended Care Facility includes painted gypsum board ceilings in patient rooms, corridors, staff change rooms/lounges/meeting rooms, and a portion of vaulted ceilings in gathering/assembly areas.

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

**C3030.07 Interior Ceiling Painting\* - 2008**

Mechanical/service rooms and patient rooms in the Big Country Hospital have painted gypsum board ceilings, including the medical/examination rooms and a portion of the main reception area in the 2008 addition. Painted exposed ceiling structures are present in the ambulance bay and storage room of the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

**C3030.07 Interior Ceiling Painting\* - Auxiliary Buildings**

Ceilings within the Oyen Medical Clinic and Community Health Services Building include painted or stippled gypsum board. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from the previous review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	0	APR-14

**C3030.09 Other Ceiling Finishes\* - 1970**

Painted structure in the maintenance area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**C3030.09 Other Ceiling Finishes\* - 1985**

Shower/tub rooms in the Extended Care Facility have ceramic tile ceilings.  
 Several vaulted ceilings in the Extended Care Facility are finished with linear wood panels.

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

**C3030.09 Other Ceiling Finishes\* - 2008**

Painted exposed structure in ambulance bay.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
5 - Good	2008	0	APR-14

**S4 MECHANICAL****D2010.04 Sinks\*\* - 1970**

Stainless Steel sinks in various locations:

- \*7xS - Stainless steel, Single Bowl c/w faucets
- \*2xS - Stainless steel, Double Bowl c/w faucets
- \*1xS - Stainless steel, double bowl laundry sink c/w faucets
- \*1xS - Stainless steel, single bowl hand wash sink c/w faucets
- \*1xS - Stainless steel, tri-bowl scullery c/w faucets
- \*1xS - Stainless steel, Single Bowl c/w faucets: Service sink in maintenance
- \*1xSS - Enameled steel mop sink c/w faucets

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace sinks.- (14)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$26,900	Unassigned

**Updated:** APR-14

**D2010.04 Sinks\*\* - 1985**

4 large kitchen stainless steel sinks and 1 porcelain janitor sink

- 1x Stainless Steel double bowl sink, in soiled utility
- 1x Stainless Steel Single bowl sink, in soiled utility
- 1x Stainless Steel Single bowl sink, in clean utility
- 1x Enameled Steel Single bowl sink, in laundry area
- 2x Stainless Steel Single bowl sink,
- 1x Stainless Steel Single bowl sink, in eating area
- 1x Plastic mop sink, in janitor's room

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

**Event: Replace Sinks.- (8)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$14,400	Unassigned

**Updated:** APR-14



**D2010.05 Showers\*\* - 1970**

There are 5 tiled showers.

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

**Event: Replace 6 baked enamel showers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$12,700	Unassigned

**Updated:** APR-14

**Event: Upgrade Showers in Extended Care.- (20)**

**Concern:**

The showers floor drops 4" below the bathroom floor making it difficult to use and a safety hazard. The tile walls require replacement

**Recommendation:**

Replace 20 shower walls and modify floor

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$54,441	Medium

**Updated:** APR-14

**D2010.05 Showers\*\* - 1985**

One tiled shower in common washroom.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	APR-14

**Event: Replace Shower.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,000	Unassigned

**Updated:** APR-14

**D2010.06 Bathtubs\*\* - 1985**

There are two specialized use bathtubs.

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

**Event: Replace Bath Tubs.- (2)**

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

**Updated:** APR-14

**Event: Replace the ARJO Tub.- (1)**

**Concern:**

The tub is becoming difficult to clean properly and temperature regulation requires more adjustments.

**Recommendation:**

Replace the ARJO Tub

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2014	\$27,221	Low

**Updated:** APR-14

**D2010.09 Other Plumbing Fixtures\***

Emergency eyewash, ABS.

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

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1970**

There are in the ward

- \*14x WC: Vitreous china c/w flush valve
- \*11x LAV: Enameled steel counter top lavatories c/w faucets.
- \*1x LAV: Vitreous china counter top lavatories c/w faucets
- \*2x LAV: Vitreous china wall hung lavatories c/w faucets

and in the Main/Admin

- \*3x LAV: Vitreous china wall hung lavatories c/w faucets
- \*2x WC: Vitreous china toilet c/w flush valve

in the 1970 section.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	APR-14

**Event: Replace WC (16) & LAV (17)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$67,300	Unassigned

**Updated:** APR-14

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 1985**

There are 26 Vitreous china toilets c/w flush valves and 45 vitreous china lavatories c/w faucets in the 1985 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	35	APR-14

**Event: Replace WC (26) & LAV (45)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$141,300	Unassigned

**Updated:** APR-14

**D2010.10 Washroom Fixtures (WC, Lav, Urnl)\*\* - 2008**

There are:

- 1x WC Vitreous china tank toilet
- 1x LAV Vitreous china wall hung lavatory

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	APR-14

**Event: Replace WC (1) & LAV (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$4,400	Unassigned

**Updated:** APR-14

**D2020.01.02 Valves: Domestic Water\*\* - 1979**

There is one 6" valve, six 3", and five 2" valves

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1979	40	APR-14

**Event: Isolation Valve Replacement - Domestic Water and Heating.- (91)**

**Concern:**

The isolation valves for domestic and HVAC Heating are 37 years. The valves do not shut off or hold, sometimes causing additional system shut downs to conduct repairs.

**Recommendation:**

Replace various isolation valves.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$125,214	High

**Updated:** APR-14

**D2020.01.02 Valves: Domestic Water\*\* - 1985**

There are seven water entry isolation valves

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

**Event: Replace Water Isolation Valves.- (7)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$9,700	Unassigned

**Updated:** APR-14

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

There is a total of 6 back flow preventers all of which have been replaced in 2005 approximately. Four 4" and two 2"

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	APR-14

**Event: Replace 6 Backflow Preventors**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$39,900	Unassigned

**Updated:** APR-14

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

There are two domestic water circulation pumps complete with VFD's

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	APR-14

**Event: Replace Pumps.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$18,600	Unassigned

**Updated:** APR-14

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

2 domestic water softeners provide soft water for the steam boilers and humidification units in the Auxiliary Unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	20	APR-14

**Event: Replace Water Softner.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2028	\$26,900	Unassigned

**Updated:** APR-14

**D2020.02.06 Domestic Water Heaters\*\* - 1985**

Small Weil McLain domestic 49 kW hot water boiler and storage tank serves the domestic hot water requirements of the Auxilliary unit. Storage tank capacity is about 700 L.

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

**Event: Replace DHW Boiler (1) and Tank (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$17,000	Unassigned

**Updated:** APR-14

**D2020.02.06 Domestic Water Heaters\*\* - 2005**

Two natural gas fired domestic water heaters are located in the Community Health care and Medical Clinic. They are in good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2005	20	MAR-09

**Event: Replace 2 Domestic Water Heaters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$9,276	Unassigned

**Updated:** MAR-09

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

All insulation is in reasonable condition. Some replaced in 2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-09

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

Cast iron.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**D2030.02.04 Floor Drains\***

Floor drains, cast iron, all appeared to be in acceptable condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

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

Roof drainage systems appeared to be cast iron throughout the building based on observation.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**D2040.02.04 Roof Drains\***

Majority of roof drains not visible due to snow cover.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**D2090.11 Oxygen Gas Systems\*\***

Central Oxygen System Leased from 'Vital Air' but maintained by Hospital. 30 outlets

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

**Event:** Replace Oxygen Gas System with 30 outlets and 1 alarm panel

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

**Updated:** APR-14

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

Duplex vacuum system with receiver

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event:** Replace Medical Vacuum System.- (1)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$35,000	Unassigned

**Updated:** APR-14

**D3010.02 Gas Supply Systems\***

Natural gas trains are 1970 for the steam boilers, and 1985 for the heating boilers in the Auxilliary unit. All appear to be in acceptable condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-09

**D3020.01.01 Heating Boilers & Accessories: Steam\*\* - 1970**

The two steam boilers are in acceptable condition and are well maintained.

Boilers are Cleaver Brooks each with input of 1225 kW.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	35	APR-14

**Event: Steam Boiler Replacement With Staged Hot Water Boilers.- (2)****Concern:**

Boilers were installed in 1970 construction and are in year 39 of a normal 25 year service life.

**Recommendation:**

Replace steam boilers with staged hot water boilers.

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

**Updated:** APR-14

**D3020.01.02 Feedwater Equipment\***

The boiler feed water equipment comprises a condensate collection system located in the boiler house which is original and pumping system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**D3020.01.03 Chimneys (& Comb. Air): Steam Boilers\*\* - 1970**

2 Stainless steel chimneys for the boilers appears to be well maintained and in acceptable condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	APR-14

**Event: Replace Chimneys for the Steam Boilers.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$29,000	Unassigned

**Updated:** APR-14

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

Water treatment equipment for the boilers comprises a chemical feed system which appears not to be original

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-09



**D3020.02.01 Heating Boilers and Accessories: H.W.\*\* - 1985**

The two heating boilers are beginning to show signs of rusting, and signs of condensation occurring in the vent owing to the numerous white flakes at the base of the vent.

Boilers are Super Hot Atmospheric boilers, AAE 1320-M-N, each rated at 386 kW.

The replacement cost estimate for the boiler system is \$250,000 due to the difficult access, very confined mechanical room space and poor existing layout.

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

**Event: Replace Heating Boilers (2), Pumps( 6) associated piping and accessories**

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

**Updated:** APR-14

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

The two chimneys are showing signs of condensation occurring in the vent owing to the numerous white flakes at the base

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

**Event: Replace 2 Chimneys**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$18,000	Unassigned

**Updated:** APR-14

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

There is a simple pot feeder for treatment of the heating boilers

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-09

**D3020.03.01 Furnaces\*\* - Community Health**

Two natural gas fired furnaces complete with venting

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1995	25	MAR-09

**Event: Replace 2 natural gas fired furnaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$11,211	Unassigned

**Updated:** MAR-09

**D3020.03.01 Furnaces\*\* - Medical Clinic**

Two natural gas fired furnaces are located in this facility and were installed in 1998

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1998	25	MAR-09

**Event: Replace 2 natural gas fired Furnaces**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2023	\$11,211	Unassigned

**Updated:** MAR-09

**D3030.04 Rotary-Screw Water Chillers\*\* - 2008**

New Scroll type chiller installed to serve the Auxilliary Unit. Chiller not inspected due to access.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	25	APR-14

**Event: Replace Rotary-Screw Water Chiller.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$75,000	Unassigned

**Updated:** APR-14

**D3030.06.01 Refrigeration Compressors\*\***

Three refrigeration compressors for the freezer and cooler

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replacement Refrigeration Compressors.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$14,000	Unassigned

**Updated:** APR-14

**D3030.06.02 Refrigerant Condensing Units\*\***

Compressor/Condensing units for Main Wards and Kitchen/Laundry. These units are beginning to show their age and replacement should be considered in the next 5 years

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1970	25	APR-14

**Event: Replace 2 Refrigerant Compressor/Condensing Units**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$19,366	Unassigned

**Updated:** MAR-09

**D3030.06.02 Refrigerant Condensing Units\*\* - 2008**

Refrigeration compressors/condensers for new expansion

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replace Refrigerant Condensing Units.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$30,000	Unassigned

**Updated:** APR-14

**D3030.08 Other Refrigeration Systems\* - 2001**

Carrier Aquasnap chiller serving extended care facility, 38.9 ton.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2001	0	APR-14

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 1970**

A single AHU provides ventilation air to the old wards. The unit is located on the roof in a penthouse and is showing its age with rusting, and air leakage. In addition there is a Make Up air unit serving the Maintenance Shop which also dates back to 1970.

Kitchen MAU: Approx 2,100 L/s

Main AHU: Not inspected. Staff not aware of unit.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace Air Handling Unit (1), Maintenance Shop MAU (1), Kitchen Air Handling Unit**

**Concern:**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$170,000	Medium

**Updated:** APR-14

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

Four multizone AHU's serve the Auxiliary unit. They are difficult to maintain owing to the confined space in the penthouse. Condition is acceptable. Each unit has a separate supply section with fan and return air section

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

**Event: Replace multizone AHU's.- (4)**

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

**Updated:** APR-14

**D3040.01.01 Air Handling Units: Air Distribution\*\* - 2008**

New VAV air handling system installed for the new facility. Unit complete with heat wheel for heat recovery. There is also a make up air unit for the Ambulance Bay.

The main air handler is a Haakin AIRPAK, 7,577.3 L/s

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Air Handling Unit (1) and Make up air unit (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$80,000	Unassigned

**Updated:** APR-14

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

Air distribution ducts date back to 1970 with new ductwork added in 1985 and 2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**D3040.01.06 Air Terminal Units: Air Distribution (VAV/CV Box)\*\* - 1970**

There are 28 terminal units with re-heat coils in the old Ward

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace VAV Boxes.- (28)**

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

**Updated:** APR-14

**D3040.01.06 Air Terminal Units: Air Distribution (VAV/CV Box)\*\* - 1985**

21 VAV boxes installed in the ceiling space.

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

**Event: Replace 21 VAV's**

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

**Updated:** APR-14

**D3040.01.06 Air Terminal Units: Air Distribution (VAV/CV Box)\*\* - 2008**

New VAV boxes with DDC controls are installed in the new Facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace VAV Boxes.- (25)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$35,000	Unassigned

**Updated:** APR-14

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

There is a range of dates of Louvres and grilles in the building ranging from 1970 to 2008.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

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

Steam is distributed in the boiler room and to the new AHU in steel insulated pipes. 50% of the insulation in the boiler room was replaced in 2008

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	APR-14

**Event: Replace Steam Distribution Systems: Piping/Pumps.- (2215 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$110,000	Unassigned

**Updated:** APR-14

**D3040.03.01 Hot Water Distribution Systems\*\* - 1970**

Hot water and glycol heating are distributed from the main boiler room throughout the old 1979 building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	APR-14

**Event: Replace Hot Water Distribution System.- (2215 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$270,000	Unassigned

**Updated:** APR-14

**D3040.03.01 Hot Water Distribution Systems\*\* - 1985**

Heating water is distributed through the Auxilliary Unit in insulated steel pipe

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

**Event: Replace Hot Water Distribution Systems.- (1566 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$191,400	Unassigned

**Updated:** APR-14

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

Chilled water is distributed in steel insulated pipes to the Auxilliary Unit only

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

**Event:** Replace Chilled Water Distribution Systems.- (1566)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$109,400	Unassigned

**Updated:** APR-14

**D3040.04.01 Fans: Exhaust\*\* - 1970**

Three roof exhaust fans date back to 1970 and are in fair condition. Fans were not inspected due to snow on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event:** Replace exhaust fans.- (3)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,116	Unassigned

**Updated:** APR-14

**D3040.04.01 Fans: Exhaust\*\* - 1985**

19 Exhaust fans ventilating various building spaces. Not all inspected due to access restrictions.

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

**Event:** Replace exhaust fan.- (19)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$24,800	Unassigned

**Updated:** APR-14

**D3040.04.01 Fans: Exhaust\*\* - 2003**

Relatively new Sars exhaust fan located on roof of old building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2003	30	MAR-09

**Event: Replace 1 exhaust fan**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$2,038	Unassigned

**Updated:** MAR-09

**D3040.04.01 Fans: Exhaust\*\* - 2008**

Two exhaust fans operate in the new facility. One large exhaust removes air from the Ambulance Bay and a second fractional unit from the server room.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	30	APR-14

**Event: Replace 2 exhaust fans**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$4,000	Unassigned

**Updated:** APR-14

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

Exhaust fan ducts ranged from reasonable to good condition

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

**D3040.05 Heat Exchangers\*\* - 2007**

There are 2 recently replaced shell and tube heat exchangers in the main boiler room

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2007	30	APR-14

**Event: Replace shell and tube heat exchangers.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2037	\$25,000	Unassigned

**Updated:** APR-14



**D3040.05 Heat Exchangers\*\* - DHW**

Domestic hot water to the wards is provided by a new duplex plate heat exchanger system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Domestic Hot Water Heat Exchanger.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$30,000	Unassigned

**Updated:** APR-14

**D3040.05 Heat Exchangers\*\* - Heating - 1985**

Shell and tube heat exchanger in the Auxilliary Unit Mechanical room

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

**Event: Replace shell and tube heat exchanger.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$15,000	Unassigned

**Updated:** APR-14

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

New make up air unit serving the Ambulance bay. Not inspected due to snow.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace MAU.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$20,000	Unassigned

**Updated:** APR-14

**D3050.01.03 Packaged Terminal Air Conditioning Units\***

Small packaged split system for the Solarium located on the roof. Not inspected due to snow on roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	0	APR-14

**D3050.03 Humidifiers\*\* - 1988**

One electric steam generator provide humidification to the single zone unit serving the wards. Unit appears to be nearing the end of its life

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1988	25	APR-14

**Event: Replace 1 steam humidifier**

**Concern:**

Humidifier shows signs of deterioration and water damage

**Recommendation:**

Replace with new humidifier

**Consequences of Deferral:**

Humidification may no longer be available for the wards

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2014	\$9,000	Low

**Updated:** APR-14

**D3050.03 Humidifiers\*\* - 1991**

Two electric steam generators provide humidification to the four multizone units in extended care. These humidifiers are not in use.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1991	25	APR-14

**Event: Remove unused humidifiers.- (2)**

**Concern:**

Units not in use. Clutter up valuable mechanical room space.

**Recommendation:**

Remove humidifiers.

**Consequences of Deferral:**

Cluttered space.

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

**Updated:** APR-14

**D3050.05.02 Fan Coil Units\*\* - 1970**

Steel floor mounted fan coil unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace Fan Coil Units.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,000	Unassigned

**Updated:** APR-14**D3050.05.02 Fan Coil Units\*\* - 2008**

Wall mounted fan coil unit

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Fan Coil Unit.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$6,000	Unassigned

**Updated:** APR-14**D3050.05.03 Finned Tube Radiation\*\* - 1970**

Finned tube radiation is located throughout the perimeter if the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	40	APR-14

**Event: Replace Finned Tube Radiation.- (2215 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$135,400	Unassigned

**Updated:** APR-14**D3050.05.03 Finned Tube Radiation\*\* - 1985**

Finned tube radiation is located throughout the perimeter if the building

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

**Event: Replace Finned Tube Radiation.- (1566 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$95,700	Unassigned

**Updated:** APR-14

**D3050.05.03 Finned Tube Radiation\*\* - 2008**

Finned tube radiation is located throughout the perimeter if the building

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace Finned Tube Radiation.- (334 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$20,500	Unassigned

**Updated:** APR-14**D3050.05.06 Unit Heaters\*\* - 1970**

Suspended unit heaters

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace Unit Heaters.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,100	Unassigned

**Updated:** APR-14**D3050.05.06 Unit Heaters\*\* - 1985**

2 suspended unit heaters hot water

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

**Event: Replace Unit Heaters.- (2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$8,100	Unassigned

**Updated:** APR-14**D3050.05.06 Unit Heaters\*\* - 2008**

Suspended unit heaters, hot water

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Unit Heaters.- (6)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$35,400	Unassigned

**Updated:** APR-14

**D3050.06 Energy Recovery Units\***

Heat wheel installed in new AHU for 2008 expansion

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	MAR-09

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

Pneumatic controls including new instrument air compressors in both original and extended care facilities.

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

**Event: Replace Pneumatic Controls.- (3771 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$98,800	Unassigned

**Updated:** APR-14

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

Building Automation System installed in 1991, upgraded in 2000

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1991	20	APR-14

**Event: Replace Building Systems Control System.- (3771 sq.m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$140,000	Unassigned

**Updated:** APR-14

**D4010 Sprinklers: Fire Protection\***

Sprinkler systems installed in 1985 and 2008 expansions. 1970 Facility ONLY HAS STAND PIPES

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

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

There are approximately 50 fire extinguishers located throughout the facility

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1985	0	MAR-09

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

Kitchen hood was installed with the fire suppression system in 1985. Unit is a KIDDE WHDR-260 system.

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

**Event: Replace Dry Chemical Fire Extinguishing System (Kitchen Hood).- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$15,800	Unassigned

**Updated:** APR-14

**D4090.07 Fire Pumps & Water Storage Tanks\***

Fire pumps are located in the 1970 building and are well maintained

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

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

The pole mounted transformer is used to provide power the facility.

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

**D5010.02 Secondary Electrical Transformers (Interior)\*\* - 1985**

The 45KVA and 150KVA transformers were installed for transferring power from 480V to 120/208V system.

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

**Event: Replace 2 Secondary Electrical Transformers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$25,000	Unassigned

**Updated:** APR-14

**D5010.02 Secondary Electrical Transformers (Interior)\*\* - 2008**

The 15KVA and 75 KVA transformers are installed for emergency power system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace 2 Secondary Electrical Transformers**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$15,000	Unassigned

**Updated:** APR-14

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

The main service is 277/480V, 3 phase, 4 wire, 600A and fed through underground from site pole mounted transformer. The switchboard consists main incoming section with 600A fused disconnect and 600A distribution section with two 250A breakers and two 200A breakers in the CDP.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	40	APR-14

**Event: Replace Main Electrical Switchboard.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2048	\$64,000	Unassigned

**Updated:** APR-14

**D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)\*\* - 1970**

There are 8 secondary circuit panel boards in the original 1969 facility and most of the panels have limited spare space for future uses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace 8 Electrical Branch Circuit Panelboards**

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

**Updated:** APR-14

**D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers\*\* - 1970**

The MCC's are used for major mechanical pump controls. There are 12 motor starters in panels which still need to be replaced in the building due to their age, reliability and difficulty in obtaining parts.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace 3 Sections of MCC**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$21,000	Unassigned

**Updated:** APR-14

**D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers\*\* - 1985**

The MCC's are used for major mechanical ventilation and pump controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1985	30	APR-14

**Event: Replace 4 Section of MCC**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$28,000	Unassigned

**Updated:** APR-14



**D5010.07.01 Switchboards, Panelboards, and (Motor) Control Centers\*\* - 2008**

The MCC's are used for major mechanical pump controls

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace 2 Section of MCC**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$14,000	Unassigned

**Updated:** APR-14

**D5010.07.02 Motor Starters and Accessories\*\* - 2008**

There are 3 starters rated at 10, 20 and 40hp for the new AHU

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace 3 Motor Starters**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$7,500	Unassigned

**Updated:** APR-14

**D5010.07.03 Variable Frequency Drives\*\***

The VFD drivers are used for building major ventilation supply/return fan and domestic water pump controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace 5 Variable Frequency Drives**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$48,000	Unassigned

**Updated:** APR-14

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

All the wires are copper and installed in the conduits; BX wires are used for field wiring.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	0	APR-14

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

The line voltage switching is used for entire building lighting controls.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

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

Incandescent fixtures are used in residents rooms at 1985 expansion area.

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

**D5020.02.02.02 Interior Fluorescent Fixtures\*\* - 1970**

The majority of the original hospital and medical clinic are lit by T12 lamps and magnetic ballasts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace 350 Fluorescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$140,000	Unassigned

**Updated:** APR-14

**D5020.02.02.02 Interior Fluorescent Fixtures\*\* - 1985**

The majority of the 1985 extended care facility is illuminated by T12 lamps and magnetic ballasts

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

**Event: Replace 180 Fluorescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$72,000	Unassigned

**Updated:** APR-14

**D5020.02.02.02 Interior Fluorescent Fixtures\*\* - 2008**

Lighting in the new facility is predominantly T8 lamps and electronic ballasts

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace 180 Fluorescent Fixtures**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$72,000	Unassigned

**Updated:** APR-14

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

Two battery pack are located in the old community health building only

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

**Event: Replace 2 Emergency Lighting Battery Packs**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$2,400	Unassigned

**Updated:** APR-14

**D5020.02.03.03 Exit Signs\***

Most of Exit Signs are LED lamp type fixtures and few fixtures are left with incandescent lamp fixtures.

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

**D5020.03.01.02 Exterior Florescent Fixtures\***

The fixtures are located in the exterior canopy of building

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

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

The wall packs around building perimeter, pot lights in the canopies and pole mounted lights in the parking lot.

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

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

The exterior lighting is controlled by photo cell and timer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	0	APR-14

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

A new fully addressable Edwards Quickstart control panel is used for building fire alarm system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replace Fire Alarm system.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$90,000	Unassigned

**Updated:** APR-14

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

A standalone electro-mechanical security card lock system was installed for one door at extended care facility area.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2006	25	APR-14

**Event: Replace 1 Electric Access Controller**

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

**Updated:** APR-14

**D5030.02.04 Video Surveillance\*\***

There is a central video surveillance system with 2 cameras

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replace Video Surveillance system with 2 cameras**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$10,000	Unassigned

**Updated:** APR-14

**D5030.04.01 Telephone Systems\***

The Nortel Meridian telephone exchange system is used for entire facility telephone system.

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

**D5030.04.03 Call Systems\*\***

The Responder system is used for nurse call system and have pull stations installed in the residents bed sides and wash rooms.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	25	APR-14

**Event: Replace Nurse Call System.- (1)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2033	\$45,000	Unassigned

**Updated:** APR-14

**D5030.06 Television Systems\***

The Satellite TV system is used for 21 extended care rooms

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2010	0	APR-14

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

The UPS units are used for the telephone system, data and nurse call system

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace 3 Uninterruptible Power Supplies**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$25,000	Unassigned

**Updated:** APR-14

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

The standalone outdoor 125KW diesel generator is installed for building emergency power system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2009	35	APR-14

**Event: Replace packaged Engine Generator Systems (Emergency Power System).- (1).**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2044	\$90,000	Unassigned

**Updated:** APR-14

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

Barber shop and hair styling equipment is included in the Beauty Salon room at the north end of the Big Country Hospital.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1985	0	MAR-09

**E1010.06 Commercial Laundry and Dry Cleaning Equipment\***

Commercial-grade washers, dryers and ironing equipment is provided in the laundry room of the Big Country Hospital.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-14

**E1020.05 Audiovisual Equipment\***

Wall-mounted, roll-up projector screens are typically provided in lounge and meeting rooms in the site buildings.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-14

**E1020.07 Laboratory Equipment\***

Laboratory equipment and imaging devices are located in the laboratory of the Big Country Hospital 2008 addition.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	MAR-09

**E1020.08 Medical Equipment\***

The site buildings are equipped with specialized medical equipment, including operating, imaging, examination/treatment and patient care equipment.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-14

**E1030.03 Loading Dock Equipment\***

A wood-framed loading dock/ramp is situated west of the Big Country Hospital to assist with loading and unloading of supplies brought to the site via trailer.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	2008	0	APR-14

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

The cafeteria kitchen is equipped with commercial-grade, stainless steel food preparation equipment, including a dishwasher and walk-in cooler/freezer.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**E1090.04 Residential Equipment\***

Residential-grade appliances are provided in staff rooms and lounges in the site buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**E1090.07 Athletic, Recreational, and Therapeutic Equipment\***

The Big Country Hospital includes a physiotherapy room with standard equipment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2008	0	APR-14

**E2010.02 Fixed Casework\*\* - 1970**

Fixed wooden casework with laminate countertops are typically provided in storage, medical/examination and service/support rooms in the Big Country Hospital.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	35	APR-14

**Event: Replace Fixed Casework.- (85 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$81,612	Unassigned

**Updated:** APR-14

**E2010.02 Fixed Casework\*\* - 1985**

Fixed wooden casework with laminate countertops are typically provided in the kitchen/serving areas, staff lounge and administration areas of the Extended Care Facility.

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

**Event: Replace Fixed Casework.- (40 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$38,406	Unassigned

**Updated:** APR-14



**E2010.02 Fixed Casework\*\* - 1990**

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	APR-14

**Event: Replace millwork.- (4 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$3,841	Unassigned

**Updated:** APR-14

**E2010.02 Fixed Casework\*\* - 2008**

Fixed wooden casework with laminate countertops is located at the main reception desk and waiting area, and the laboratory. Wooden casework with stainless steel countertops are provided in trauma/operating rooms and lab.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	35	APR-14

**Event: Replace Fixed Casework.- (60 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2043	\$57,608	Unassigned

**Updated:** APR-14

**E2010.02 Fixed Casework\*\* - Auxiliary Buildings**

Washrooms, the kitchen and main reception area in the Community Health Services Building have fixed wooden casework with laminate countertops. Fixed wooden casework with laminate countertops are typically provided in storage, medical/examination and service/support rooms in the Big Country Hospital and Oyen Medical Clinic Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings..

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	35	APR-14

**Event: Replace Fixed Casework.- (approx. 25 m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2025	\$38,733	Unassigned

**Updated:** APR-14

**E2010.03.01 Blinds\*\* - 1970**

Several patient rooms and lounges in the Big Country Hospital have manually-operated, plastic vertical blinds on exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace Blinds.- (50 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$6,547	Unassigned

**Updated:** APR-14

**E2010.03.01 Blinds\*\* - 1985**

Exterior windows in staff lounges, and meeting rooms within the Extended Care Facility have manually-operated venetian blinds.

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

**Event: Replace Blinds.- (40 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,237	Unassigned

**Updated:** APR-14

**E2010.03.01 Blinds\*\* - 1990**

Exterior windows in the Extended Care Facility Solarium addition have manually-operated venetian blinds.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**Event: Replace blinds.- (45 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$5,892	Unassigned

**Updated:** APR-14

**E2010.03.01 Blinds\*\* - 2008**

Manually-operated, plastic vertical blinds are located on exterior windows in the main reception area, offices of the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Blinds.- (70 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$9,165	Unassigned

**Updated:** APR-14

**E2010.03.01 Blinds\*\* - Auxiliary Buildings**

Manually-operated, fabric vertical blinds are also located on exterior windows in the Community Health Services Building. The Oyen Medical Clinic includes vertical and venetian blinds on exterior windows. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**Event: Replace Blinds**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$7,135	Unassigned

**Updated:** MAR-09

**E2010.03.06 Curtains and Drapes\*\* - 1970**

Track-mounted fabric privacy curtains are generally provided in patient and examining rooms in the Big Country Hospital and serve as privacy screens for patient change rooms and shower stalls. Several patient rooms in the Big Country Hospital have manually-operated fabric curtains and drapery on exterior windows.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1970	30	APR-14

**Event: Replace Curtains/Draperies.- (200 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$26,186	Unassigned

**Updated:** APR-14

**E2010.03.06 Curtains and Drapes\*\* - 1985**

Track-mounted fabric privacy curtains are generally provided in patient and examining rooms in the Extended Care Facility. Several patient rooms also have manually-operated fabric curtains and drapery on exterior windows.

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

**Event: Replace Curtains/Draper.- (250 sq. m)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$32,733	Unassigned

**Updated:** APR-14

**E2010.03.06 Curtains and Drapes\*\* - 2008**

Track-mounted fabric privacy curtains are generally provided in treatment rooms in the Big Country Hospital 2008 addition.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2008	30	APR-14

**Event: Replace Curtains.- (75 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2038	\$9,820	Unassigned

**Updated:** APR-14

**E2010.03.06 Curtains and Drapes\*\* - Auxiliary Buildings**

Track-mounted fabric privacy curtains are generally provided in patient and examining rooms in the Oyen Medical Clinic. Auxiliary Buildings were not reviewed during 2013 review, and information within the element is from previous review. Basis of Estimate's for Lifecycle Replacement and Repairs were not completed for the Auxiliary Buildings.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1990	30	APR-14

**Event: Replace Curtains.- (25 m2)**

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2020	\$3,273	Unassigned

**Updated:** APR-14

**F1010.02.02 Metal Building Systems\***

A garage structure used for the storage of a Handi-Bus is located south of the Oyen Medical Clinic. The structure is constructed with a slab-on-grade floor, steel stud framing and roofing supporting a metal roof deck. The building is clad with pre-finished metal panels, and includes a sectional metal overhead door on its west elevation, and a hollow metal door set in a metal frame on its south elevation. A metal gutter and downspout is provided along the south roof edge and discharges storm water onto landscaped surfaces at ground level. The building is reportedly not equipped with plumbing or conditioned air (i.e., heating/cooling/ventilation) systems.

<b><u>Rating</u></b>	<b><u>Installed</u></b>	<b><u>Design Life</u></b>	<b><u>Updated</u></b>
4 - Acceptable	1990	0	MAR-09

## S8 SPECIAL ASSESSMENT

### K4010.01 Barrier Free Route: Parking to Entrance\*

Barrier-free parking stalls with signage and pavement markings are situated near the main entrance to the Big Country Hospital 2008 addition.

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

### K4010.02 Barrier Free Entrances\*

Barrier-free access is provided to the Big Country Hospital, 2008 addition and Extended Care Facility via automated, sliding entrance doors situated at the main entrance to the Big Country Hospital 2008 addition. Entrances in to dental office, health center, and clinic are not barrier free.

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

#### Event: Install Door Openers

**Concern:**

Access to the interiors of the Community Health Services Building and Oyen Medical Clinic is provided by manually-operated, pivot type doors.

**Recommendation:**

Install automated door openers on the main entrance doors of these site buildings.

**Consequences of Deferral:**

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2016	\$8,154	Medium

**Updated:** APR-14

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

Interior circulation within the site buildings generally appeared to be barrier-free.

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

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

Public washrooms in the Big Country Hospital 2008 addition generally appeared to be barrier-free. Resident bathroom are not barrier fee, and are sunken, causing issues for patients.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	2013	0	APR-14

**Event: Investigate Patient Washroom Retrofit**

**Concern:**

While public barrier-free washrooms are provided in the Big Country Hospital, patient washrooms in this building and the Extended Care Facility do not appear to be adequate, as insufficient space is available in these rooms.

**Recommendation:**

Conduct a feasibility study to determine whether barrier-free washrooms can be incorporated into patient rooms in the Big Country Hospital and Extended Care Facility.

**Consequences of Deferral:**

Non-compliance with current barrier-free standards and poor accessibility for patients.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Study	2014	\$25,482	Medium

**Updated:** APR-14

**Event: Provide Barrier-Free Washrooms.- (2 Washrooms)**

**Concern:**

Washrooms in the Community Health Services Building and Oyen Medical Clinic are not considered to be barrier-free due to their overall size and type of accessories.

**Recommendation:**

Provide uni-sex, barrier-free washrooms in the Community Health Services Building and Oyen Medical Clinic, complete with appropriately-sized washrooms and accessories.

**Consequences of Deferral:**

Non-compliance with current barrier-free standards and poor accessibility for handicapped persons.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Barrier Free Access Upgrade	2016	\$24,462	Medium

**Updated:** APR-14

**Event: Retrofit Patient Washrooms.- (approx. 30 Rooms)**

**Concern:**

While public barrier-free washrooms are provided in the Big Country Hospital, patient washrooms and shower rooms in this building and the Extended Care Facility do not appear to be adequate, as insufficient space and are sunken in these rooms.

**Recommendation:**

Retrofit patient washrooms based on recommendations provided in the initial feasibility study. An allowance for the

work is included; however actual costs cannot be determined until the results of the initial study are known.

**Consequences of Deferral:**

Non-compliance with current barrier-free standards and poor accessibility for patients.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Repair	2016	\$764,450	Medium

**Updated:** APR-14

**K4030.01 Asbestos\***

Suspected asbestos-containing materials in the site buildings include vinyl floor tile, gypsum board joint compound, mechanical pipe insulation and pipe elbows.

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

**K4030.04 Mould\***

No evidence of suspected microbial growth was observed during the assessment.

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

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

Chemical storage within the site buildings appeared to be adequate.

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



**K5010.01 Site Documentation\***

Site plan as per November 2013 review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2013	0	APR-14

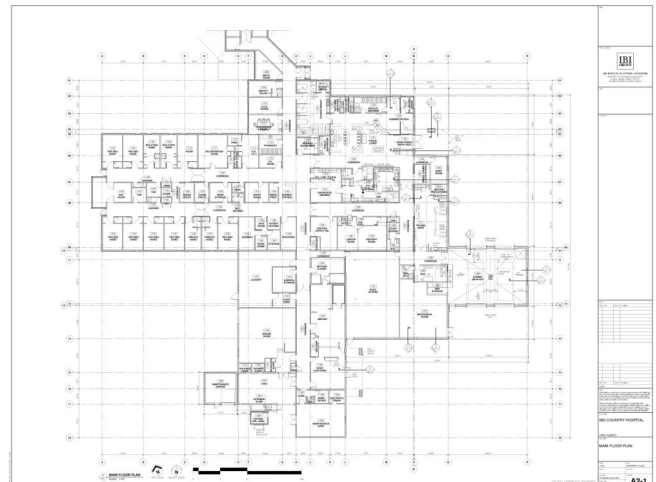


Big Country Hospital Site Plan

**K5010.02 Building Documentation\***

Floor plan as per November 2013 review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	2013	0	APR-14



Big Country Hospital Floor Plan