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Visioning Workshop:

Visioning Workshop @ Learning Centre Room 1708, Ontario Veterinary College, Guelph
9:00 a.m. – 11:15 a.m., Thursday, 22nd January 2015

Item
1.1 Visioning Workshop Overview:
- Russ Chernoff provides an overview of the workshop:
  - Communicate and discuss ideas and concepts related to teaching and learning.
  - What is important in the OVC teaching program?
  - Assessment of existing instruction spaces.
  - Objectives of the learning environment:
    - Outcomes
    - Environment

1.2 Instruction Spaces:
Lecturing to large groups of students remains a requirement, with rooms sizes/configured to accommodate:
- Lecture Theatres required to accommodate DVM years 1, 2 and 3 simultaneously.
- Currently tiered with either 120 or 60 (1/2 class) student capacity.
- Surgical teach smaller groups, typically ½ or ¼ of the 120 student class size.
- Both types of lecture facilities are desired — tiered w/fixed or rotatable furniture, and flat-floored with modular/movable furniture.
- Some labs are potentially only 1/8th of the class (15 students).
- 60 student (1/2 class) instruction rooms would be more useful if students could break-out into small groups of four, six or eight (rotate chairs and/or move tables).
- Two smaller (60 student) LLC lecture theatres were designed with a “horseshoe” configuration to allow the instruction to teach from a central location with students around and facing each other:
  - Not typically used as intended; traditional lecturing via a front instruction wall requires students along both sides to rotate 90° to view.
  - Would be better if chairs could rotate.
- Large LLC Lecture Theatre 1714 has a fixed podium which is a problem when trying to interact with students as the instructor has to move around it. Lecture Theatre 1800 in the PAHL building provides a better arrangement.
- Cafeteria offers flexible space for ½ class (60 students) or smaller, with flat-floor and movable tables & chairs. It is sub-dividable via operable, folding partitions.
- New classroom space is ideally configurable to accommodate 120+ or 60+ students:
  - Subdivided classrooms often leave ½ unused as the entire room is typically booked by one instructor. This same issue occurs in the cafeteria, which can be subdivided into three sections.
  - Acoustic separation is a problem, with sound transmission between subdivided spaces via operable partitions.
- Logistics of deploying operable partitions to accommodate alternating classroom sizes.
- Concerns with movable chairs/tables as each class could require set-up time to configure as required.
- Improved scheduling of classes could alleviate the concerns with configuration of spaces, and incoming students could be used to quickly reconfigure furniture to best suit the desired learning environment.

Break-out rooms were created in the Learning Centre within the former OVC Library:
- Provide space for 4 – 8 students, with windows/fully-glazed doors to the main space and retractable partitions between some rooms.
- Cabinets provide open shelves, drawers & cupboards, and whiteboards within each break-out room.
- Cafeteria is still the preferred venue for most OVC students.
- Break-out rooms at the University Library is not useful due to distance from the Clinics; proximity is important.
- A/V equipment and furniture is not always available or it needs to be relocated to accommodate functions/activities.
- Population Medicine notes that the number of graduate students is increasing to where 60 student classrooms are required, resulting in competition with the DVM students for space. As a result, the number of students in some programs has had to be capped.

1.3 Teaching Models:
Staff usually teach to the currently provided spaces:
- Move towards smaller groups.
- 120 students in each DVM year are typically divided into four sections so that instructors are sometimes teaching 120, 60, 30, or smaller groups.
- Classrooms are to be sized for 10 additional students typical to accommodate those catching-up or visitors. Plan for 130, 70, or 40 students.

Larger Observation Room with one-way mirrors into adjacent rooms. The smaller rooms can also be used as break-out spaces for smaller groups:
- Separate break-out spaces can be difficult to monitor, and students get off-track without instructor input.
- Surgical Skills Teaching/Testing:
  - Moving away from larger groups of students.
  - Self-directed with models and demonstrations:
  - Flexible space with tables (not seated).
  - Lockable storage for models; glazed doors for easy locating.
  - Access/space for movement of equipment and models.
- Area in the middle of the class for the instructor, with counters and models located around the perimeter. 360° work areas for small groups with the ability to reconfigure.
- Accommodate after-hours drop-in by students for self-directed use.
- Integration with Clinical Teaching; shared spaces.
- Some lectures are currently very efficient, with development over time to deliver the required information.
at the right pace while allowing some time for questions within the allotted schedule:

- Currently no time available for break-out into smaller groups.
- Alternative delivery would require careful consideration to ensure continued delivery of required instruction with question/answer periods.

1.4 Future Requirements:
- Virtual meetings and on-line chat rooms:
  - Instructor lectures to a computer for broadcast/recording/distribution.
  - Shared resources.
  - Students can access any time; only attend classroom to work on specific tasks.
  - Potential for a wide-range of teaching environments; can vary to accommodate the individual preferences/abilities of each instructor.
- Three large (130 student) + 1 half-sized (70 student) classrooms are ultimately desired:
  - Add large, flexible (flat-floored) lecture spaces to compliment current lecture theatres.
  - Temporary lecture spaces during renovations/additions will provide “test” for the flat-floored, flexible space and changes to current teaching models.
- Other medical schools have moved away from tiered, inflexible lecture spaces:
  - More Skills Labs with small group learning.
  - T/As for 8-12 students. This is not currently used at OVC, where it is often just the instructor (no T/As).
  - Foster more “peer” instruction with students enhancing their learning by teaching others.

Modify teaching techniques to encourage “learners”; currently must “teach to the test” to ensure the ability to certify.

Skills Labs:
- Open late for safe, secure student access.
- Dedicated times during the day for Labs with instructors.
- Group focused on teaching wall with the ability to disperse into smaller groups and the instructor able to circulate around the room to engage students.

Past attempts to provide different spaces in the hopes that the program will change has not worked and design won’t drive the curriculum:
- Flexibility is critical to accommodate current and future teaching models, facilitating change over time.
- Schedule similar types of learning together to work with classroom configurations:
  - One week of small group learning.
  - One week of large group lectures.
- Big rooms can be flexible utilizing new technologies.

Comments and concerns with alternative configurations:
- Will a flat-floored space work with 120-130 students?
- University typically doesn’t do movable furniture in lecture theatres with more than 60 students.
- Reorganization and set-up time could reduce instruction time.
- There is no significant change in the near future from the current instruction model at OVC with three “traditional” lecture halls for 130 students.

Scheduling:
- Large Lecture Theatres #1714 and #1800 are used almost 100% of the time.
- Large Lecture Theatres #1434 and #1438 are not often used (25% utilization).
- Half-class lecture theatres #1713 and #1715 were designed to encourage discussion between students and instruction from a central location, but this rarely occurs. The fixed, rigid furniture is an impediment to use in a more traditional, teaching wall configuration.

1.5 Student Learning:
Desired style is “anywhere, any time”:
- Access lectures/information on their phones, on the bus, at home, etc.
- Some students do desire and thrive in the rigid lecture format; they want to be lectured to.
- Self-directed learning will typically lose those students who require structure to progress.

The DVM program has always featured personal connections with faculty. This is cherished by students and is a reflection of the close knit nature of the veterinary profession:
- Face-to-face instruction is valued.
- Students being together in one space with an instruction is often desired.
- For some courses/instruction, technology could be used to allow 120-130 students to attend/participate in the course via secondary/overflow rooms or other remote viewing locations.

Provide space(s) for students that is “non-learning”:
- Clear demarcation from learning spaces and ensure it is “faculty-free.”
- Access lectures/information on their phones, on the bus, at home, etc.
- Helps to rejuvenate students and results in more effective learning.
- Facilitate informal gatherings of students:
  - Comfortable, flexible furniture.
  - Build friendships and interface with colleagues.
  - Power for devices.

The best rooms for student learning are those that provide the following:
- Power outlets at all locations, as students need to plug-in phones, tablets and laptops throughout the day to maintain charge.
- Lecture Theatre 1800 in the PAHL building is currently a favorite space, as it provides generous counter-tops for students to set-up their devices and class materials.
- Comfortable chairs as students could be sitting in one location for four or even eight hours due to the lecture/instruction schedules at the OVC.
- Microphones for audio.
• Whiteboards on all sides (360°) to accommodate break-out groups.
• Screens/monitors visible from all directions; technology reaches around the room.
• More aisles to accommodate movement and access; where no middle aisle is provided those chairs often remain empty. Students will stake their “territory” during the initial classes and then stay with the same seats.
• Rear doors to provide access for washroom breaks etc. (avoids disruption to the class when front doors are used).
• After-hours access.
• If flat-floored, consider providing marks on the floor to indicate furniture positions for restoration to “traditional” set-up.
• Design to automatically capture all of the lecture activity for digital back-up, remote viewing, podcasting, etc.
• McDonald Hall will have a new interactive, flexible space for 200 students:
  • Fixed tables with movable chairs at the front.
  • Fixed furniture at rear with chairs that can rotate 180° for face-to-face groupings.

DVM 2000 was a previous report that encouraged a move to problem-oriented, case-based instruction for students:
• Didn’t occur as intended and lecture-based instruction is still the primary method.

1.6 Other Attributes:
Design amenities:
• The mental health of students and instructors is positively impacted when natural light and/or exterior views are provided in lecture spaces.
• Carefully considered to avoid glare or distraction; windows in some classrooms have screens/blinds constantly deployed to reduce problems.
• Ability to see outdoors when one exits the classroom via glazed corridors and lecture theatre doors works well.
• Interior transparency to adjacent spaces allows others to see activity within:
• Controlled view lines to avoid distraction to occupants.
• Maintain acoustic separation from corridors and adjacent rooms.
• Aesthetically pleasing spaces as students could spend 4-8 hours in a room.
• Reduce the institutional look provided by the painted concrete block that is currently predominant throughout the OVC.
• Provide wood panelling/trims appropriately located to minimize vandalism and accommodate cleaning/durability.
• Continue the “historic” references with appropriate interior and exterior windows and details. Exterior has typically retained the “heritage” look with brick cladding etc.
• Design of spaces should state “What you do here is important!”
• Individual control of heating/cooling in lecture spaces.
• Highly variable options for lighting:
• Ability to increase/decrease light in specific areas.
• Control of perimeter versus central lighting.
• Redundancy with installed technology to accommodate glitches/breakdowns.
• Provide a telephone in every room for quick access to IT staff for assistance.
• Ability to walk around the room with a tablet that can project content to any/all monitors.

Plan for the breaks between classes/lectures:
• 10-minute period between the end of a class/lecture and the start of another.
• Students tend to gravitate to either the nearest washrooms or to the Cafeteria.
• Mitigate congestion and disruption by designing easy, direct access and adequate “crush space” with front & rear access to lecture rooms.
• Student population has been shifting over time to predominantly female; possibly consider larger female/smaller male washroom facilities to accommodate (with ability to reconfigure in future as required)?

1.7 Follow-up / Feedback:
Further comments and input is to be forwarded to John Vanos at Physical Resources for distribution. John’s e-mail is: jvanos@pr.uoguelph.ca
The consultant team will be reviewing the items tabled during this workshop and proceeding with concept planning that includes test fitting spatial solutions in response to this input.

1.8 Summation:
Russ Chernoff uses a flip chart to list the Key Points from the Teaching/Learning Visioning session:
• Access to natural light:
• Corridors
• Maybe classrooms
• Innovative but not restrictive:
• Emerging & traditional models
• Good sized student work spaces:
• Electrical (power access) for students.
• No barrier between lecturer and students
• Need storage:
• Model storage in Skills Labs
• Classroom storage for markers, flip charts etc.
• Student items (coats & backpacks typically piled at front of room during exams).

Create flexible teaching spaces:
• Communication components.
• Storage of equipment.
• Observation/viewing room.
• Local Environmental Controls:
• Flexible/controllable lighting.
ONTOARIO VETERINARY COLLEGE  ·  VISIONING WORKSHOP

- Power receptacles for equipment.
- Audio/visual equipment; where and how information is presented.
- HVAC (temperature and air quality).
- Students spaces:
  - No faculty
  - Relaxing (stress reduction)
  - Interaction
- Look at existing underutilized spaces:
  - Enhance and improve for current functions.
  - Re-purpose for other activities.
- Creative solutions.
- Attractive, comfortable spaces with durable finishes.
- Outdoor green space:
  - Courtyards
  - Tables / seating.
  - Landscaped.
- Sustainability principles; environmentally sensitive:
  - Green walls.
  - Roof garden.
  - Heritage:
    - Respect and contribute to via appropriate design & finishes.
    - Donor wall (recognition of contributors)
- Telephones in Lecture Halls for tech support calls.
- Proximity/access to break spaces:
  - Cafeteria and washrooms.
  - Crush space around lecture rooms for student movement.
  - Front and rear access to classrooms.
- Acoustics:
  - Minimize sound transmission from waiting students outside of class.
  - Provide acoustic control between classes and at operable partitions.
  - Security for after hours use/access.

### Notes:

1. ATTENDEES OF VISIONING WORKSHOP

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Vanos</td>
<td>Project Management, Physical Resources, U. of Guelph</td>
<td><a href="mailto:jvanos@pr.uoguelph.ca">jvanos@pr.uoguelph.ca</a></td>
</tr>
<tr>
<td>Jill Vigers</td>
<td>Manager, Architectural Design, U. of Guelph</td>
<td><a href="mailto:jill@pr.uoguelph.ca">jill@pr.uoguelph.ca</a></td>
</tr>
<tr>
<td>Elizabeth Stone</td>
<td>Dean, Ontario Veterinary College, U. of Guelph</td>
<td><a href="mailto:estone@ovc.uoguelph.ca">estone@ovc.uoguelph.ca</a></td>
</tr>
<tr>
<td>Kerry Lissimore</td>
<td>Assoc. Dean, OVC Academic, U. of Guelph</td>
<td><a href="mailto:klisseau@ovc.uoguelph.ca">klisseau@ovc.uoguelph.ca</a></td>
</tr>
<tr>
<td>Stephanie Nykamp</td>
<td>Assoc. Dean, OVC Clinical Programs, U. of Guelph</td>
<td><a href="mailto:snykamp@uoguelph.ca">snykamp@uoguelph.ca</a></td>
</tr>
<tr>
<td>Peter Conlon</td>
<td>Assoc. Dean, OVC Students, U. of Guelph</td>
<td><a href="mailto:pconlon@ovc.uoguelph.ca">pconlon@ovc.uoguelph.ca</a></td>
</tr>
<tr>
<td>Greg Gilbert</td>
<td>Manager, OVC Facilities &amp; Logistics, U. of Guelph</td>
<td><a href="mailto:grgilber@uoguelph.ca">grgilber@uoguelph.ca</a></td>
</tr>
<tr>
<td>Brad Hanna</td>
<td>Professor, OVC Biomedical Sciences, U. of Guelph</td>
<td><a href="mailto:bhanna@uoguelph.ca">bhanna@uoguelph.ca</a></td>
</tr>
<tr>
<td>Cate Dewey</td>
<td>Dept. Chair, OVC Population Medicine, U. of Guelph</td>
<td><a href="mailto:cdewey@uoguelph.ca">cdewey@uoguelph.ca</a></td>
</tr>
<tr>
<td>Carly O’Brien</td>
<td>Sr. Development Manager, OVC, U. of Guelph</td>
<td><a href="mailto:cabrien9@uoguelph.ca">cabrien9@uoguelph.ca</a></td>
</tr>
<tr>
<td>Pat Turner</td>
<td>Professor, OVC Pathobiology, U. of Guelph</td>
<td><a href="mailto:ptturner@uoguelph.ca">ptturner@uoguelph.ca</a></td>
</tr>
<tr>
<td>Joanne Hewson</td>
<td>Assoc. Professor, OVC Large Animal Med., U. of Guelph</td>
<td><a href="mailto:jhewson@uoguelph.ca">jhewson@uoguelph.ca</a></td>
</tr>
<tr>
<td>Jason Coe</td>
<td>Assoc. Professor, OVC Population Med., U. of Guelph</td>
<td><a href="mailto:jcoe@uoguelph.ca">jcoe@uoguelph.ca</a></td>
</tr>
<tr>
<td>Brigitte Brisson</td>
<td>Professor, OVC Small Animal Surgery, U. of Guelph</td>
<td><a href="mailto:bbrisson@ovc.uoguelph.ca">bbrisson@ovc.uoguelph.ca</a></td>
</tr>
<tr>
<td>Jason Dodd</td>
<td>OVC Learning &amp; Curriculum Specialist, U. of Guelph</td>
<td><a href="mailto:jddodd@uoguelph.ca">jddodd@uoguelph.ca</a></td>
</tr>
<tr>
<td>Noel Moens</td>
<td>Assoc. Professor, OVC Small Animal Surgery, U. of Guelph</td>
<td><a href="mailto:nmoens@ovc.uoguelph.ca">nmoens@ovc.uoguelph.ca</a></td>
</tr>
<tr>
<td>Thomas Gibson</td>
<td>Assoc. Professor, OVC Small Animal Surgery, U. of Guelph</td>
<td><a href="mailto:tgbison@uoguelph.ca">tgbison@uoguelph.ca</a></td>
</tr>
<tr>
<td>Michelle Oblak</td>
<td>Assoc. Professor, OVC Small Animal Surgery, U. of Guelph</td>
<td><a href="mailto:moblak@uoguelph.ca">moblak@uoguelph.ca</a></td>
</tr>
<tr>
<td>Russ Chernoff</td>
<td>Partner-in-Charge, Chernoff Thompson Architects</td>
<td><a href="mailto:russ.c@cta.bc.ca">russ.c@cta.bc.ca</a></td>
</tr>
<tr>
<td>Glenn Peters</td>
<td>Project Manager, Chernoff Thompson Architects</td>
<td><a href="mailto:glenn.ps@cta.bc.ca">glenn.ps@cta.bc.ca</a></td>
</tr>
<tr>
<td>Jesse Coote</td>
<td>Mechanical Consultant, Morrison Hershfield Limited</td>
<td><a href="mailto:jcoote@morrisonhershfield.com">jcoote@morrisonhershfield.com</a></td>
</tr>
<tr>
<td>Eric Williams</td>
<td>Electrical Consultant, Morrison Hershfield Limited</td>
<td><a href="mailto:ewilliams@morrisonhershfield.com">ewilliams@morrisonhershfield.com</a></td>
</tr>
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Copy To:

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carolyn Kerr</td>
<td>Dept. Chair, OVC Anesthesiology, U. of Guelph</td>
<td><a href="mailto:ckerr@uoguelph.ca">ckerr@uoguelph.ca</a></td>
</tr>
<tr>
<td>Roy Abernathy</td>
<td>Veterinary Planning Consultant</td>
<td><a href="mailto:roy@architectureforanimals.com">roy@architectureforanimals.com</a></td>
</tr>
<tr>
<td>Shaunak Pandit</td>
<td>Mechanical Consultant, Morrison Hershfield Limited</td>
<td><a href="mailto:spandit@morrisonhershfield.com">spandit@morrisonhershfield.com</a></td>
</tr>
<tr>
<td>Mark Valenti</td>
<td>A/V Specialist, The Sextant Group</td>
<td><a href="mailto:mvalenti@thesextantgroup.com">mvalenti@thesextantgroup.com</a></td>
</tr>
<tr>
<td>Todd Kreps</td>
<td>A/V Specialist, The Sextant Group</td>
<td><a href="mailto:fkreps@thesextantgroup.com">fkreps@thesextantgroup.com</a></td>
</tr>
<tr>
<td>Terry Harron</td>
<td>Quantity Surveyor, RLB/CRSP Cost Co</td>
<td>nsultants Ltd.  <a href="mailto:terry.harron@ca.rlb.com">terry.harron@ca.rlb.com</a></td>
</tr>
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Open House Summary

General
- Yes to ventilation, including operable windows.
- Less "yellow" light.
- Need more windows and natural light/views for the current buildings. Only place that looks like it has enough windows is the new LLC extension.
- Make female washrooms larger.
- Power outlets everywhere! Include powered USB outlets at each location for charging. Avoid the need for extension cords and/or power bars.
- Space for donor walls and donor recognition.
- Consider floor and wall colors that are different to denote which wing/area of the OVC you are in (wayfinding).
- Connect all the second floors of the buildings.

Companion Animal Hospital — Endoscopy/Anesthesia/Surgery
- Ensure proper ventilation systems & air-conditioning.
- “Fume hood” scenario for surgery areas for when cautery used or bone cement fumes, etc.
- Lighting that is not too bright fluorescents for those who get headaches from them.
- Ensure doorways are wider than usual to accommodate movement of trolleys with patients & people & machines/anesthesia equipment. Large doors to Endoscopy (sliders?)
- Designate one of the Endoscopy suites as "sterile."
- Like in human hospitals — consider radiology equipment to take x-rays at table & not have to move to radiology.
- Provide a viewing gallery for companion animal surgery — it would be a good way to get lower years involved & include fourth years without being in the way.
- Minor surgery should not open directly into the sterile area; a small vestibule should be provided.
- It would be useful to have in-wall cabinets between pairs of operating rooms to store common equipment. One of the two ORs in each pair should be larger (20’ x 20’ — one for laparoscopy/major soft tissue and one for surgery with scoping) and the other adjacent ORs can remain at ~18’ x 16’. (Note: existing 20’ x 20’ OR is often used by soft tissue surgery when they bring out all of their floor equipment).
- Scrub sinks require a lot of cleaning — there should be less (six) and better clustered in one area to avoid pathways for soiled instruments, body parts, and dirty laundry.
- Space for taking biological samples & isolation space in anesthesia for infectious or difficult animals.
- Big concern: distance between ICU & Anesthesia (in case of emergency or in need of assistance; CPR etc.). Radiographs are a long way away.
- Room in anesthesia for induction.
- Understand the need to facilitate the movement of the anaesthesiologist between large & companion animal surgeries, but there needs to be a method of avoiding horse manure etc. being transferred from one area to the other.
- Consider only one shower each in the male & female change-rooms.
- Avoid long trips for used instruments to Central Sterile.

Companion Animal Hospital — Central Sterile
- Ensure the pass-through window between Decontamination and Sterile Clean Area is at an ergonomic height — currently have to lift and lean forward with heavy equipment above elbow height.
- Natural light would greatly help in examining and assembling surgical instruments.

Companion Animal Hospital — Radiology/Ultrasound
- Although renovation plans for Radiology are not provided, a radiology student room that is convenient to where our main x-ray rooms are and has desk space, computers, and a projector is needed.
- Ultrasound needs a sink and space for at least two machines + anesthesia.

Companion Animal Hospital — Other Renovations
- Rounds rooms are a terrific idea. Technology within (large monitor, connectivity) should be extremely simple and the same room-to-room (K.I.S.S. principle)
- Are the fourth year Companion Animal students getting a room — with computers, places to eat — like there is now? At any given time there are fifteen students in the current student room.
- Provide more designated fourth year student duty space. Where will students stay on downtime for appointments & cases/paperwork, phone calls?
- Technician Rooms: include all technicians (specialty as well) into the tech rooms and outfit each with desk and computers. Locate closer to the ICU; techs are often unable to leave the unit due to case load and staffing.
- Identify where the specialty rooms are located (ie. Cardio, neuro, etc.) — each has unique needs & considerations. Cardio requires a special table for echos, Neuro needs a large space for exams + hallway for gait analysis.
- Require lots of hand washing stations.
- A place for laser procedures (eg. lithotripsy)?

Pharmacy
- Central location to serve both Companion & Large Animal Hospitals (and Cancer Centre) is good.
- Security window at reception.

Large Animal Hospital
- Require twenty equine stalls.
- New location for treatment room?
- Large animal recovery stalls?
- Update/renovate the Large Animal wards.
- Air-conditioning in the Large Animal wards.
- Student rooms by the Large Animal wards.
• Proper boot washing station in Barn #037.

Therio
• Split between Large & Companion Animal Hospitals once complete

Avian Exotics
• Need a procedures room equivalent to the GI lab.
• Daily rounds with up to 10 people.
• Current ward space could be totally reconfigured to be more appropriate for current activities.
• Imaging is used multiple times a day; would be better if closer.
• Treatment area should be separate from caging area.
• Access to medical gases in ward and incubator areas.
• Scavenging in Rx area.
• Separate ward areas (i.e. predator versus prey, birds versus mammals)
• Flicker-free lighting for bird/reptile vision.
• Larger “Office” area to accommodate rounds, student work, client communications etc. in one space.
• Provide the following rooms/areas: “Office” / Procedures Room / Treatment Area / Hospitalization Areas (several separate, large runs, incubators) / Food Storage & Prep.

Clinical Skills II (building 183)
• Scrub area enclosed by walls is a waste of space and creates significant bottlenecks. Open the area up to allow for better flow, particularly if only “dead” surgeries will take place.
• No need for direct entrance to the scrub area.
• Require space for coats/backpacks and lab coats etc.

Medical Records
• Like new location for Medical Records.
• New area may be too small; could be OK with move to electronic records.

Materials Management
• Manager & Purchasing Offices are internal with no windows/daylight. Better to keep them at their current location as they are also closer to the other Office/Hospital staff.
• Inventory Office needs to be closer to Dispatch (or even in the same room).

Laundry
• Absolute necessity for large windows in the Clean Laundry & Linen room due to the nature of the work (staff are in the room all day, 5 days a week).
• Operable windows required to provide fresh air flow through the linen room or the space will be too stuffy and hot.

Learning Technologies (IT) & Videography
• Great to have a dedicated room for video production complete with a backdrop wall for shooting.
• Provide good sound insulation (acoustic separation from hallway and adjacent rooms).

Staff Areas
• Bigger staff area if the sunken lounge is converted to Duty space; more space for lunch to accommodate support staff and technicians (most take lunch between 11:30 a.m. – 1:30 p.m.)
• Kitchen area separate from lunch/lounge space is good.
• Daylight and attractive views to the exterior; courtyard view (similar to existing lounge) is preferred.
• Provide break areas close to work locations.

Student Lockers/Change-rooms
• Concern about the number of students in one locker area; if multiple phases have labs it would be really crowded and eight changing rooms will not be enough.
• Provide washrooms and larger change-rooms; there will be lots of female students using this area.
• Fourth year DVM students should remain nearer the Companion Animal Hospital.
• Maintain existing window to the outside; can more daylight be provided into these areas?

Enhanced Learning addition
• Exterior design is brilliant!
• I like it and so far wouldn’t change anything from the current plans. Great extra learning space on the ground level from the LLC.
• Student group study areas are desperately needed and I like your design for the old Learning Commons.
• Hallway seating in the new building will be heavily used — more if possible.
• Separate student lounge from staff — it’s nice to have a place to go where you can talk without others listening.
• A separate student lounge for OVC students that is not associated with the Library would be nice. The Learning Commons would just be a library where people want to study so it could not serve as an effective lounge. This does not address the issue that there is nowhere that is school-oriented for students to de-stress. Learning Commons would not be OVC-only.
• Love the Clinical Skills space.
• Communication/Clinical Skills area: audio-visual closet or room outside of individual rooms to securely store video & master control of A/V.
• A/V capacity in small rooms for OSCE MMI in Student Commons. Want to see a food-friendly space (perhaps a kitchenette); lots of microwaves, kettles, vending machines w/food & coffee.
• Please make it look more professional (like the Pathobiology building) instead of like a high school which we currently have now.
• More windows/natural light in the former Library. New power outlets in the DVM study area in the Learning Commons.
• Nursing room on the first floor of the Learning Centre.
• Provide double-doors between Flexible Learning Space and corridor for movement of furniture/equipment to/from Storage Room across the hallway. Ensure doors are acoustically treated to provide sound separation from hallway.
• Provide acoustic treatment to hallways (sound absorbing materials at ceilings & walls).
• Mixed thoughts about a new large, flat-floored flexible teaching space — how to best maintain line-of-sight/visibility without tiered floor and use of different colors/graphics at the floor to indicate best location for straight rows of tables/chairs to assist with “traditional” front-wall teaching set-ups.
• Mixed thoughts about the proposed second storey link to the PAHL building; most comments strongly support the idea (to allow internal circulation versus walking across the “wind tunnel” between the PAHL & LLC during the winter months), but one comment notes it may be frivolous and the money could be better spent elsewhere.
• Engage/use the east courtyard adjacent to the Lifetime Learning Centre?
OPEN HOUSE PRESENTATION

PLANNING PRINCIPLES

• The Master Plan is a living document and should be viewed as providing guidance and not applied as a fixed plan.
• Incorporate the OVC Master Plan as part of the University of Guelph Master Plan.
• Meet accreditation requirements of the American Veterinary Medical Association (AVMA) and the Canadian Veterinary Medical Association (CVMA).
• Address challenges and opportunities of the 21st century for innovative education, research, and healthcare delivery.
• Update existing facilities with appropriate spaces and systems to provide a "leading edge" hospital environment for existing and potential future new facilities.
• Provide facilities that attract the best students, faculty, and staff to the OVC.
• Improve operational efficiency through effective space use, updated facilities and good working functional priorities.
• Strive to achieve sharing of spaces, where appropriate, to optimize space utilization.
• A primary focus for the planning and design of OVC facilities should be a student-centred innovative learning environment.
• Provision should be made for informal learning spaces to foster interaction and informal learning opportunities throughout the OVC.
• Provision of a nurturing environment with well-being for people should be a high priority.
• Make provision to maximise access to natural light where appropriate.
• The Master Plan should provide flexibility for uses and future change.
• Provide opportunities for space sharing to maximize utilization and reduced equipment cost.
• Respect and preserve the OVC Heritage.

DESIGN PRINCIPLES

PRIDE OF PLACE
• the look, feel and experience of OVC should involve a feeling of pride in students, faculty, staff, clients and visitors.

NATURAL LIGHT
• take every opportunity to retain existing access to natural light and enhance access for all spaces occupied by people who possible.
• where appropriate provide sightlines to outside natural light through interior windows.

TRANSPARENCY
• provide visual transparency into occupied spaces where appropriate to enhance safety and connection with activities in spaces
• make new window openings in existing masonry walls where possible to improve transparency

CELEBRATE OVC
• provide transparency to allow viewing of college activities.
• include displays in corridors and circulation routes to celebrate veterinary studies and research

FINISHES AND COLOURS
• make finishes appropriate for the function, provide visually pleasing and comfortable finishes in spaces for people.
• consider use of references to historic finishes where possible in the student commons.

INFORMAL LEARNING/INTERACTION SPACE
• create informal learning opportunities and casual meeting with allowing and circulation to foster interaction of students and faculty.

SPACE USE
• explore opportunities for space sharing and optimizing space utilization

CIRCULATION
• provide clear way finding and orientation for users and visitors.
• explore options for corridor naming (e.g. Veterinary or animal names)
PROPOSED SPACE RELOCATION

PROPOSED
SECOND FLOOR

PROPOSED
FIRST FLOOR
PROPOSED SPACE RELOCATION

MATERIALS HANDLING
BUILDING 049
PROPOSED SPACE RELOCATION

LEARNING TECHNOLOGIES CENTRE (L.T.)
BUILDING 049

CLINICAL SKILLS II
BUILDING 183

CONTEXT PLAN

CONTEXT PLAN
PROPOSED SPACE RELOCATION

COMPANION ANIMAL HOSPITAL
PHARMACY, ENDOSCOPY, ANESTHESIA, SURGERY, STERILE

CONTEXT PLAN
OPEN HOUSE SUMMARY

• The design of the proposed Centre is focused on creating a dynamic, learner-centric environment that supports the development of veterinary professionals. The Centre includes:
  - Life-long learning opportunities
  - Enhanced learning environments
  - State-of-the-art facilities
  - Collaborative learning spaces
  - Technological advancements

• The Centre is designed to accommodate the needs of both traditional and non-traditional learners, providing a supportive and inclusive learning environment.

• Key features include:
  - Large, open learning spaces
  - Flexible seating arrangements
  - Technology integration
  - Access to natural daylight

• The Centre’s design promotes collaboration and interaction, fostering a sense of community and professional growth.

• The Centre will be equipped with the latest technology to support interactive and engaging learning experiences.

• The Centre aims to enhance the educational experience, preparing students for the complexities of the veterinary profession.

• The Centre will be a key component of the College’s commitment to providing high-quality education and training opportunities for veterinary professionals.

• The Centre will be completed in the fall of 2015, with a grand opening ceremony planned for the following spring.
PROPOSED SPACE RELOCATION

CONTEXT PLAN FIRST FLOOR

CONTEXT PLAN SECOND FLOOR

FIRST FLOOR
LIFETIME LEARNING CENTRE

SECOND FLOOR
LIFETIME LEARNING CENTRE
OVC Virtual Tours

Clinical Skills – Tour 1
January 30, 2015

Illinois
Large and small animal clinical training in flexible space
Everything is movable
Illinois
1,600 Sq. Ft. Total Allocated

Illinois
Very Model Centric
Illinois
Equipment rolled in and out for labs
Room is very flexible

Illinois
Coach Model
Staff titled as coaches who set up, teach and manage curriculum
Track individual progress
Illinois
Coach Model

Staff titled as coaches who set up, teach and manage curriculum

Track individual progress

Open Model
Glass allows for sight into all spaces

Panels move to allow for open area
University of Florida
Opens May 2015

Two story addition to current classroom building
Design Build project

University of Florida
Opens May 2015

Storage in corridors is open
University of Florida
Opens May 2015

Open bays for pharmacy, procedures, other clinical training functions

University of Florida
Opens May 2015

Benches for microscopes (cabinets above)
Works for testing as well
University of Florida
Opens May 2015
Open skills labs
Notice furniture on wheels
Bays are adjacent

Surgical Skills
Training/Observation is adjacent and open to area
Hunan Models
Very Equipment Intensive

Human Models
Bare room with equipment stored on perimeter
Lots of cameras
Control room
SEMINAR ROOMS
CENTRAL MICHIGAN UNIVERSITY

Discussion Room
Break-out spaces
Small Group Rooms

CLINICAL SKILLS CENTER

CLINICAL SKILLS
(Standardized Patients)

SIMULATION ROOMS
(Mannequins)

PATIENT SIMULATION CENTER
Building 039 Second Floor

Room #2657
Building: 039
Room Name: Memoriam/study
Room Type: study
Net Area: 683.3 SF
Age: 94 years (1921); renovated since

Finishes
Flooring: carpet — aged
Walls: painted drywall & stained wood — good condition
Ceiling: T-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: wood framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: brick & wood-framed — good condition
Beams: none
Sub-flooring: wood deck on wood framing

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: Braille sign-age, doors hardware, light switch height.
Room #2660
Building: 039
Room Name: Study
Room Type: Study
Net Area: 2743.4 SF
Age: 94 years (1921); renovated since

Finishes
Flooring: carpet tile—good condition
Walls: drywall, painted—good condition
Ceiling: T-bar—good condition

Doors, Windows, Millwork
Doors: painted
Windows: wood-framed, single glazed—aged
Millwork: reception counter & screen wall

Structural
Columns: none
Walls: brick & wood framed
Beams: none
Sub-flooring: wood deck on wood framing

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles—replace
Lighting: fluorescent fixtures (recessed & pendant)

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: Braille sign-age, doors hardware, counter height clearance, light switch height.
Building Analysis

Ontario Veterinary College

Room #2661, 2661A-E

Building: 039
Room Name: Former Library
Room Type: Study/Seminar
Net Area: 3356.4 SF
Age: 40 years (1975); renovated since

Finishes

Flooring: carpet & RCB - good condition
Walls: drywall, painted — good condition
Ceiling: T-bar & drywall, painted — good condition

Doors, Windows, Millwork

Doors: painted
Windows: aluminum framed, double-glazed — good condition
Millwork: drawers & shelves in seminar rooms — good condition

Structural

Columns: none
Walls: brick & steel stud frame — good condition
Beams: none
Sub-flooring: concrete on metal deck — good condition

Mechanical

Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure

IT/Communications:

Comments

Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.

View facing North

View facing North-east

View facing West
Room #1600
Building: 040
Room Name: Videographer
Room Type: Lab
Net Area: 737.7 SF
Age: 69 years (1946)

Finishes
Flooring: VCT & RCB - aged
Walls: painted — aged
Ceiling: T-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: sink cabinet at south wall — aged

Structural
Columns: none
Walls: conc. block & clay brick — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sink at south wall
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: breaker panel & switch at north wall; branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:
Comments
Room #1601 A-E

Building: 040
Room Name: Offices
Room Type: Office
Net Area: 1745 SF
Age: 69 years (1946)

Finishes
Flooring: carpet tile - good condition
Walls: conc. block & drywall, all painted — good condition
Ceiling: T-bar & open to structure above (painted) — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: conc. block & steel stud frame
Beams: none
Sub-flooring: cpmc/slab-on-grade — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: Braille sign-age, doors hardware, light switch height.
Room #1602

Building: 040
Room Name: Museum/Classroom
Room Type: Classroom
Net Area: 1267.5 SF
Age: 69 years (1946); renovated since

Finishes

Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: T-bar — good condition

Doors, Windows, Millwork

Doors: painted with non-compliant, hardware upgrade
Windows: none
Millwork: display cabinets

Structural

Columns: none
Walls: conc. block
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical

Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure

IT/Communications:

Comments

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: Braille signage, doors hardware, light switch height.
Room #1614-1616
Building: 040
Room Name: Classroom/Examination
Room Type: Classroom
Net Area: 704.8 SF
Age: 69 years (1946)

Finishes
Flooring: VCT & RCB - good condition
Walls: conc. block (PTD) & clay brick — all good condition
Ceiling: T-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: sink cabinet at south wall — aged

Structural
Columns: none
Walls: conc. block & clay brick — good condition
Beams: none
Subflooring: cpmc/slab-on-grade — good condition

Mechanical
Plumbing: sink at south wall
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: breaker panel & switch at east wall; branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:
Comments
Room #1618

Building: 040
Room Name: Anatomy
Room Type: Surgery
Net Area: 2849 SF
Age: 69 years (1946)

Finishes
Flooring: VCT & RCB — aged
Walls: Painted — aged
Ceiling: T-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: sink counter at east wall — aged

Structural
Columns: none
Walls: conc. block — good condition
Beams: transfer rails below ceiling
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: multiple sinks at east wall
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: Braille signage, doors hardware, counter height/clearance, light switch height.
Room #1619, 1619A, WR1619

Building: 040
Room Name: Storage
Room Type: Storage
Net Area: 847.9 SF
Age: 69 years (1946)

Finishes
Flooring: Tile - aged
Walls: Conc. block & drywall, painted — aged
Ceiling: drywall painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: wood framed, single glazed (interior observation windows)
Millwork: sink cabinet at east wall — aged

Structural
Columns: none
Walls: conc. block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: sink at east wall
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: Braille signage, doors hardware, counter height/clearance, light switch height.
Room #1620 A-D

Building: 040
Room Name: Loading Dock & Storage
Room Type: Loading Dock & Storage
Net Area: 1181.6 SF
Age: 69 years (1946)

Finishes
Flooring: Sealed concrete & RCB - good condition
Walls: painted — aged
Ceiling: T-bar & drywall (painted) — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: sink cabinet at south wall — aged

Structural
Columns: none
Walls: conc. block — good condition
Beams: transfer rails & hanger beams below ceiling
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: floor drains
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: Braille signage, doors hardware, counter height/clearance, light switch height.
Room #1621
Building: 040
Room Name: Prep Room
Room Type: Surgery
Net Area: 462 SF
Age: 69 years (1946)

Finishes
Flooring: tile — aged
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: conc. block — good condition
Beams: transfer rails below ceiling
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: trench drain, sink & emergency shower/eyewash at south wall
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: Braille signage, doors hardware, light switch height.
Room #1622

Building: 040
Room Name: Cooler
Room Type: Cooler
Net Area: 783.7 SF
Age: 69 years (1946)

Finishes
Flooring: VCT - aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: conc. block — good condition
Beams: transfer rails & hanger beams below ceiling
Subflooring: Concrete slab-on-grade — good condition

Mechanical
Plumbing: Floor drain
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: Braille signage, doors hardware, light switch height.
Room #1630

Building: 040
Room Name: Women’s Locker Room
Room Type: Lockers
Net Area: 390.2 SF
Age: 69 years (1946)

Finishes

Flooring: VCT & RCB - aged
Walls: conc. block painted — aged
Ceiling: open to structure, painted — aged

Doors, Windows, Millwork

Doors: painted with non-compliant, hardware — upgrade
Windows: none
Millwork: none

Structural

Columns: none
Walls: conc. block
Beams: none
Subflooring: cpmc/slab-on-grade — good condition

Mechanical

Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure

IT/Communications:

Comments

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: Braille signage, doors hardware, light switch height.
Building 044 First Floor

Room #1207,1207A,1207B Finishes

Building: 044
Room Name: Decontamination
Room Type:
Net Area: 492 SF
Age: 60 years (mid 1950’s)

Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: cabinets at east wall — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sink at east wall
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: aged

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1211
Building: 044
Room Name: Sterilization
Room Type:
Net Area: 1205.4 SF
Age: 60 years (mid 1950's)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: stainless steel counter/cupboards at west wall

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1212-1213

Building: 044
Room Name: Office & Preparation
Room Type: 
Net Area: 298 SF
Age: 60 years (mid 1950’s)

Finishes

Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural

Columns: none
Walls: steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical

Plumbing: sink at north wall
HVAC: replace as per overall infrastructure upgrades

Electrical

Power: branch wiring switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications: 
Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1214,C1210
Building: 044
Room Name: Stockroom & Corridor
Room Type: Stockroom
Net Area: 366.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Fumehood at north-east corner.
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1215-1216
Building: 044
Room Name: Pharmacy/Stock room
Room Type: Pharmacy
Net Area: 839.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB - aged
Walls: painted — aged
Ceiling: T-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant, hardware upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: base & wall cabinet, shelving — aged

Structural
Columns: none
Walls: conc. block & steel stud framed — good condition
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sink at east wall
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, age, door hardware, counter height/clearance, light switch height.
Room #1217-1218
Building: 044
Room Name: Offices
Room Type: Office
Net Area: 258.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — good condition
Ceiling: t-bar — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
### Room #1219

- **Building:** 044  
- **Room Name:** Pharmacy Vault  
- **Room Type:** Storage  
- **Net Area:** 58.5 SF  
- **Age:** 60 years (mid 1950’s)

### Finishes

- **Flooring:** VCT & RCB - aged  
- **Walls:** painted — aged  
- **Ceiling:** Painted — aged

### Doors, Windows, Millwork

- **Doors:** painted with non-compliant, hardware — upgrade  
- **Windows:** none  
- **Millwork:** none

### Structural

- **Columns:** none  
- **Walls:** steel-stud framed — good condition  
- **Beams:** none  
- **Sub-flooring:** concrete slab-on-grade — good condition

### Mechanical

- **Plumbing:** none  
- **HVAC:** replace as per overall infrastructure upgrade

### Electrical

- **Power:** branch wiring/switches/receptacles — replace  
- **Lighting:** fluorescent fixtures - aged

### Infrastructure

- **IT/Communications:**

### Comments

- **Comments:** Install fire sprinklers and update fire alarm devices.  
  Accessibility upgrades: Braille signage, door hardware, light switch height.
Room #1220

Building: 044  
Room Name: Examination  
Room Type: Student room  
Net Area: 467.3 SF  
Age: 60 years (mid 1950’s)

Finishes

Flooring: VCT & RCB - aged  
Walls: painted — aged  
Ceiling: T-bar — aged  

Doors, Windows, Millwork

Doors: painted with non-compliant, hardware — upgrade  
Windows: none  
Millwork: base & wall cabinets  

Structural

Columns: none  
Walls: conc. block & steel stud framed — good condition  
Beams: none  
Subflooring: concrete slab-on-grade — good condition  

Mechanical

Plumbing: supply & drain piping — aged  
HVAC: replace as per overall infrastructure upgrade  

Electrical

Power: branch wiring-switches/receptacles — replace  
Lighting: fluorescent fixtures - aged  

Infrastructure

IT/Communications:  

Comments

Comments:  
Install fire sprinklers and update fire alarm devices.  
Accessibility upgrades: braille sign-age, door hardware, counter height/clearance, light switch height.
Room #1220A-1220B
Building: 044
Room Name: Examination & Dermatology
Room Type: Net Area: 411.5 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB - aged
Walls: painted — aged
Ceiling: T-bar — aged
Doors, Windows, Millwork
Doors: painted with non-compliant, hardware — upgrade
Windows: none
Millwork: base & wall cabinets, shelving
Structural
Columns: none
Walls: concrete block & steel-stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition
Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades
Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures - aged
Infrastructure
IT/Communications:
Comments:
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1221
Building: 044  
Room Name: Anesthesia  
Room Type:  
Net Area: 812 SF  
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT (flash coved) - aged  
Walls: painted — aged  
Ceiling: T-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant,  
hardware — upgrade  
Windows: none  
Millwork: base & wall cabinets, shelving

Structural
Columns: none  
Walls: concrete block & steel-stud framed — good  
condition  
Beams: none  
Sub-flooring: concrete slab-on-grade — good  
condition

Mechanical
Plumbing: supply & drainage piping — aged  
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace  
Lighting: fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Comments:  
Install fire sprinklers and update fire  
alarm devices.  
Accessibility upgrades: braille sign- 
age, door hardware, counter height/  
clearance, light switch height.
Room #1223

Building: 044
Room Name: Surgery
Room Type: Surgery
Net Area: 934 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT (flash coved) — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: metal base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: scrub sinks at north wall — good condition
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1225,1225A-B-C

Building: 04
Room Name: Surgery
Room Type: Surgery
Net Area: 974 SF
Age: 60 years (mid 1950’s)

Finishes

Flooring: VCT (flash coved) — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: interior, single glazed observation windows — aged
Millwork: metal base & wall cabinets — aged

Structural

Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical

Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications: 

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1227-1230
Building: 044
Room Name: Surgery
Room Type: Surgery
Net Area: 1,336.7 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT (flash coved) — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: interior, single glazed observation windows — aged
Millwork: metal base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1248-1248A
Building: 044
Room Name: Custodian
Room Type: Custodian
Net Area: 63 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: shelves — aged

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1253
Building: 044
Room Name: Office
Room Type: Office
Net Area: 214.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1258
Building: 044
Room Name: Treatment
Room Type: 
Net Area: 505.8 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: Vinyl & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets /shelves — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, age, door hardware, counter height/ clearance, light switch height.
Room #1260,1261,1274

Building: 044
Room Name: Offices
Room Type: Office
Net Area: 412 SF
Age: 60 years (mid 1950's)

Finishes

Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets in 1274 — aged

Structural

Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical

Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments:

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1267
Building: 044
Room Name: Office
Room Type: Office
Net Area: 94.4 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1268
Building: 044
Room Name: Preparation
Room Type:
Net Area: 128.3 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sink at west wall
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1269
Building: 044
Room Name: Oncology
Room Type: Net Area: 162.4 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sink at east wall — aged piping
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — replace

Infrastructure
IT/Communications:

Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1271-1275, 2187-1781

Building: 044
Room Name: Offices
Room Type: Office
Net Area: 868 SF
Age: 60 years (mid 1950's)

Prospective

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1276
Building: 044
Room Name: Lab
Room Type: Lab
Net Area: 204.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, counter height/clearance, light switch height.
Room #1279
Building: 044
Room Name: Seminar
Room Type: Seminar
Net Area: 202.8 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1282-1283
Building: 044
Room Name: Lab
Room Type: Lab
Net Area: 421 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1294,C1294, C1228

Building: 044
Room Name: Lounge & Corridor
Room Type: Lounge & Corridor
Net Area: 1681 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT carpet & RCB — aged
Walls: painted — aged
Ceiling: painted— aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, double-glazed
Millwork: mail slots at south wall

Structural
Columns: none
Walls: concrete block & clay brick— good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1401
Building: 044
Room Name: Receiving
Room Type: Net Area: 522.7 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: concrete - aged
Walls: painted - aged
Ceiling: painted (exposed services)- aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1401A

Building: 044
Room Name: Office
Room Type: Office
Net Area: 101.2 SF
Age: 60 years (mid 1950’s)

**Finishes**
- Flooring: carpet - aged
- Walls: painted - aged
- Ceiling: t-bar- aged

**Doors, Windows, Millwork**
- Doors: painted
- Windows: Interior only; steel framed, single-glazed
- Millwork: none

**Structural**
- Columns: none
- Walls: concrete block & steel stud framed
- Beams: none
- Subflooring: concrete slab-on-grade

**Mechanical**
- Plumbing: none
- HVAC: replace as per overall infrastructure upgrade

**Electrical**
- Power: branch wiring/-switches/receptacles — replace
- Lighting: recessed fluorescent fixtures

**Infrastructure**
- IT/Communications:

**Comments**
- Install fire sprinklers and update fire alarm devices.
- Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1403
Building: 044
Room Name: Storage
Room Type:
Net Area: 857 SF
Age: 60 years (mid 1950's)

Finishes
Flooring: sealed concrete
Walls: painted - aged
Ceiling: painted (exposed services)- aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, double-glazed (replaced original)
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1404

Building: 044
Room Name: Clean Laundry
Room Type: 
Net Area: 642.6 SF
Age: 60 years (mid 1950’s)

Finishes

Flooring: VCT - aged
Walls: painted - aged
Ceiling: t-bar - aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural

Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical

Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications: 

Comments:

- Install fire sprinklers and update fire alarm devices.
- Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1408
Building: 044
Room Name: Clean Linen
Room Type:
Net Area: 187.7 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1423

Building: 044
Room Name: Treatment
Room Type: Health/clinical space
Net Area: 1220 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1426
Building: 044
Room Name: Treatment
Room Type: Treatment
Net Area: 1220 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: sealed conc. & rubber tiles — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: skylights
Millwork: horse pen

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1429

Building: 044  
Room Name: Office  
Room Type: Office  
Net Area: 162.5 SF  
Age: 60 years (mid 1950’s)

Finishes

Flooring: VCT & RCB — aged  
Walls: painted — aged  
Ceiling: t-bar — aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade  
Windows: none  
Millwork: none

Structural

Columns: none  
Walls: concrete block — good condition  
Beams: none  
Sub-flooring: concrete slab-on-grade — good condition

Mechanical

Plumbing: supply & drainage piping — aged  
HVAC: replace as per overall infrastructure upgrades

Electrical

Power: branch wiring/switches/receptacles — replace  
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments

Comments:  
Install fire sprinklers and update fire alarm devices.  
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1430
Building: 044
Room Name: Office
Room Type: Office
Net Area: 387.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1431-1431A

Building: 044
Room Name: Radiology
Room Type: X-Ray
Net Area: 834 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT (flash coved) at 1431/concrete & rubber tile at 1431A — aged
Walls: painted — aged
Ceiling: painted (exposed services) — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: interior leaded glass (view) windows
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1432-1433
Building: 044
Room Name: Maintenance & Mechanical
Room Type: Mechanical
Net Area: 143 & 79 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1434

Building: 044  
Room Name: Auditorium  
Room Type: Classroom  
Net Area: 1467 SF  
Age: 60 years (mid 1950’s)

Finishes

Flooring: epoxy (flash coved) - aged  
Walls: painted - aged  
Ceiling: t-bar & painted - aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade  
Windows: none  
Millwork: lecture & student tables — aged

Structural

Columns: none  
Walls: concrete block — good condition  
Beams: none  
Subflooring: concrete slab-on-grade, tiered

Mechanical

Plumbing: none  
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring-switches/receptacles — replace  
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1435
Building: 044
Room Name: Office
Room Type: Office
Net Area: 135 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: carpet & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: interior, single glazed
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
ROOM #1436, 1439, 1440-1447

Building: 044
Room Name: Offices
Room Type: Offices
Net Area: 1,961.4 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: carpet & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: replace as per overall infrastructure upgrades
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1438
Building: 044
Room Name: Auditorium
Room Type: Classroom
Net Area: 1681 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: epoxy (flash coved) — good condition
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab-on-grade, tiered — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1444-1444A

Building: 044
Room Name: Lab
Room Type: Lab
Net Area: 580 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1448
Building: 044
Room Name: Office
Room Type: Office
Net Area: 165 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: carpet & RCB — good condition
Walls: painted — good condition
Ceiling: t-bar — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: interior single glazed
Millwork:

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing:
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — good condition

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1449, 1449B, 1449C

Building: 044
Room Name: Office
Room Type: Office
Net Area: 1,398 SF
Age: 60 years (mid 1950’s) renovated since

Finishes
Flooring: Carpet & RCB — good condition
Walls: painted — good condition
Ceiling: t-bar & condition — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: skylights
Millwork: base cabinets & shelving, reception counter — good condition

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: replace as per overall infrastructure upgrades
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — good condition
Lighting: fluorescent fixtures — good condition

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #WR1449
Building: 044
Room Name: Washroom
Room Type: Washroom
Net Area: 55 SF
Age: 60 years (mid 1950’s) renovated since

Finishes
Flooring: VCT & RCB — good condition
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: vanity — good condition

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — good condition
Lighting: fluorescent fixtures — good condition

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Not an accessible toilet
Room #1450, 1451, 1451A

Building: 044
Room Name: Office
Room Type: Office
Net Area: 773 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: carpet & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork:

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing:
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1452, 1454
Building: 044
Room Name: Custodian & Mechanical
Room Type: Custodian & Mechanical
Net Area: 62.5 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: concrete — good condition
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: shelving — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1453
Building: 044
Room Name: Office
Room Type: Office
Net Area: 158.3 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: concrete & RCB — good condition
Walls: painted — good condition
Ceiling: t-bar — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — good condition

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1471
Building: 044
Room Name: Teaching Lab
Room Type: Lab
Net Area: 810.5 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: rubber tile — aged
Walls: painted — aged
Ceiling: painted— aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & clay brick — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring-switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1475
Building: 044
Room Name: Tech Office
Net Area: 314.4 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1477

Building: 044
Room Name: Cobalt Prep
Room Type: Health/clinical space
Net Area: 170
Age: 60 years (mid 1950’s)

Finishes

Flooring: no access: decontamination req’d
Walls: no access: decontamination req’d
Ceiling: no access: decontamination req’d

Doors, Windows, Millwork

Doors: no access: decontamination req’d
Windows: none
Millwork: no access: decontamination req’d

Structural

Columns: no access: decontamination req’d
Walls: no access: decontamination req’d
Beams: no access: decontamination req’d
Subflooring: no access: decontamination req’d

Mechanical

Plumbing: no access: decontamination req’d
HVAC: no access: decontamination req’d

Electrical

Power: no access: decontamination req’d
Lighting: no access: decontamination req’d

Infrastructure

IT/Communications: no access: decontamination req’d

Comments

Comments: scheduled for decontamination
Room #1477A
Building: 044
Room Name: Office
Room Type: Office/Health/clinical space
Net Area: 80.6 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: no access: decontamination req’d
Walls: no access: decontamination req’d
Ceiling: no access: decontamination req’d

Doors, Windows, Millwork
Doors: no access: decontamination req’d
Windows: none
Millwork: no access: decontamination req’d

Structural
Columns: no access: decontamination req’d
Walls: no access: decontamination req’d
Beams: no access: decontamination req’d
Subflooring: no access: decontamination req’d

Mechanical
Plumbing: no access: decontamination req’d
HVAC: no access: decontamination req’d

Electrical
Power: no access: decontamination req’d
Lighting: no access: decontamination req’d

Infrastructure
IT/Communications: no access: decontamination req’d

Comments
Comments: scheduled for decontamination
Room #1478

Building: 044
Room Name: Cobalt Room
Room Type: Health/clinical space
Net Area: 627.3 SF
Age: 60 years (mid 1950’s)

Finishes

Flooring: no access: decontamination req’d
Walls: no access: decontamination req’d
Ceiling: no access: decontamination req’d

Doors, Windows, Millwork

Doors: no access: decontamination req’d
Windows: none
Millwork: no access: decontamination req’d

Structural

Columns: no access: decontamination req’d
Walls: no access: decontamination req’d
Beams: no access: decontamination req’d
Subflooring: no access: decontamination req’d

Mechanical

Plumbing: no access: decontamination req’d
HVAC: no access: decontamination req’d

Electrical

Power: no access: decontamination req’d
Lighting: no access: decontamination req’d

Infrastructure

IT/Communications: no access: decontamination req’d

Comments

Comments: Cobalt room together with adjacent support rooms 1477 & 1477A are scheduled for decontamination
Room #1479
Building: 044
Room Name: Ward 4
Room Type: Animal Ward
Net Area: 3590.5 SF
Age: 60 years (mid 1950’s)

Finishes
Flooring: sealed conc. slab & rubber tiles
Walls: conc. block (painted)
Ceiling: steel & concrete (painted)

Doors, Windows, Millwork
Doors: metal (painted)
Windows: metal-framed (including clerestory)
Millwork:

Structural
Columns: none
Walls: concrete block
Beams: exposed steel (painted)
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: many floor drains
HVAC: exposed supply & return air ducts

Electrical
Power: watertight
Lighting: suspended fixtures typ.

Infrastructure
IT/Communications:
Comments
Comments: sloped, raised conc. floors and curbs (various locations). Stocks and fenced enclosures.
Room #WW1504-MW1508

Finishes

Building: 045
Room Name: Men’s & Women’s Washrooms & changing
Room Type: Washrooms
Net Area: 736 SF
Age:

Flooring: concrete - aged
Walls: painted - aged
Ceiling: painted [exposed services]- aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural

Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical

Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1533-1534
Building: 045
Room Name: Storage
Room Type: Storage
Net Area: 509.5 SF
Age:

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1557-1557A
Building: 045
Room Name: Surgical Supplies
Room Type: Storage & Mechanical
Net Area: 203 SF
Age:

Finishes
Flooring: epoxy w/ integral base — good condition
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring-switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1558
Building: 045
Room Name: Linen
Room Type: Storage
Net Area: 206.5 SF
Age:

Finishes
Flooring: epoxy w/ integral base — good condition
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Building 045 First Floor

Room #1565-1566

Building: 045
Room Name: Offices
Room Type: Office
Net Area: 621.4 SF
Age:

Finishes
Flooring: tile — aged
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: base & wall cabinets — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sinks, supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, age, door hardware, counter height/clearance, light switch height.
Room #101
Building: 046
Room Name: Grad Office
Room Type: Office
Net Area: 564.9 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #102

Building: 046
Room Name: Lab
Room Type: Lab
Net Area: 270.2 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #103, 103A

Building: 046
Room Name: Lab
Room Type: Labs
Net Area: 549.4 SF
Age: 52 years (1963)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: lab casework — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #104-104A
Building: 046
Room Name: Lab
Room Type: Labs
Net Area: 449.5 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged
Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: lab casework - aged
Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade
Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade
Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged
Infrastructure
IT/Communications:
Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #106A
Building: 046
Room Name: Storage
Room Type:
Net Area: 76.2 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #109D/E
Building: 046
Room Name: Cooler
Room Type: 
Net Area: 54.4 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged & insulated metal panels
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: insulated stainless steel
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame + insulated, metal clad panels
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring-switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Room #110

Building: 046
Room Name: Lab
Room Type: Lab
Net Area: 400.5 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware - upgrade
Windows: aluminum framed, single-glazed - replace
Millwork: lab casework - aged

Structural
Columns: none
Walls: conc. block & steel-strut frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles - replace
Lighting: surface-mounted fluorescent fixtures - aged

Infrastructure
IT/Communications:

Comments
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #111

Building: 046  
Room Name: Lab  
Room Type: Lab  
Net Area: 548.7 SF  
Age: 52 years (1963)

Finishes

Flooring: VCT - aged  
Walls: painted - aged  
Ceiling: painted - aged  

Doors, Windows, Millwork

Doors: painted with non-compliant hardware - upgrade  
Windows: aluminum framed, single-glazed - replace  
Millwork: lab casework - aged

Structural

Columns: none  
Walls: conc. block  
Beams: none  
Subflooring: concrete slab-on-grade

Mechanical

Plumbing:  
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles - replace  
Lighting: fluorescent fixtures - aged

Infrastructure

IT/Communications:

Comments

Comments:  
Install fire sprinklers and update fire alarm devices.  
Accessibility upgrades: braille sign-age, door hardware, counter height/clearance, light switch height.
Room #112

Building: 046
Room Name: Dark Room
Room Type: Net Area: 50.3 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #113
Building: 046
Room Name: Office
Room Type: Office
Net Area: 91.8 SF
Age: 52 years (1963)

Finishes
Flooring: carpet & RCB — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: single-glazed, interior — aged
Millwork: none

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #113A

Building: 046
Room Name: Lab
Room Type: Lab
Net Area: 360.1 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: lab casework - aged

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: sink - aged / sanitary piping - replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, age, door hardware, counter height/clearance, light switch height.
Room #114

Building: 046
Room Name: Lab
Room Type: Lab
Net Area: 397.3 SF
Age: 52 years (1963)

Finishes
Floors:
VCT - aged
Walls:
painted - aged
Ceilings:
painted - aged

Doors, Windows, Millwork
Doors:
painted with non-compliant hardware — upgrade
Windows:
aluminium framed, single-glazed — replace
Millwork:
lab casework - aged

Structural
Columns: none
Walls:
concrete block & steel-stud frame
Beams: none
Subflooring:
concrete slab-on-grade

Mechanical
Plumbing:
sinks - aged / sanitary piping - replace
HVAC:
replace as per overall infrastructure upgrade

Electrical
Power:
branch wiring/switches/receptacles — replace
Lighting:
fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #114A
Building: 046
Room Name: Office
Room Type: Office
Net Area: 43.8 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #115
Building: 046
Room Name: Kitchen
Room Type:
Net Area: 123 SF
Age: 52 years (1963)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: cabinets - aged

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab on grade

Mechanical
Plumbing: sinks - aged / sanitary piping - replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:
Comments: Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Building 049 First Floor

Room #1115-1115A

Building: 049
Room Name: Storage
Room Type:
Net Area: 204.8 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT & RCB — aged
Walls: painted — aged
Ceiling: painted (exposed services) — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: shelving — aged

Structural
Columns: none
Walls: concrete block & steel stud framed — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1116

Building: 049
Room Name: Pathobiology Teaching Laboratory
Room Type: Lab
Net Area: 1760 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: lab casework — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Plumbing: sinks — aged / sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/ clearance, light switch height.
Room #1118

Building: 049
Room Name: Pathobiology Teaching Laboratory
Room Type: Lab
Net Area: 568 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged
Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: lab casework — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: sinks — aged / sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/ clearance, light switch height.
Room #1121

Building: 049
Room Name: Cold Room
Room Type:
Net Area: 195.8 SF
Age: 42 yrs (1973)

Finishes
Flooring: concrete
Walls: insulated metal panels, painted - aged
Ceiling: insulated metal panels, painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware - upgrade
Windows: none
Millwork: shelving — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: cooling unit - aged

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: No longer in use
Room C1122 & #1122

Building: 049
Room Name: Office
Room Type: Office
Net Area: 137.7 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiringswitches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1123
Building: 049
Room Name: Pathobiology Teaching Laboratory
Room Type: Lab
Net Area: 1020.63 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: lab casework — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: sinks — aged / sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1141

Building: 049
Room Name: Vehicle Bay
Room Type:
Net Area: 485.5 SF
Age: 42 yrs (1973)

Finishes
Flooring: tile - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: exposed lift/transport rail below ceiling
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: trench drain at exterior o/h door.
HVAC: suspended, gas-fired heater at NE corner, with air transfer grilles at walls

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1142

Building: 049
Room Name: Loading Dock
Room Type: Loading Dock
Net Area: 600 SF
Age: 42 yrs (1973)

Finishes
Flooring: concrete — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: lift beams below ceiling
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments:

Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
ONTARIO VETERINARY COLLEGE • BUILDING ANALYSIS

Room #1144A
Building: 049
Room Name: Loading
Room Type: 
Net Area: 355.4 SF
Age: 42 yrs (1973)

Finishes
Flooring: tile - aged; broken tiles at floor drain
Walls: painted - aged
Ceiling: painted (exposed services)- aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade (exposed)

Mechanical
Plumbing: floor drain
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: none

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light & control switch.
Room #1147
Building: 049
Room Name: Storage
Room Type: Storage
Net Area: 633.13 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT & RCB
Walls: painted — aged
Ceiling: t-bar — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1156
Building: 049
Room Name: Pathobiology Teaching Laboratory
Room Type: Post Mortem
Net Area: 1631 SF
Age: 42 yrs (1973)

Finishes
Flooring: concrete
Walls: painted - aged
Ceiling: painted - aged
Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: clerestory aluminium framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: exposed lift/transport rail below ceiling
Subflooring: concrete slab-on-grade
Mezzanine: second storey walkway at north & east sides

Mechanical
Plumbing: sinks at center tables — aged / sanitary piping — replace / trench drain across room
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:
Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1160
Building: 049
Room Name:
Room Type:
Net Area: 86.7 SF
Age: 42 yrs (1973)

Finishes
Flooring: epoxy w/integrated wall base-aged
Walls: painted - aged
Ceiling: painted (exposed services)- aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: 
HVAC: replace as per overall infrastructure upgrade; remove exhaust from two fume hoods

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: none

Comments
Comments: Decommission/remove existing fume hoods (2) c/w related services. Pass through to room #1161 at west corner. Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1161
Building: 049
Room Name: Specimen Fixing Room
Room Type:
Net Area: 510 SF
Age: 42 yrs (1973)

Finishes
Flooring: epoxy w/integrated wall base - aged
Walls: painted - aged
Ceiling: painted (exposed services)- aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: lab casework — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: perimeter sinks — aged / sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: none

Comments
Comments:
Pass through services to room #1160 at west corner.
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1162

Building: 049
Room Name: Lab
Room Type: Lab
Net Area: 250.9 SF
Age: 42 yrs (1973)

Finishes
Flooring: epoxy w/integrated wall base - aged
Walls: painted - aged
Ceiling: painted exposed services - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: stainless steel counter — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: 4 deep tub sinks — aged / sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade; decommission & remove dedicated exhaust systems

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: none

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, age, door hardware, counter height/clearance, light switch height.
Room #1163

Building: 049
Room Name: Storage
Room Type: Storage
Net Area: 186.6 SF
Age: 42 yrs (1973)

Finishes
Flooring: sheet vinyl — good condition
Walls: painted — good condition
Ceiling: t-bar — good condition

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: storage & counters — good condition

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing:
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — good condition

Infrastructure
IT/Communications:

Comments
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #1164
Building: 049
Room Name: Cold Room
Net Area: 347.1 SF
Age: 42 yrs (1973)

Finishes
Flooring: tile - aged
Walls: painted insulated metal panels, stainless steel (lower), paint finish (upper) - aged/surface rust
Ceiling: insulated metal panels painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade

Mechanical
Plumbing: floor drain - aged
HVAC: dedicated cooling unit; decommission/remove

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications: none

Comments
Decommission/remove insulated cold room. Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height. Add new mechanical & electrical systems to suit new functions.
Room #1170,1170A
Building: 049
Room Name: Cold & Freezer Room
Room Type: Cold & Freezer
Net Area: 124.3 SF & 163.3 SF
Age: 42 yrs (1973)

Finishes
Flooring: concrete — good condition
Walls: stainless steel panels — good condition
Ceiling: painted metal panels — aged

Doors, Windows, Millwork
Doors: painted & stainless steel with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block with insulated metal panels — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1172

Building: 049
Room Name: Pathobiology Teaching Laboratory
Room Type: Demo Teaching
Net Area: 715 SF
Age: 42 yrs (1973)

Finishes
Flooring: epoxy w/integrated wall base - aged
Walls: painted - aged
Ceiling: painted [exposed services] - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: lab casework — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete slab-on-grade / tiered at west side

Mechanical
Plumbing: perimeter sinks — aged / sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height. Tiered floor at west side of room c/w metal railing; remove to provide flat floor consistent with rest of space.
Building 049 Second Floor

Room #2108/2114/2115
Building: 049  
Room Name: Lab  
Room Type: Lab  
Net Area: +/- 576 SF  
Age: 42 yrs (1973)

Finishes

Flooring: VCT - aged  
Walls: painted - aged  
Ceiling: painted (exposed services) - aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade  
Windows: aluminium framed, single-glazed — replace  
Millwork: lab casework — aged

Structural

Columns: none  
Walls: concrete block  
Beams: none  
Subflooring: concrete

Mechanical

Plumbing: sinks — aged / sanitary piping — replace  
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace  
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments

Comments:  
Install fire sprinklers and update fire alarm devices.  
Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #2120

Building: 049
Room Name: Lab
Room Type: Lab
Net Area: 583.2 SF
Age: 42 yrs (1973)

Finishes

Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted (exposed services) - aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single-glazed — replace
Millwork: lab casework — aged

Structural

Columns: none
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab — good condition

Mechanical

Plumbing: sinks — aged / supply & drain piping — aged
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments

Comments:
- Fumehood at east wall.
- Install fire sprinklers and update fire alarm devices.
- Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Corridor C2120 & Room #2120B

Building: 049
Room Name: Lab
Room Type: Lab
Net Area: 93 SF
Age: 42 yrs (1973)

Finishes
Flooring: VCT - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: lab case work — aged

Structural
Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments:
- Install fire sprinklers and update fire alarm devices.
- Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Room #2131

Building: 049
Room Name: Lab
Room Type: Lab
Net Area: 139.6 SF
Age: 42 yrs (1973)

Finishes

Flooring: VCT - aged
Walls: painted - aged
Ceiling: t-bar - aged

Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: lab casework — aged

Structural

Columns: none
Walls: concrete block
Beams: none
Subflooring: concrete

Mechanical

Plumbing: sinks — aged / supply & drain piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical

Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure

IT/Communications:

Comments

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
Building 077 First Floor

Room #1713, 1715

Building: 077
Room Name: Classrooms
Room Type: Classroom
Net Area: 1175 & 1202 SF
Age: 22 years (1993)

Finishes
Flooring: epoxy — good condition
Walls: painted — good condition
Ceiling: painted — good condition

Doors, Windows, Millwork
Doors: painted
Windows: aluminium, framed, double glazed
Millwork: tiered student tables

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade, tiered

Mechanical
Plumbing: none
HVAC: upgrade as per overall infrastructure upgrade

Electrical
Power: branch wiring switches/receptacles
Lighting: fluorescent fixtures

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Room #1714

Building: 077
Room Name: Lecture Hall
Room Type: Classroom
Net Area: 1175 & 1202 SF
Age: 22 years (1993)

Finishes
Flooring: concrete (textured)
Walls: painted
Ceiling: painted

Doors, Windows, Millwork
Doors: painted
Windows: aluminium, framed, double glazed
Millwork: lecture & student tables

Structural
Columns: none
Walls: concrete block & steel-stud frame
Beams: none
Subflooring: concrete slab-on-grade, tiered

Mechanical
Plumbing: none
HVAC: upgrade as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles
Lighting: fluorescent fixtures

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices.
Building 183 First Floor

Room #1308A
Building: 183
Room Name: Animal Ward
Room Type: Ward
Net Area: 811 SF
Age:

Finishes
Flooring: sealed concrete — aged
Walls: painted — aged
Ceiling: painted — aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminum framed, single-glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Sub-flooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrades

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments:
Install fire sprinklers and update fire alarm devices.
Accessibility upgrades: braille sign-age, door hardware, light switch height.
Room #1309

Building: 183
Room Name: Ovine Holding
Room Type: Holding
Net Area: 436 SF
Age: 

Finishes
Flooring: sealed concrete - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: none
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1311
Building: 183
Room Name: Classroom
Room Type: Classroom
Net Area: 723.8 SF
Age:

Finishes
Flooring: vinyl - aged
Walls: painted - aged
Ceiling: t-bar - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: aluminium framed, single glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1312
Building: 183
Room Name: Surgery Sinks
Room Type: Surgery
Net Area: 153 SF
Age:

Finishes
Flooring: epoxy w/intergral base - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: wall cabinets & s/s counter — good condition

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sinks, supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1313

Building: 183
Room Name: Clinical Skills Surgery
Room Type: Surgery
Net Area: 1876 SF

Finishes
Flooring: epoxy w/ integral base - aged
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: Aluminium framed, single glazed — replace
Millwork: base & wall cabinets — aged

Structural
Columns: steel — good condition
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: sinks — aged / supply & sanitary piping — replace
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, counter height/clearance, light switch height.
### Room #1313A-1313B

Building: 183  
Room Name: Animal Recovery (unused)  
Room Type: Recovery  
Net Area: 151 SF  
Age:  

### Finishes

Flooring: sealed concrete - aged  
Walls: painted - aged  
Ceiling: painted - aged

### Doors, Windows, Millwork

Doors: painted with non-compliant hardware — upgrade  
Windows: none  
Millwork: none

### Structural

Columns: none  
Walls: concrete block — good condition  
Beams: none  
Subflooring: concrete slab-on-grade — good condition

### Mechanical

Plumbing: floor drain & piping — aged  
HVAC: replace as per overall infrastructure upgrade

### Electrical

Power: branch wiring — replace  
Lighting: fluorescent fixtures — aged

### Infrastructure

IT/Communications:  

### Comments

Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1320,1320A-C

Building: 183
Room Name: Lab
Room Type: Lab
Net Area: 226 SF
Age:

Finishes
Flooring: sealed concrete
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: Aluminium framed, single glazed — replace
Millwork: none

Structural
Columns: none
Walls: concrete block — good condition
Beams: none
Subflooring: concrete slab-on-grade — good condition

Mechanical
Plumbing: Supply & drainage piping — aged
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
Room #1321
Building: 183
Room Name: Kennels
Room Type: Kennels
Net Area: 289 SF
Age:

Finishes
Flooring: sealed concrete
Walls: painted - aged
Ceiling: painted - aged

Doors, Windows, Millwork
Doors: painted with non-compliant hardware — upgrade
Windows: none
Millwork: none

Structural
Columns: none
Walls: concrete block - good condition
Beams: none
Subflooring: concrete slab-on-grade - good condition

Mechanical
Plumbing: Supply & drainage piping - aged
HVAC: replace as per overall infrastructure upgrade

Electrical
Power: branch wiring/switches/receptacles — replace
Lighting: fluorescent fixtures — aged

Infrastructure
IT/Communications:

Comments
Comments: Install fire sprinklers and update fire alarm devices. Accessibility upgrades: braille signage, door hardware, light switch height.
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<td>12.10 130.24</td>
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</table>
AGENDA

- Pedagogical Transformation
- Trends and Developments in the Technology Marketplace
- Trends and Developments in Learning Space
- Discussion

THE DILEMMA

We are currently preparing students for jobs that don’t yet exist, that will use technologies that have yet to be invented, to solve problems we don’t even know are problems yet.

THE CHALLENGE

Five years from now you’ll be able to find the best lectures in the world on the Web for free... So... place-based learning will be five times less important than it is today.

- Bill Gates
Microsoft 2010

LEARNING ANYWHERE

Worldwide networked learning will replace place-bound teaching.

- Dolence and Norris

Transforming Higher Education: A Vision for Learning in the 21st Century

INFORMATION EVERYWHERE

The university as mainframe will be replaced by the university as network.

- Don Tapscott
Growing Up Digital

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"Paradigm shifts come when technologies are disruptive to the status quo. On this basis, it is safe to conclude that technology has thus far not produced a paradigm shift in education."

David Thronburg
The Thronburg Institute

TRANSFORMATION

REAL TRANSFORMATION

TRENDS IN PEDAGOGY

The "T-Shaped Student"

© 2015 The Sextant Group, Inc. 3

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THE iGEN STUDENT

- Always On, Connected
- Active, Social & Visual
- Expect Full & Immediate Access to Media and Information
- Creates & Consumes Media
- Visual, Multi-sensory
- Connect Living & Learning
- Technology Is Cool
- Prefer Authenticity to Hype
- Want To Collaborate
- Global Thinkers; Connected to Others, World-wide

FLIPPING THE CLASSROOM

“We’re flipping the classroom… what used to be class activity is now homework and what used to be homework is now class time.”
- Salman Khan, Khan Academy

Multi-Disciplinary / Trans-Disciplinary

K-12 NOW

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DEFINITIONS*

- **BLENDED LEARNING** is a formal education program in which a student learns at least in part through online delivery of content and instruction with some element of student control over time, place, path or pace.

- **ACTIVE LEARNING** is a term that refers to several models of instruction that focus the responsibility of learning on learners.

* from Wikipedia

BLENDED LEARNING CASE STUDIES

- The redesign significantly increased student learning outcomes
- Significantly increased student performance while reducing instructional costs
- Cost savings ~25% per student
- Improved learning outcomes, reduced FTE costs by 20%
  
  * Iowa State University TEL program

THE EMERGING ENVIRONMENT

- Learners have almost unlimited access to content, tools, resources, faculty, experts
- Unbundling of educational activities
- Importance of "the collective" is growing
- New "active learning" models gaining adoption
  
  * Diana G. Oblinger, PhD
  President, Educause

GROWTH OF ONLINE COURSES

"If current trends continue, by 2018 there will be more full-time online post-secondary students than students who take all their classes in a physical location."

  — Center for Digital Education and Convergence

THE FUTURE OF HIGHER EDUCATION

"The Class of 2020 will have a radically different college experience than their parents."

  — Jeffrey Selingo
  Editor-at-Large
  The Chronicle of Higher Education
"The future, according to some scientists, will be exactly like the past, only far more expensive."

John Sladek

**CROSSING THE CHASM**

- Copper Cable: Performance gains with copper continue to be realized
  - 100 Mb / 1 Gb / 10 Gb
- Optical Fiber: 9.5% annual growth for Fiber through 2017
  - Strong demand for advanced IT and emerging multimedia services

**BANDWIDTH, THE 4TH UTILITY**

- "Fiber to the Home" (FTTH)
- "Passive Optical Network (PON)"
- "Distributed Antenna Systems (DAS)"
BANDWIDTH, THE 4th UTILITY

- Wireless LAN (Wi-Fi)
- Wi-Max, DAS, Bluetooth, NFC, RFID, Zigbee, and more
- The era of “Personal Broadband” is upon us

YOUR PERSONAL AREA NETWORK

SMART PHONES VS. PCs

GOOGLE’S “PROJECT GLASS”

FROM CAMPUS TO “THE CLOUD”
THREE WAVES OF VIDEO

- Phase 1: Growth of Internet video as viewed on the PC
- Phase 2: A rise in Internet delivery of video to the TV
- Phase 3: A surge in video communications

THE NETFLIX STORY

"During periods of peak internet use, a full fifth of all American bandwidth consumption is people watching movies on Netflix.com."


THE INTERNET TODAY

AV & IT CONVERGENCE

ANALOG SUNSET

2.2.2.2 ANALOG SUNSET – No Licensed Player that passes Decrypted AACS Content to analog video outputs may be manufactured or sold by Adopter after December 31, 2013.


COLLABORATION

Tidebreak's TeamSpot fosters new ways of working together.
COLLABORATION

“Mezzanine” by Oblong Industries

ACOUSTICS, THE NEW FRONTIER

ULTRA HI-DEF VIDEO (UHD)

4K VISUALIZATION

Hunt Library, NC State University

ANALYTICS

“The next big idea in language, history and the arts? Data.”

A course description from the University of California, San Diego:

Cultural Analytics is the use of computational methods for the analysis of narrative in music and visual media.

“The data may include visual art, graphic design, photography, fashion, film, video, music, musical graphics, visual design, music, video, and more. We will also have access to the state-of-the-art visualization system at Calit2 to explore large data sets.”

CULTURAL ANALYTICS

http://bighumanities.net/
WHAT ABOUT 3D?

6 of 10 top-grossing films in 2010 were 3-D.
3-D APPLICATIONS

3-D VISUALIZATION

BUILDING INFORMATION MODELING

AUGMENTED REALITY (AGAIN)

THE INTERNET OF THINGS

INFORMATION APPLIANCES

Images courtesy of Eon Reality

Image courtesy of Mechdyne

"We are living through one of history's swerves. Over the past decade billions of people have hooked themselves up to the Internet via the computer and more recently mobile devices. This communication revolution is now extending to objects as well."

Gérald Santucci: The Internet of Things: A Window to Our Future


"This "Digital Refrigerator" tracks its contents, automatically orders groceries, and provides recipes based on what's inside. (It'll also provide news, sports, and weather!)

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SENSORS, SENSORS, EVERYWHERE

- Light, Occupancy, Temperature

THE "UBER" SENSOR

- EnOcean Alliance

MESH SCALABILITY

Unlike Bluetooth and Wi-Fi, Zigbee's throughput grows with the number of "users" or nodes.

Power over Ethernet (PoE) meets Light-Emitting Diode (LED)

THE LIGHTING REVOLUTION

- The Lighting Revolution

THE SELF-AWARE ROOM

- Boardroom / Conference Room / Classroom

Image courtesy of Crestron
THE SELF-AWARE BUILDING

THE SELF-AWARE CAMPUS

THE ROOM IS AN I/O DEVICE...

THE LEARNING PYRAMID

Edgar Dale’s original “Cone of Experience” (1946)

10% of what we READ
20% of what we HEAR
30% of what we SEE
50% of what we both HEAR and SEE
70% of what we SAY
90% of what we both SAY and DO

Reading
Hearing
Words
Looking
at Pictures
Watching a Movie
Looking at an Exhibit
Watching a Demonstration
Seeing it Done on Location
Participating in a Discussion
Giving a Talk
Doing a Dramatic Presentation
Simulating a Real Experience
DOING THE REAL THING!!!
THE LEARNING PYRAMID

- 10% of what we read
- 20% of what we hear
- 30% of what we see
- 50% of what we hear and see
- 70% of what we say
- 90% of what we both say and do

Reading
Hearing
Words
Looking
at
Pictures
Watching
a
Movie
Looking
at
an
Exhibit
Watching
a
Demonstration
Seeing
it
Done
on
Location
Simulating
a
Real
Experience

DOING
THE
REAL
THING!!!

- Participating in a Discussion
- Giving a Talk
- Doing a Dramatic Presentation

ST. VINCENT COLLEGE

Library Addition
Digital Lounge, 1994

WESTMINSTER COLLEGE

Student Union, 2000

COLLABORATION

ST. VINCENT COLLEGE

UNIVERSITY OF MINNESOTA

UMKC BLOCH HALL
FOR INNOVATION & ENTREPRENEURSHIP

- University of Minnesota
- Collaboration

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A MOOC LEARNING SPACE

IDEO INFLUENCE
- Flex Space
- Interdisciplinary Teams
- "Deep Dive"
- Rapid Prototyping
- Entrepreneurship

LEARNING SPACE / CREATION SPACE

MAKERSPACE PROTOTYPE

DISCUSSION
AND THE ANSWER IS...

THANKS!

Mark S. Valenti
President & CEO
The Sextant Group, Inc.
mvalenti@thesextantgroup.com
412.323.8580

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1. INTRODUCTION

As the teaching and research programs offered by the University of Guelph’s Ontario Veterinary College (OVC) evolve, the space requirements needed to support the said programs are also changing. The OVC Master Planning process initiated by the University is driven by an identified need to increase efficiency of space utilization, facilitate interaction and collaboration, provide for functionality and enhancing the physical environment in which people study and work in the existing Companion Animal Clinic and Lifetime Learning Centre and last but not the least to maintain accreditation.

This section of the Master Plan document provides a narrative covering the Mechanical & Electrical Infrastructure currently supporting the OVC including its condition, configuration and adaptability to support the functional unit reconfiguration and reassignment envisaged through this Master Plan in a manner compliant with the University’s Design Standards. Also included within this section is a brief commentary on the constructability challenges that are likely to be faced vis-à-vis age, arrangement and configuration the existing Mechanical & Electrical Infrastructure and possible measures to mitigate these challenges.

2. EXISTING MECHANICAL & ELECTRICAL INFRASTRUCTURE OVERVIEW

A majority of the core Mechanical & Electrical infrastructure, both head-end and distribution, supporting the OVC dates back to the original building construction and is well past the nominal lifetimes recommended by ASHRAE and BOMA for life cycle costing.

As such both the mechanical head-end infrastructure which includes Pumps & Heat Exchangers, Air Handling Units, Fans, Building Automation System, etc. and the electrical head-end infrastructure which includes Main Switchgear & Switchboards, Distribution Transformers, Primary Power Distribution Panels, etc. are of an age and in a condition where a sudden unforeseen failure is a very distinct possibility. Given that this is head-end infrastructure which has reached age obsolescence, any failure will impact large portions of the OVC and likely take an extended lead-time to remedy owing to challenges associated with access and availability of spares.

Recurring age related failures have also been reported within the mechanical distribution systems which include plumbing & drainage systems, steam, heating & chilled water distribution piping, valves and air distribution & exhaust ductwork. While comparatively fewer failures have been reported within the electrical distribution infrastructure, the likelihood of recurring failures cannot be ruled out.

3. MECHANICAL & ELECTRICAL INFRASTRUCTURE TO SUPPORT MASTER PLAN

Last but not the least while we can state with a high level of certainty that the set-up, configuration and arrangement of the base building Mechanical & Electrical Infrastructure reflected best practices at the time of the original installation, this is no longer true. Furthermore the base building Mechanical & Electrical Infrastructure will no longer readily support the overarching requirements listed in the University’s Design Standards.

A Summary Assessment of the existing Mechanical & Electrical Infrastructure serving the OVC Campus with an accompanying commentary on the upgrades and improvements that will be required in order for this infrastructure to support the facility upgrades and renovations envisaged through the Master Plan is presented through spreadsheets titled "University of Guelph - Ontario Veterinary College - Existing Mechanical Systems Assessment" and "University of Guelph - Ontario Veterinary College - Existing Electrical Systems Assessment" included as a part of this Master Plan.

Also included as a part of this Master Plan are the following documents:

- Floor Plans showing the Existing and Proposed HVAC System Schematics for the existing OVC Campus.
- An assessment of the Existing & Projected Normal and Emergency Power Needs of the OVC Campus
- Floor Plans and Schematics showing the Main Electrical Rooms and Power Distribution across the existing OVC Campus.

The Mechanical & Electrical System Design Principles to be embodied when executing the Master Plan are listed under the University’s Mechanical & Electrical Design Standards; key elements of the same are reproduced below for contextual reference:
Plumbing Systems
- Separate and designate water distribution systems for Potable Water, Non-Potable Water, Protected Potable Water and Specialized systems
- Special Drainage Systems for Labs and Clinical Areas.
- Compressed Air and Deionized Water extended from the campus distribution systems.
- Storm Water Management practices for any new building construction.

HVAC Systems
- Separate and designated air handling systems for Office Spaces, Teaching Spaces (Large Classrooms), Clinical Areas, and Special Function areas.
- Pressure Control Regimes for directional air flows
- Stipulated Air Change Rates
- Heat Recovery for 100% Outdoor Air Systems
- Chilled Water and Steam/Condensate extended from the Campus Chilled Water and Steam/Condensate distribution system to serve as the primary source of thermal energy. Use of DX Systems not permitted except with prior approval from Physical Resources.

Building Automation System
- Digital Controls base-lined to the Siemens Control Platform
- Dedicated BAS Network Loop for each individual building within the OVC campus.
- Stipulated Control Strategies

Sprinkler System
- Wet-pipe Sprinkler System

Fire Alarm System
- Automatic, single-stage, addressable, networked with peer-to-peer emergency voice communication system and an integrated emergency voice communication system

IT/Communication System
- Dedicated Communications Equipment Room on every floor.
- Communications Backbone provided utilizing a single mode fiber based communications system

Anticipated Challenges
The architectural space reassignment under consideration through this Master Plan Initiative envisages pockets of significant renovations distributed across the OVC. While it will be possible to design the Mechanical & Electrical Solutions for the renovations to support compliance to the University’s Design Standards and Current Best Practices, full and true compliance will not be achieved unless the Mechanical & Electrical Head-end and Distribution Infrastructure is also upgraded to support the Mechanical & Electrical system configuration within an area of renovation.

The overarching program requirements demand that OVC as a whole remain operational while pockets of a floor plate are under renovation to support the Master Plan; maintaining uniform operational availability of the OVC will be a real challenge owing to the nature of upgrades, more on the mechanical side than electrical, required to ensure that Mechanical & Electrical Systems within the renovated spaces achieve compliance to the University’s Design Standards.

Any Life Cycle upgrade of the Head-End Mechanical & Electrical infrastructure, especially the Main Air Handling Units and Electrical Switchgear and Switchboards will necessarily require an service interruption to portions of the OVC for more than a couple of weeks at a time, either to install new equipment in the place of existing or integrate distribution services originating from new equipment located in an alternate location into the existing distribution infrastructure.

Any upgrades to the Mechanical & Electrical System Distribution Infrastructure will result in a noticeable disruption (even if not a full interruption of services) to portions of the OVC.

Compliance with the Ontario Building Code will require the installation of a new functioning Sprinkler System within the OVC, unless a concession can be secured from...
4. MECHANICAL AND ELECTRICAL MASTER PLAN UPGRADES

Section 3 summarises an overarching approach and considerations implicit to Mechanical & Electrical upgrades required in support of the Master Plan. This Section provides specific details on the scope and extent of Mechanical & Electrical Sub-system Upgrades required within each building comprising the OVC Campus, broken down by the anticipated Project/Phase of Work. While sequencing any required Mechanical & Electrical Upgrades by Project is certainly achievable, the inherent nature of the Mechanical & Electrical Systems may in instances preclude or otherwise impact execution as “Phases” of work within a Project – this is a detail that will necessarily need to be worked out once a particular project is taken up for implementation to ensure the University receives best value for money insofar as the Mechanical & Electrical Upgrades are concerned. Furthermore, it should be borne in mind that the Mechanical & Electrical upgrades described herein reflect the improvements necessary to support the Master Plan initiatives and do not encompass life cycle upgrades beyond the Master Plan areas as are required to address the end-of-life obsolescence of elements of the Existing Mechanical & Electrical infrastructure previously described under Section 2 of this narrative.

The Table below offers a snapshot of the various Projects/Phases intended to guide the implementation of the Master Plan and a cross-reference to the Mechanical & Electrical Upgrades described herein.

The effectiveness with which upgrades can be effected within the Mechanical & Electrical infrastructure beyond the areas slated for Architectural/Functional changes.

The successful implementation of the Master Plan Initiative is likely going to hinge on the City of Guelph’s Building Department and the Office of the Fire Marshall.
### Project Phase Description of Work

| 4 | 2 | Materials Handling/Laundry + Staff Areas - Receiving/Materials to Staff Lockers/Kitchen & Laundry to Staff Area | Building 077 | Building 077 |
| 5 | 1 | Enhanced Learning Area Additions: Two-storey Addition to the East of Building 077 |
| 5 | 2 | Enhanced Learning Area Additions: Second Floor of Building 003 and portion of Building 039 to Student Common Area |
| 6 | 1 | Clinical Skills & Renovations - West end of Building 183 to Enhanced Clinical Skills Suite |
| 7 | 1 | Learning Technologies & Student Lockers - Former Labs on Second Floor of Building 089 to T & Videography |
| 7 | 2 | Learning Technologies & Student Lockers - Former Lab on Second Floor to large HSC Conference Room |
| 7 | 3 | Learning Technologies & Student Lockers - Learning Technologies/Videography Rooms in Building 040 to DVM Student Lockers & Changerooms |
| 8 | | Renovated Corridor and Vestibule |
| 9 | | Large Animal Hospital - Renovations to both Building 044 and 183, space retains original use |
| 10 | | Gross Anatomy - Gross Anatomy and Cadaver spaces moved from Building 183 to Building 040 |
| 11 | | McNabb House - Extending Life of Building 047 McNabb House |

### MECHANICAL UPGRADES

**Building 003**

1. **Sanitary and Storm Drainage**
   a. **Phase One**
   The renovation of the Second Floor into temporary large instruction space will not require major renovation to the current drainage system. The proposed space does not have specific drainage requirements, nor will it be subjected to heavier usage than it currently experiences.

   b. **Phase Four**
   The existing drainage system is aged and, consequently, has been subject to frequent leaks and blockages. In all areas where renovation occurs, sanitary and storm distribution piping shall be removed as close to the nearest existing main as possible and replaced to suit the new layout of the space. Drainage services both upstream and downstream of the area to be renovated shall remain operational throughout construction. Materials in unrenovated areas shall be replaced (rainwater leaders etc.), provided that performing this work will not require demolition of existing finishes. In order to alleviate existing blockages, the sanitary and storm mains shall be cleaned using a water jet/pressure washer.

2. **Potable and Non-Potable Water**
   a. **Phase One**
   The renovation of the Second Floor into temporary large instruction space will require little to no renovation to the existing potable & non-potable services, as the proposed space does not have specific requirements, nor will it be subjected to heavier usage than it currently experiences.

   b. **Phase Four**
   The renovated space will not experience any drastic changes in demand for potable or non-potable water services as a result of the renovation. However, the existing distribution and associated fittings are original to the building and have reached their end-of-life. Where renovation is to occur, all domestic cold water, domestic hot water, recirculation, and non-potable water piping shall be removed back to the nearest main. New distribution shall be extended in order to suit the new layout of the renovated space. Temporary shutdowns of other areas may be required in the event that existing isolation valves do not hold. Materials in unrenovated spaces (mechanical shafts, mechanical rooms, etc.) shall be replaced where necessary, provided that performing this work will not require demolition of existing finishes or service shutdowns affecting critical spaces.

   It is likely that the pipe insulation contains asbestos; abatement procedures will be necessary in all areas that are affected by the asbestos containing material (ACM).
3. HVAC
   a. Phase One
      Because Phase One is meant to provide only a temporary lecture space, it is recommended that infrastructure upgrades associated with Phase One of the renovation of Building 003 be kept to a minimum. Revision to the air distribution ductwork will be required to suit the new layout of the space, and terminal units will require replacement. New equipment shall be equipped with direct digital control and connected to the new BAS. The provision of a supplementary air handling unit or an energy recovery ventilator may be necessary in order to meet the outdoor air requirements of the building as a result of the increase in number of occupants.

   b. Phase Four
      The proposed area of renovation is currently served by a single, 21,000 CFM air handling unit (AC-1), which serves all of Building 003 and the Southern portion of the Second Floor in Building 039. AC-1 is appropriate in size for the current use of the building, but the unit and its distribution ductwork have reached their end-of-life. The proposed renovation will result in a higher occupant load than currently experienced, as the Second Floor will be used as student support space and a Student Commons Area. This increase in occupant load will require an increase in cooling capacity and ventilation, which cannot be provided by the current HVAC system. Therefore, the renovation must be accompanied by an upgrade to the existing mechanical infrastructure.

      The existing mechanical infrastructure may require replacement before the proposed renovation is implemented. If the HVAC system is upgraded before the renovation, the new mechanical system must be sized appropriately in order to accommodate the future increase in occupant load. In the event that the renovation occurs before the HVAC system is upgraded, the mechanical infrastructure upgrade may occur simultaneously, or the existing system may be supplemented to support the additional occupant load until an infrastructure upgrade is implemented.

      The existing Mechanical Penthouse is currently occupied by AC-1 and cannot accommodate an additional air handling unit. If AC-1 cannot be decommissioned and removed during the renovation, the provision of either a new Mechanical Penthouse or a service corridor to house the new mechanical equipment will be required. The fan coil radiators, used for perimeter heat, are also in need of replacement. These units are served by a hot water system local to the building (fed by the central utilities plant via a dedicated steam converter/heat exchanger located in the Mechanical Penthouse). As part of the mechanical infrastructure upgrade, the radiators shall be replaced with similar units fed off of the dedicated hot water system. In all areas of renovation, the hot water piping shall be cut back to the main distribution and replaced. The steam converter will also require replacement.

4. Controls
   a. Phase One
      Mechanical systems within Building 003 are currently operated by an outdated pneumatic control system that has reached the end of its useful life. The pneumatic controls system unnecessarily complicates upgrades, repairs, and replacement of mechanical equipment, and provides poor control to occupants and equipment. As part of the first phase of the renovation to Building 003, it is recommended that a new, stand-alone, direct digital Building Automation System (BAS) be provided to accommodate future upgrades and renovations.

      The system shall be native BACnet and interface with other systems including fire alarm and security, in accordance with the University of Guelph Design Standards. The system shall be interfaced with and tied into the existing campus BAS system (Siemens Apogee). In place of a main Operator Workstation, each Mechanical Room shall be provided with at least one (1) designated connection point to allow access to the BAS graphics using a portable device. The provision of a new BAS will require limited demolition and construction within unrenovated areas in order to either interface or retrofit existing mechanical equipment with new digital control components.

   b. Phase Four
      All new mechanical equipment & affected existing mechanical equipment shall be provided with direct digital control and connected to the building BAS, as described under Phase One.

5. Fire Protection
   a. Phase One
      Building 003 is currently unsprinklered. Any major renovations, as per Part 11 of the Ontario Building Code, will require that the entire building be provided with sprinkler coverage. This requirement will undoubtedly limit the possibility of maintaining operations within unrenovated areas of the building. A new water main must be extended from the existing utility to serve the new wet sprinkler system for Building 003 and the future wet sprinkler system for Building 039.
**b. Phase Four**

The sprinkler coverage provided as part of Phase One must be revised to suit the requirements of the new spaces.

The standpipe has been identified as requiring replacement as well. The standpipe must be replaced in areas undergoing renovation. Fittings and fire hose cabinets can remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.

**Building 039**

1. **General**
   a. **Phase Four**
      The area within the Second Storey of Building 039 that is served by AC-1 (from Building 003) will be renovated as part of the Student Commons Area renovation in Building 003. Consequently, this area of Building 039 will be subject to all mechanical infrastructure upgrades carried out in Building 003.

   b. **Phase Eight**
      The proposed renovation will not require any major upgrades to mechanical infrastructure, as the work is generally confined to a cosmetic upgrade to the Main Entry & Corridor.

**Building 040**

1. **Sanitary and Storm Drainage**
   a. **Phase Six**
      The renovation of the existing IT space into Student Lockers will not require drastic renovations to the current drainage system. The sanitary drainage system must be revised to suit the provision of a small number of washrooms.

      However, the existing sanitary and storm drainage systems are aged and, consequently, have been subject to frequent leaks and blockages. In all areas where renovation occurs, sanitary and storm distribution piping shall be removed as close to the nearest existing main as possible and replaced to suit the new layout of the space. Drainage services both upstream and downstream of the area to be renovated must remain operational throughout construction. Where sanitary services have been cut back for the purpose of renovation, the system shall be cleaned and flushed with a wet jet/pressure washer in order to alleviate blockages. The existing roof drains have reached their end-of-life and will require replacement. Upon replacement of the roof drains, any damage to the vapour barrier must be repaired and penetrations through the roof re-sealed.

   b. **Phase Ten**
      The new Cadaver Surgery and renovated Gross Anatomy areas will require the disposal of potentially acidic, corrosive, and biohazardous wastes. Consequently, these spaces will require dedicated effluent treatment, acid-resistance piping, and an acid-neutralizing tank located upstream of the sanitary drainage main. All floor drains shall be trapped and primed.

2. **Potable and Non-Potable Water**
   a. **Phase Six**
      The existing potable water distribution must be revised to provide domestic cold water, hot water, and recirculation to the washrooms within the proposed Student Lockers.

      However, the existing distribution and associated fittings are original to the building and have reached their end-of-life. Where renovation is to occur, all domestic cold water, domestic hot water, recirculation, and non-potable water piping shall be removed back to the nearest main. New distribution shall be extended in order to suit the new layout of the renovated space. Temporary shutdowns of other areas may be required in the event that existing isolation valves do not hold. Materials in unrenovated spaces (mechanical shafts, mechanical rooms, etc.) shall be replaced where necessary, provided that performing this work will not require demolition of existing finishes or service shutdowns affecting critical spaces.

      It is likely that the pipe insulation contains asbestos; abatement procedures will be necessary in all areas that are affected by the asbestos containing material (ACM).

   b. **Phase Ten**
      The new Cadaver Surgery and renovated Gross Anatomy areas will require tempered potable water for eyewash stations & emergency fixtures, protected potable water for animal drinking, and non-potable water for lab equipment. Tempered potable water may be provided locally and sized to suit future renovations.
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3. HVAC
   a. Phase Six
      The proposed area of renovation is currently served by existing air handling unit AC-2, which feeds the West half of the Ground Floor of Building 040. Air handling unit AC-2 is aged and will require replacement in the near future, as will the associated ductwork and terminal devices.

      If AC-2 and its associated existing infrastructure are replaced before this phase of the renovation is performed, the renovated air handling system shall be sized and arranged to accommodate the provision of the Student Lockers in the future. Special consideration must be made in regards to the future renovation of Gross Anatomy in Project Ten. Any replacement of AC-2 shall be accompanied by the provision of a dedicated air handling system for the future renovations to the Gross Anatomy space.

      If this phase of the renovation occurs before AC-2 is replaced, in order to maintain operations within the adjacent spaces of Building 040, the Student Lockers can be supported by the provision of a small, dedicated rooftop air handling unit and new exhaust ventilation. This equipment will be located on the roof of Building 040.

   b. Phase Ten
      Due to the sensitive nature of the procedures performed within, the proposed spaces will require dedicated HVAC systems capable of providing high air change rates, HEPA filtration systems, and a cascading negative pressure regime. The new air handling system shall replace the existing AC-2, previously described in Phase Six. The new air handling system shall be located in a new Mechanical Penthouse and sized to accommodate the future provision of the Pharmacy area. Ventilation requirements shall conform to the CCAC Guidelines on Laboratory Animal Facilities.

4. Controls
   a. General
      Mechanical systems within Building 040 are currently operated by an outdated pneumatic control system that has reached the end of its useful life. The pneumatic controls system unnecessarily complicates upgrades, repairs, and replacement of mechanical equipment, and provides poor control to occupants and equipment. As part of the renovation to Building 040, it is recommended that a new, stand-alone, direct digital Building Automation System (BAS) be provided.

      The system shall be native BACnet and interface with other systems including fire alarm and security, in accordance with the University of Guelph Design Standards. The system shall be interfaced with and tied into the existing campus BAS system (Siemens Apogee). In place of a main Operator Workstation, each Mechanical Room shall be provided with at least one (1) designated connection point to allow access to the BAS graphics using a portable device. The provision of a new BAS will require limited demolition and construction within unrenovated areas in order to either interface or retrofit existing mechanical equipment with new digital control components.

5. Fire Protection
   a. General
      Building 040 is currently unsprinklered. Any major renovations, as per Part 11 of the Ontario Building Code, require that the entire building be provided with sprinkler coverage. Because the proposed renovation within Building 040 will not result in a change in type of major occupancy, the extent of renovation may be considered minor by the Authority Having Jurisdiction. If a variance can be obtained from the Authority Having Jurisdiction, only the area being renovated will require the provision of a wet sprinkler system. Regardless, a new fire alarm panel must be provided at the entrance of Building 040 and the area of renovation included as a single zone. The fire alarm panel shall be able to accommodate future renovations and sprinkler zones within Building 040. A new branch can be added to the existing sprinkler tree within Building 077 to serve the new wet sprinkler zone within Building 040. The fire alarm panel shall be able to accommodate future renovations and sprinkler zones within Building 040.

      If the Authority Having Jurisdiction mandates that the work constitutes a major renovation and Building 040 must be provided with a sprinkler system throughout, this will undoubtedly limit the possibility of maintaining operations within unrenovated areas of the building.

      The standpipe has been identified as requiring replacement as well. The standpipe shall be replaced in areas undergoing renovation. Fittings and fire hose cabinets can remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.
Building 044

1. Sanitary and Storm Drainage
   a. General
      The existing sanitary and storm drainage systems are aged and, consequently, have been subject to frequent leaks and blockages. In all areas where renovation occurs, sanitary and storm distribution piping shall be removed as close to the nearest existing main as possible and replaced to suit the new layout of the space. Drainage services both upstream and downstream of the area to be renovated shall remain operational throughout construction. Where sanitary services have been cut back for the purpose of renovation, the system shall be cleaned and flushed with a wet jet/pressure washer in order to alleviate blockages. The existing roof drains have reached their end-of-life and will require replacement. Upon replacement of the roof drains, any damage to the vapour barrier must be repaired and penetrations resealed.
   b. Phase One
      The new Anesthesia, Surgery, and Central Sterile areas will require the disposal of potentially acidic, corrosive, and biohazardous wastes. Consequently, these spaces will require dedicated effluent treatment, acid-resistance piping, and an acid-neutralizing tank located upstream of the sanitary drainage main. All floor drains shall be trapped and primed.
   c. Phase Two
      There are no special requirements related to the Pharmacy or Endoscopy areas. The existing sanitary drainage distribution shall be extended to serve the renovated spaces.
      The new Treatment area will require dedicated effluent treatment system, acid-resistant piping, and an acid-neutralizing tank.
   d. Phase Three
      There are no special requirements related to the Outpatient Specialties and Rounds Rooms. The existing sanitary drainage distribution shall be extended to serve the renovated spaces.

2. Potable and Non-Potable Water
   a. General
      The proposed renovations will require major renovations in order to provide potable, non-potable, and protected non-potable services in accordance with the University of Guelph Design Standards. The existing distribution, fixtures, domestic hot water heaters & associated storage tanks are original to the building and have reached their end-of-life. Where renovation is to occur, all domestic cold water, domestic hot water, recirculation, and non-potable water piping shall be removed back to the nearest main. The demand for both potable and non-potable services is expected to increase significantly, as existing offices and auditoriums have little to no distribution. New distribution shall be extended in order to suit the new layout of the renovated space and sized appropriately in order to accommodate the increase in demand. Temporary shutdowns of unrenovated spaces will be required in order to redistribute piping.
      New domestic hot water heaters & storage tanks, whether provided as part of the renovation or as part of a capital renewal project, must be sized to accommodate the load expected as a result of the renovations. All service main and distribution piping within exposed areas and Mechanical Rooms shall be replaced concurrently.
      It is likely that the pipe insulation contains asbestos; abatement procedures will be necessary in all areas that are affected by the asbestos containing material (ACM).
b. Phase One

The new Anesthesia, Surgery, and Central Sterile areas will require tempered potable water for eyewash stations & emergency fixtures, protected potable water for animal drinking, and non-potable water for lab equipment. Tempered potable water may be provided locally and sized to suit future renovations.

c. Phase Two

The Pharmacy, Endoscopy, and Treatment areas will require non-potable water for lab equipment and tempered potable water for eyewash stations and emergency fixtures. Tempered potable water may be provided locally or extended from the service provided in Phase One. Protected potable water shall be provided for the Endoscopy and Treatment areas for animal drinking.

d. Phase Three

The Outpatient Specialties and Rounds Rooms will require protected potable water for animal drinking and non-potable water for lab equipment.

e. Phase Five

The existing potable water distribution shall be extended to serve the new Duty space.

f. Phase Nine

The renovated Large Animal Hospital will require, where not already provided, tempered potable water for eyewash stations & emergency fixtures, protected potable water for animal drinking, and non-potable water for lab equipment.

Tempered potable water may be provided locally and sized to suit future renovations. Because the distribution of these services are aged, where renovations are to occur, all services shall be cut back to the nearest main and replaced with new.

3. HVAC

a. General

Nearly all existing air handling units, ductwork, terminal units, and associated fixtures within Building 044 are beyond their expected life and require replacement. Whether the replacement of major mechanical infrastructure occurs as part of a renovation or as part of a capital renewal project, the new system must be able to accommodate the expected increase in load and required distribution due to the renovation.

The existing steam piping, chilled water piping, and hot water piping are aged and require replacement. The hot water, glycol, and condensate pumps are beyond their useful life and require replacement. Existing fan coil units and perimeter radiators are also in need of replacement. The fan coil units and perimeter radiators are served by a dedicated hot water system & associated steam converter/heat exchanger, which is also beyond its useful life. Existing air handling units are served by steam & chilled water services from the campus CUP. The size of the service appears to be adequate for the proposed renovation, but the pumps, fittings, equipment, and piping distribution within Building 044 will require replacement.

b. Phase One

The proposed Anesthesia, Surgery, and Central Sterile areas are presently served by existing air handling units AC-1, AC-1A, and AC-2 within Building 044, AC-2 in Building 040, and AC-1 & AC-3 in Building 045. These systems were appropriate in size and arrangement for the intended use of the building at the time of their installation, but are not adequate for the proposed renovation.

Due to the sensitive nature of the procedures performed within, the proposed spaces will require dedicated HVAC systems capable of providing high air change rates, HEPA filtration systems, and a cascading negative pressure regime. The new air handling system (M-05 - 044 Zone 1) shall be located in a new Mechanical Penthouse and sized to accommodate the future provision of the Pharmacy area. Ventilation requirements shall conform to the CCAC Guidelines on Laboratory Animal Facilities.

The relocated X-Ray area will also require a new air handling system (M-05, 044 - Zone 2), provided within either the new Mechanical Room or a new service corridor. Because nearly all existing air handling equipment in Building 044 is nearing or beyond its rated life, there is significant risk that the failure of mechanical equipment could be catastrophic to operations within the facility. Consequently, the new air handling unit shall be sized to accommodate all areas served by HV-2, HV-10, and AC-5 in the future.

c. Phase Two

The proposed Endoscopy and Outpatient areas are currently served by AC-2 and AC-6. Because these renovations are generally contained within the areas served by these two air handling units, adjacent spaces should be able to remain operational during the renovation. During Phase Two, which does not include the Outpatient
area, the new air handling system (M-05 - 044 Zone 3) shall be sized to accommodate the provision of the Outpatient area and all areas served by AC-6 and AC-7, as these units are also beyond their rated lives and will require replacement in the near future.

The proposed Treatment area is currently served by a combination of AC-3A and AC-4. Because these air handling units and associated ductwork & terminal units are beyond their rated life, and because areas served by these units will be subjected to renovations in future phases, a new air handling system (M-05 - 044 Zone 4) shall be provided to serve all areas currently served by AC-3A & AC-4. Disruptions to adjacent spaces during this phase will be unavoidable, as the mechanical infrastructure that requires replacement serves several areas that are not part of the renovation.

The new equipment shall be located on the roof and provided with a service corridor, in accordance with the University of Guelph Design Standards.

d. Phase Three
In order to accommodate the new Outpatient area, extend the distribution provided as part of Phase Two for the Endoscopy area as shown in drawing M-05, 044 Zone 3.

e. Phase Five
The proposed Staff Lockers and Office Space are currently served by HV-1. The renovated spaces shall be served by a new air handling system, sized to eventually accommodate all areas presently served by AC-3, AC-12, and AC-13, as these units are beyond their rated lives and will require replacement in the near future.

The new equipment shall be located on the roof and provided with a service corridor, in accordance with the University of Guelph Design Standards.

f. Phase Nine
The Large Animal Hospital is presently served by existing air handling units HV-2, HV-8, HV-9, and HV-10 within Building 044. These systems were appropriate in size and arrangement for the intended use of the building at the time of their installation, but have reached their end of life and will require replacement.

Due to the sensitive nature of the procedures performed within, the proposed spaces will require dedicated HVAC systems capable of providing high air change rates, and a cascading negative pressure regime. The new air handling systems shall be located in a new Mechanical Penthouse, and ventilation requirements shall conform to the CCAC Guidelines on Laboratory Animal Facilities. Where new air handling systems have been provided for X-Ray and adjacent renovated areas of similar use, extend the distribution, if capacity of the system allows.

4. Controls
a. General
Mechanical systems within Building 044 are currently operated by an outdated pneumatic control system that has reached the end of its useful life. The pneumatic system unnecessarily complicates upgrades, repairs, and replacement of mechanical equipment, and provides poor control to occupants and equipment. The renovation of Building 044 will require the provision of a new stand-alone, direct digital Building Automation System (BAS) in accordance with the University of Guelph Design Standards. The system shall be native BACnet and interface with other systems including fire alarm and security. The system shall be interfaced with and tied into the existing campus BAS system (Siemens Apogee). In place of a main Operator Workstation, each Mechanical Room shall be provided with at least one (1) designated connection point to allow access to the BAS graphics using a portable device. The provision of a new BAS will require limited demolition and construction within unrenovated areas in order to either interface or retrofit existing mechanical equipment with new digital control components. The central macroserver for the building, provided during the proposed renovation, shall be able to accommodate future additions as the remainder of the building’s mechanical systems are converted to digital automation.

5. Fire Protection
a. General
Building 044 is currently unsprinklered. Because the proposed renovation will be considered to be a major renovation, as per Part 11 of the Ontario Building Code, the entire building must be provided with sprinkler coverage. A new water main shall be extended from the existing utility to serve the sprinkler system. The provision of a new wet sprinkler system will undoubtedly limit the possibility of maintaining operations within unrenovated areas of the building.

The standpipe has been identified as requiring replacement as well. The standpipe shall be replaced in areas undergoing renovation. Fittings and fire hose cabinets can
remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.

6. Laboratory Services
   a. General
      The laboratory gas distribution within Building 044 is beyond its rated life and requires replacement. The nitrogen distribution within the building is, in general, not operational. Consequently, many existing laboratories rely on locally-stored gases. Clean steam, used for sterilization, is provided by the central steam distribution and treated locally to ensure suitability for sterilization. DI water is also provided from a central distribution and polished locally. Surgical, treatment, and central sterile areas will require oxygen, compressed air, vacuum, clean steam, and DI water. Other laboratory gases, such as nitrogen, shall be supplied via locally stored tanks.

b. Phase One
   Existing laboratory gas services shall be cut back to existing service mains where affected by renovation. New Anesthesia, Surgery, and Sterile areas shall be provided with new steam, DI water, oxygen, and laboratory gas services as needed. Where services are either unavailable or distribution cannot be provided without extensive demolition, local gas storage is suitable. DI water shall be provided with local polishing. The steam service shall be extended to Clinical areas as needed and provided with local treatment to provide clean steam for sterilization.

c. Phase Nine
   Existing laboratory gas services shall be cut back to existing service mains where affected by renovation. Renovated areas shall be provided with new steam, DI water, oxygen, and laboratory gas services as needed. Where services are either unavailable or distribution cannot be provided without extensive demolition, local gas storage is suitable. DI water shall be provided with local polishing. The steam service shall be extended to Clinical areas as needed and provided with local treatment to provide clean steam for sterilization.

Building 046
1. Sanitary and Storm Drainage
   a. General
      The existing sanitary and storm drainage systems are aged and, consequently, have been subject to frequent leaks and blockages. In all areas where renovation occurs, sanitary and storm distribution piping shall be removed as close to the nearest existing main as possible and replaced to suit the new layout of the space. Drainage services both upstream and downstream of the area to be renovated shall remain operational throughout construction. Where sanitary services have been cut back for the purpose of renovation, the system shall be cleaned and flushed with a wet jet/pressure washer in order to alleviate blockages.

   The proposed Office renovations do not have specific or stringent drainage requirements. Sanitary drainage requirements are generally limited to hand sinks and light use. The existing drainage system must be cut back to the main and new distribution provided to support the renovation.

2. Potable and Non-Potable Water
   a. General
      The existing distribution and associated fittings are original to the building and have reached their end-of-life. Where renovation is to occur, all domestic cold water, domestic hot water, recirculation, and non-potable water piping shall be removed back to the nearest main. New distribution must be extended in order to suit the new layout of the renovated space. Temporary shutdowns of other areas may be required in the event that existing isolation valves do not hold. Materials in unrenovated spaces (mechanical shafts, mechanical rooms, etc.) shall be replaced where necessary, provided that performing this work will not require demolition of existing finishes or service shutdowns affecting critical spaces. Potable, Non-potable, and Protected Potable services shall be provided in accordance with the University of Guelph Design Standards.

   It is likely that the pipe insulation contains asbestos; abatement procedures will be necessary in all areas that are affected by the asbestos containing material (ACM).

   The proposed Office renovations do not have specific requirements for potable and non-potable water. The existing domestic cold & domestic hot water services will likely need to be extended to serve hand sinks.

3. HVAC
   a. General
      The existing air handling units serving Building 046 were sized appropriately for the building’s original, intended use. While the level of occupancy is not expected to
change significantly, the existing air handling units, ductwork, and terminal devices have reached their end-of-life. Consequently, the mechanical systems provide poor environmental control and pose a risk to the operations of the building due to the increased likelihood of mechanical failure.

The proposed Offices are presently served by existing air handling unit AC-2. Whether performed as part of a capital infrastructure project or as part of this renovation, AC-2 and all associated ductwork & terminal devices will require replacement. The new air handling system must be sized and distributed to accommodate the new renovation and all areas currently served by AC-2. Because the extent of renovation in this phase is minor, it may be preferable to replace only terminal units and local mechanical equipment in order to provide improved local control for office spaces.

4. Controls
   a. Phase One
   Mechanical systems within Building 046 are currently operated by an outdated pneumatic control system that has reached the end of its useful life. The pneumatic system unnecessarily complicates upgrades, repairs, and replacement of mechanical equipment, and provides poor control to occupants and equipment. The proposed renovation within Building 046 is minor so a full retrofit of the building automation system may not be necessary at this time, but new equipment shall be provided with new digital control components and be capable of connecting to a Building Automation System (BAS) in the future.

5. Fire Protection
   a. Phase One
   Building 046 is currently unsprinklered. Consequently, any major renovation within the Building will require the provision of a fire suppression system. Because this renovation is relatively minor, it may be possible to obtain an exemption from the AHJ, although this scenario is unlikely.

   The standpipe has been identified as requiring replacement as well. The standpipe shall be replaced in areas undergoing renovation. Fittings and fire hose cabinets can remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.

Building 047 (MacNabb House)

1. General
   In order to extend the life of Building 047, the supporting mechanical infrastructure must be replaced as the risk of failure may pose a threat to the sustainability of MacNabb House. This includes existing domestic hot & cold water piping, drainage piping, perimeter heating. The replacement of mechanical infrastructure will likely result in the partial demolition of existing finishes, especially considering the lack of documentation regarding existing mechanical services. It is unlikely that a fire suppression system will be required, as MacNabb House is a standalone structure and does not support any occupancy that would otherwise require a fire suppression system. The possibility of using MacNabb House as Archives, however, may require the provision of a dry chemical or gaseous fire suppression system.

Building 049

1. Sanitary and Storm Drainage
   a. General
   The existing sanitary and storm drainage systems are aged and, consequently, have been subject to frequent leaks and blockages. In all areas where renovation occurs, sanitary and storm distribution piping shall be removed as close to the nearest existing main as possible and replaced to suit the new layout of the space. Drainage services both upstream and downstream of the area to be renovated shall remain operational throughout construction. Where sanitary services have been cut back for the purpose of renovation, the system shall be cleaned and flushed with a wet jet/pressure washer in order to alleviate blockages.

   b. Phase One
   The proposed Office and Medical Records spaces do not have specific or stringent drainage requirements. Sanitary drainage requirements are generally limited to hand sinks and light use. The existing drainage system, previously serving Laboratories #1115 - #1123, must be cut back to the main and new distribution provided to support the renovation.
c. Phase Five
The proposed Laundry space will require sanitary drainage for laundry services. The existing space functions as a Post-Mortem suite; existing services must be cut back to the main and new distribution provided as necessary.

d. Phase Six
The proposed Learning Technologies and Videography spaces on the Second Floor do not have specific or stringent drainage requirements. Sanitary drainage requirements are generally limited to hand sinks and light use. The existing drainage system, previously serving Laboratories 2115 & 2120, shall be cut back to the main. Because this area is located on the Second Floor, existing storm piping and roof drains shall be replaced within the area of renovation. If roof drains are replaced, any damage to the vapour barrier shall be repaired and penetrations through the roof shall be re-sealed.

2. Potable and Non-Potable Water
a. General
The existing distribution and associated fittings are original to the building and have reached their end-of-life. Where renovation is to occur, all domestic cold water, domestic hot water, recirculation, and non-potable water piping shall be removed back to the nearest main. New distribution must be extended in order to suit the new layout of the renovated space. Temporary shutdowns of other areas may be required in the event that existing isolation valves do not hold. Materials in unrenovated spaces (mechanical shafts, mechanical rooms, etc.) shall be replaced where necessary, provided that performing this work will not require demolition of existing finishes or service shutdowns affecting critical spaces. Potable, Non-potable, and Protected Potable services shall be provided in accordance with the University of Guelph Design Standards.

It is likely that the pipe insulation contains asbestos; abatement procedures will be necessary in all areas that are affected by the asbestos containing material (ACM).

b. Phase One
The proposed Office and Medical Records spaces are presently served by existing air handling unit AC-1. Whether performed as part of a capital infrastructure project or as part of this renovation, AC-1 and all associated ductwork & terminal devices will require replacement. The new air handling system (M-05 – 049 Zone 1) must be sized and distributed to accommodate the new renovation and all areas currently served by AC-1. The new air handling system must also be capable of supporting the renovations detailed in Phase Six (M-06 – 049 Zone 1). New mechanical systems shall be provided with local control for office spaces and humidity control for all record storage areas.

c. Phase Five
The proposed Materials Handling, Facilities Storage, and Laundry spaces are presently served by existing air handling unit AC-4. Whether performed as part of a capital infrastructure project or as part of this renovation, AC-4 and all associated ductwork & terminal devices will require replacement. The new air handling system (M-05 – 049 Zone 2) must be sized and distributed to accommodate the new renovation and all areas currently served by AC-4. The new air handling system must also be capable of supporting the renovations detailed in Phase Six (M-06 – 049 Zone 2). Animal Feed
and Dry Document Storage areas shall be provided with dedicated exhaust ventilation systems. The Freezer shall be provided with a split system cooling unit. The Gas Bottles storage area must be equipped with gas monitoring devices, connected to a multi-channel controller large enough to allow future expansion. The controller shall be connected to and monitored at the BAS. Low level and high level exhaust must be provided in accordance with the Ontario Building Code and all applicable sections of the Ontario Fire Code.

d. Phase Six  
The proposed Learning Technologies and Videography spaces are currently served by existing air handling units AC-1A and AC-3. AC-1A and AC-3 will have been unaffected by this renovation at this point; if they have not been replaced as part of a capital infrastructure renewal project, Zones 1 and 2 in Building 049 can be extended to serve the renovated spaces on the Second Floor of Building 049 (M-06 – 049 Zone1 and 049 Zone 2).

4. Controls  
a. Phase One  
Mechanical systems within Building 049 are currently operated by an outdated pneumatic control system that has reached the end of its useful life. The pneumatic system unnecessarily complicates upgrades, repairs, and replacement of mechanical equipment, and provides poor control to occupants and equipment. The renovation of Building 044 will require the provision of a new stand-alone, direct digital Building Automation System (BAS) in accordance with the University of Guelph Design Standards. The system shall be native BACnet and interface with other systems including fire alarm and security. The system shall be interfaced with and tied into the existing campus BAS system (Siemens Apogee). In place of a main Operator Workstation, each Mechanical Room shall be provided with at least one (1) designated connection point to allow access to the BAS graphics using a portable device. The provision of a new BAS will require limited demolition and construction within unrenovated areas in order to either interface or retrofit existing mechanical equipment with new digital control components. The central macroserver for the building, provided during the proposed renovation, shall be able to accommodate future additions as the remainder of the building's mechanical systems are converted to digital automation.

5. Fire Protection  
a. Phase One  
Building 049 is currently unsprinklered. Because the proposed renovation during Phase One will be considered to be a major renovation, as per Part 11 of the Ontario Building Code, the entire building must be provided with sprinkler coverage. A new water main shall be extended from the existing utility to serve the sprinkler system. The provision of a new wet sprinkler system will undoubtedly limit the possibility of maintaining operations within unrenovated areas of the building.

The standpipe has been identified as requiring replacement as well. The standpipe shall be replaced in areas undergoing renovation. Fittings and fire hose cabinets can remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.

Building 077  
1. Sanitary and Storm Drainage  
a. Phase Four  
The proposed addition to Building 077 will not significantly increase the load to either the sanitary or storm drainage systems, as the new space will be used primarily for classrooms. The existing sanitary drainage distribution must be extended to serve new floor drainage and washrooms. New floor drains shall be trapped and primed in accordance with the University of Guelph Design Standards. New roof drainage shall be provided and connected to the existing storm drainage main.

2. Potable and Non-Potable Water  
a. General  
The existing domestic hot water heaters are beyond their rated life and will require replacement. Whether replaced as part of the renovation or as a capital renewal exercise, the new system must be sized to accommodate the additional requirements imposed by the addition.

b. Phase Four  
Potable, non-potable, and protected potable water service requirements will be limited in the new addition to Building 077, as the new space will be used primarily for classrooms. The existing distribution must be extended to serve new washrooms and the Clinical Skills Learning Centre (hand sinks, etc.).
3. HVAC
   a. General
   The existing Cafeteria is served by existing air handling unit AC-2 and the Lecture Halls are served by existing air handling unit AC-1, both located in Mechanical Room 2700. The existing air handling units appear to be in good condition, and have been sized appropriately for their intended use.

   b. Phase Four
   The new addition will require an additional air handling system, including new distribution ductwork and terminal devices. The system must be sized to accommodate the large occupant load associated with the new Lecture space and the Clinical Skills Learning Centre. Because the occupancy within the building will be intermittent, new fans and pumps provided as part of the renovation shall be equipped with a VFD and the local control strategy shall employ either variable refrigerant (VRF) and/or variable air volume (VAV) technology. The mechanical systems within the building shall be provided with user adjustable scheduling, accessible via the BAS. Heating and cooling shall be provided via the campus central chilled water and steam services. These services must be extended from the existing incoming mains to Building 077.

   Perimeter heat shall be provided via hot water perimeter radiators. Forced convection radiators shall be used where exterior glazing is provided. The hot water distribution shall be local to the building and will require the provision of a new steam to hot water heat exchanger. New stairwells shall be pressurized, and the vestibule shall be provided with local, hot water convective heaters.

   A new Mechanical Penthouse will be required either on the roof of the expansion or on the existing roof of Building 077 in order to accommodate the additional air handling unit & associated pumps, heat exchangers, motor control center etc.

4. Fire Protection
   a. Phase Four
   Building 077 is currently unsprinklered. Because the proposed renovation will be considered to be a major renovation, as per Part 11 of the Ontario Building Code, the entire building must be provided with sprinkler coverage. A new water service line shall be extended from the existing utility to serve the sprinkler system.

The standpipe has been identified as requiring replacement as well. The standpipe shall be replaced in areas undergoing renovation in order to avoid the unnecessary demolition of existing finishes. Fittings and fire hose cabinets can remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.

Building 183

1. Sanitary and Storm Drainage
   a. General
   The existing sanitary and storm drainage systems are aged and, consequently, have been subject to frequent leaks and blockages. In all areas where renovation occurs, sanitary and storm distribution piping shall be removed as close to the nearest existing main as possible and replaced to suit the new layout of the space. Drainage services both upstream and downstream of the area to be renovated shall remain operational throughout construction. Where sanitary services have been cut back for the purpose of renovation, the system shall be cleaned and flushed with a wet jet/pressure washer in order to alleviate blockages. The existing roof drains have reached their end-of-life and will require replacement. Upon replacement of the roof drains, any damage to the vapour barrier shall be repaired and penetrations through the roof shall be re-sealed.

   b. Phase Seven
   The new Surgical Skills Laboratory will be subjected to the disposal of potentially acidic, corrosive, and biohazardous wastes. Consequently, these spaces will require dedicated effluent treatment, acid-resistance piping, and an acid-neutralizing tank located upstream of the sanitary drainage main. All floor drains shall be trapped and primed.

   c. Phase Nine
   Please refer to “Phase Nine” under Building 044. Requirements shall be consistent because the Large Animal Hospital renovation spans across Building 044 & Building 183.

2. Potable and Non-Potable Water
   a. General
   The proposed renovations will require major renovations in order to provide potable, non-potable, and protected non-potable services in accordance with the University of
University of Guelph  
Ontario Veterinary College Master Plan Initiative  
Mechanical & Electrical Systems

Guelph Design Standards. The existing distribution, fixtures, domestic hot water heaters & associated storage tanks are original to the building and have reached their end-of-life. Where renovation is to occur, all domestic cold water, domestic hot water, recirculation, and non-potable water piping shall be removed back to the nearest main. The demand for both potable and non-potable services is expected to increase significantly, as existing offices and auditoriums have little to no distribution. New distribution shall be extended in order to suit the new layout of the renovated space and sized appropriately in order to accommodate the increase in demand. Temporary shutdowns of unrenovated spaces will be required in order to redistribute piping.

New domestic hot water heaters & storage tanks, whether provided as part of the renovation or as part of a capital renewal project, must be sized to accommodate the load expected as a result of the renovations. All service main and distribution piping within exposed areas and Mechanical Rooms shall be replaced concurrently.

It is likely that the pipe insulation contains asbestos; abatement procedures will be necessary in all areas that are affected by the asbestos containing material (ACM).

b. Phase Seven
The new Surgical Skills Laboratory will require tempered potable water for eyewash stations & emergency fixtures, protected potable water for animal drinking, and non-potable water for lab equipment. Tempered potable water may be provided locally and sized to suit future renovations.

c. Phase Nine
Please refer to "Phase Nine" under Building 044. Requirements shall be consistent because the Large Animal Hospital renovation spans across Building 044 & Building 183.

3. HVAC
a. General
Nearly all existing air handling units, ductwork, terminal units, and associated fixtures within Building 183 are beyond their expected life and require replacement. Whether the replacement of major mechanical infrastructure occurs as part of a renovation or as part of a capital renewal project, the new system must be able to accommodate the expected increase in load and required distribution due to the renovation.

The existing steam piping, chilled water piping, and hot water piping are aged and require replacement. The hot water, glycol, and condensate pumps are beyond their useful life and require replacement. Existing fan coil units and perimeter radiators are also in need of replacement. The fan coil units and perimeter radiators are served by a dedicated hot water system & associated steam converter/heat exchanger, which is also beyond its useful life. Existing air handling units are served by steam & chilled water services from the campus CUP. The size of the service appears to be adequate for the proposed renovation, but the pumps, fittings, equipment, and piping distribution within Building 183 will require replacement.

b. Phase Seven
The proposed Surgical Skills Laboratory is presently served by existing air handling units AC-4, AC-5, and AC-6. These systems were appropriate in size and arrangement for the intended use of the building at the time of their installation, but are not adequate for the proposed renovation. Due to the sensitive nature of the procedures performed within, the proposed spaces will require dedicated HVAC systems capable of providing high air change rates, HEPA filtration systems, and a cascading negative pressure regime. The new air handling system (M-05 - 183 Zone 1) must be located in a Mechanical Penthouse and sized to accommodate the future replacement of AC-1, AC-2, and HV-3. Because AC-4, AC-5, and AC-6 will be removed as part of the mechanical infrastructure upgrade, existing Mechanical Penthouse 2301 will have adequate space to house the new air handling equipment. Ventilation requirements shall conform to the CCAC Guidelines on Laboratory Animal Facilities.

c. Phase Nine
Please refer to "Phase Nine" under Building 044. Requirements shall be consistent because the Large Animal Hospital renovation spans across Building 044 & Building 183. The area to be renovated is currently served by existing air handling units HV-3 and AC-1, which have both reached their end of life.

4. Controls
a. General
Mechanical systems within Building 183 are currently operated by an outdated pneumatic control system that has reached the end of its useful life. The pneumatic system unnecessarily complicates upgrades, repairs, and replacement of mechanical systems.
equipment, and provides poor control to occupants and equipment. The renovation of Building 183 will require the provision of a new stand-alone, direct digital Building Automation System (BAS) in accordance with the University of Guelph Design Standards. The system shall be native BACnet and interface with other systems including fire alarm and security. The system shall be interfaced with and tied into the existing campus BAS system (Siemens Apogee). In place of a main Operator Workstation, each Mechanical Room shall be provided with at least one (1) designated connection point to allow access to the BAS graphics using a portable device. The provision of a new BAS will require limited demolition and construction within unrenovated areas in order to either interface or retrofit existing mechanical equipment with new digital control components. The central macroserver for the building, provided during the proposed renovation, shall be able to accommodate future additions as the remainder of the building's mechanical systems are converted to digital automation.

5. Fire Protection
   a. General

   Building 183 is currently unsprinklered. Because the proposed renovation will be considered to be a major renovation, as per Part 11 of the Ontario Building Code, the entire building must be provided with sprinkler coverage. A new water main shall be extended from the existing utility to serve the sprinkler system. The provision of a new wet sprinkler system will undoubtedly limit the possibility of maintaining operations within unrenovated areas of the building.

   The standpipe has been identified as requiring replacement as well. The standpipe shall be replaced in areas undergoing renovation. Fittings and fire hose cabinets can remain, provided that they are in good working order and their original installation conforms to the latest version of OBC.

6. Laboratory Services
   a. General

   The laboratory gas and vacuum distribution within Building 183 is beyond its rated life and requires replacement. The nitrogen distribution within the building is, in general, not operational. Consequently, many existing laboratories rely on locally-stored gases. Clean steam, used for sterilization, is provided by the central steam distribution and treated locally because the central distribution, without treatment, is not suitable for sterilization. DI water is also provided from a central distribution and polished locally. The Surgical Skills Laboratory will require oxygen, compressed air, vacuum, clean steam, and DI water. Other laboratory gases, such as nitrogen, shall be supplied via locally stored tanks.

   b. Phase Seven

   Existing laboratory gases shall be cut back to service mains where affected by renovation. New Surgery areas shall be provided with new steam, DI water, oxygen, and laboratory gas services from the main distribution as needed. Where services are either unavailable or distribution cannot be provided without extensive demolition, local gas storage is suitable. DI water shall be provided with local polishing. The steam service shall be extended to Clinical areas as needed and provided with local treatment to provide clean steam for sterilization.

   c. Phase Nine

   Please refer to "Phase Nine" under Building 044. Requirements shall be consistent because the Large Animal Hospital renovation spans across Building 044 & Building 183.
ELECTRICAL UPGRADES

General Requirements

1. Fire Alarm System
   The fire alarm system for the O.V.C. is a campus style configuration with each building containing a fire alarm control panel and all of the control panels interconnected. The control panels are generally similar in type and age. The systems are original to the building, and are reaching their end of rated life. While new fire alarm system components will be installed in the areas of renovation, a complete upgrade for all fire alarm systems should be carried out in the near future as well.

2. IT & Communication
   The IT & Communication systems present on the O.V.C. campus vary greatly from building to building. In areas of renovation, new wiring and connections should be laid out in preparation for a larger-scale, IT focused project.

3. Physical Security
   Physical security for all areas of renovation is already in place and, since no renovated area will have special security needs, all access doors will remain unchanged. It should be noted that there is currently a separate security systems upgrade project currently under development, and this project will examine the existing systems in place and determine what changes/upgrades are needed. Any of these changes should be preserved through the renovations of the different buildings.

4. Lighting System
   Much of the lighting throughout the O.V.C. campus is original to its respective building and the lighting fixtures and distribution in general is nearing its end of rated life. For renovated areas new lighting panels should be installed for the new lighting fixtures. These panels should also have extra capacity so that they may eventually carry the entire lighting load for their building. Many of the existing fixtures utilize incandescent and T12 fluorescent bulbs. With the nearing discontinuation of these bulbs, it should remain a priority to upgrade these fixtures. Replacing antiquated lighting fixtures have the added benefit of improving both the quality and energy efficiency of the lighting system around campus, and would provide immediate reduction to the electrical consumption of the campus.

5. Power Distribution System
   The O.V.C. campus is powered from two (2) substations that are fed by the university’s high voltage loop; Substation 040 and Substation 049. Both have a medium voltage switchboard which feeds two 750kVA step-down transformers, which then in turn feed a double-ended (main-tie-main) 600V main switchboard. The original purpose of this arrangement may have been to allow for redundancy on the main 600V switchboard, over time the switchboard in Substation 040 has become loaded with more buildings and expansion to the point that it has lost this redundancy. One of the goals of the master plan should be to swing over some of the lighting and power loads from Substation 040 to Substation 049, which would help return redundancy of the switchboard.

   The power distribution in all the buildings is largely original, with the exception of minor distribution panels used for past expansions and renovations. During the current phase of renovations new electrical equipment and wiring should be installed, and through future projects the rest of the original equipment should be replaced.

Building 003

1. Fire Alarm
   a. Phase One
      In the renovated areas of Building 003, a new fire alarm signaling loop should be installed, and any new fire alarm devices (smoke detectors, manual pull stations and audible/visual devices) would be connected to this loop. The fire alarm system should be adequate to support further installation of devices in preparation of Phase Four renovations. The fire alarm infrastructure is at the end of its useful life, and as such over time should continue to be replaced and updated. Any work done in the immediate future should keep this in mind, and allow for future connections to the system.

   b. Phase Four
      With further renovations to the 2nd floor of Building 003, new fire alarm equipment should be installed where needed and connected to the signaling loop installed in Phase One.
2. IT & Communication
   a. Phase One
      The newly renovated space does not have any special needs in terms of IT & Communication. With Phase One of renovation, particular attention may be needed with the layout design to ensure an adequate amount of data jacks are installed for instruction space. Extra capacity should be made in preparation for Phase Four renovations. To properly update the existing system, a new IT & Comm. Closet should be built to serve the building and then connected to the university data backbone.
   b. Phase Four
      As renovations continue and the area is converted to a Student Commons area, new outlets should be provided and connected back to the IT Closet built in Phase One. Eventually through future projects all other existing IT connections in the building should be swung over to the new IT Closet.

3. Lighting
   a. Phase One
      The lighting in the area of renovation and in most other parts of the building is original to the facility and beyond its rated life. For the 2nd floor renovation Phase One, new lighting fixtures should be installed and new panels should be provided. These panels should be able to support not only the lighting needed for the temporary large instruction space, but also have enough capacity for the lighting needed for the Phase Four renovation. New wiring from those panels to the lighting fixtures should also be installed. Similarly, the emergency lighting in the building is beyond its rated life. New emergency lighting should be installed in exits, public corridors providing access to exits, corridors serving classrooms, and any electrical/mechanical equipment rooms that fall under the area of renovation. Ensure that the emergency lighting panels are properly connected to the university’s backup power distribution. All new lighting panels should be selected with the intention of future connections being made as the lighting in other areas of the building are replaced and connected to the new equipment.
   b. Phase Four
      New lighting equipment and fixtures should be installed through the renovations in Phase Four and connected to the new panels and distribution installed in Phase One.

4. Power
   a. Phase One
      The normal and emergency power for Building 003 is supplied by Building 40 Substation. Due to the close proximity to this substation and the relatively small size of the building load, swinging the new loads over to Substation 46 and 49 was not considered. The electrical distribution equipment and its associated feeders are beyond their rated life and need to be replaced. New power distribution panels should be installed to feed the renovated large instruction area as well as new feeds (both normal and emergency power) from Substation 40 to these panels. All circuiting/wiring originating from these panels should be new, and panels should have extra capacity and breaker sections free for Phase Four renovations and any other future installations/expansions. Since the new space type is very similar electrically, the existing load should not change. Thus, upgrading of the power supply to the building is not needed.
   b. Phase Four
      With the renovation of the 2nd floor into a Student Commons area, any new power distribution and equipment should be connected back to the panels installed in Phase One.

1. Building 039: Fire Alarm
   a. Phase Four
      The fire alarm system in Building 039, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, is original to the facility and is approaching the end of its rated life. Since the renovated area of Building 039 is part of the Student Commons area of Building 003 2nd floor, it should be considered that the new fire alarm systems in both renovated areas may be merged into one. Otherwise, a new fire alarm signaling loop and devices should be installed. No other special requirements regarding fire alarming exist for the area.
   b. Phase Eight
      Only minor work should be done for the renovation of the vestibule and corridor in Building 039. Replace old fire alarm system equipment as needed and tie back to new fire alarm signaling loop.
2. IT & Communication  
   a. Phase Four  
      In the newly renovated Student Commons area, the existing IT network should be replaced, and the up to date network should be tied into the network for the Building 003 renovation. Consideration should be made for eventually upgrading the building’s network to match the new equipment being used for the renovated spaces.

   b. Phase Eight  
      No new communication work is required for the renovation of the vestibule and corridor in Building 039. Ensure that existing services are not interrupted.

3. Lighting  
   a. Phase Four  
      The lighting fixtures in Building 039 are a combination of original luminaires and recently installed fixtures due to past renovations. New lighting (both normal and emergency) should be installed in the renovated areas and connected to common lighting panels with the new lighting in Building 003. Plans to finish replacing the rest of the original equipment should be considered in the future.

   b. Phase Eight  
      Existing lighting fixtures in the corridor and vestibule in Building 039 are near end of life and need to be replaced. New lighting fixtures (both normal and emergency) should be installed and connected to existing lighting panels in Building 003.

4. Power  
   a. Phase Four  
      The electrical power distribution equipment in Building 039 is original to the facility and is beyond its rated life. Upgrade the power distribution in the renovated area in conjunction with the preparations made during Phase One renovation of Building 003. Future plans to fully replace the building’s main feeders from Substation 40 and its corresponding panels, feeders and equipment should be considered.

b. Phase Eight  
   No new power requirements exist for the renovation of the corridor and vestibule. Any electrical equipment or wiring affected during the renovation should be removed back to its source panel and replaced with new wiring.

Building 040  
1. Fire Alarm  
   a. Phase Six  
      The newly renovated space will not require any significant change to the existing fire alarm system in Building 040. However, the current system, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, is original to the building and approaching its end of rated life. A new fire alarm signaling loop should be installed in the renovated space, and new fire alarm equipment installed in the renovated space should be connected back to this loop. Additional devices may be required in the laboratory spaces as well. Future devices should be connected to this new fire alarm signaling loop either as part of further renovations or device upgrades.

   Phase Ten  
      With the addition of a new cadaver and gross anatomy space, any existing fire alarm equipment should be replaced and connected back to the fire alarm signaling loop that was installed in Phase Six.

   b. Phase Ten  
      The new gross anatomy space may have a higher demand in terms of IT load. More network cabling and devices should be installed as required, and connected back to the updated IT closet.
3. Lighting
   a. Phase Six
      The newly renovated space in Building 040 lighting requirements would not result in an increase to the existing lighting load demands. Due to past renovations (particularly on the 3rd Floor) the lighting fixtures in Building 040 are a mixture of original and recently installed luminaires. However, the distribution wiring and panels, by and large, are all original to the building. New panels with new feeds from Substation 40 (both normal and emergency power) should be installed, and subsequently any new lighting fixtures placed in the renovated area should be fed from these panels. The new lighting panels should have sufficient spare capacity to eventually serve the rest of the lighting in Building 040. Proper circuiting for emergency lighting should be maintained to comply with the Ontario Electrical Safety Code.
   
   b. Phase Ten
      With the new gross anatomy space, specifically in the cadaver rooms, the lighting load for Building 040 will increase. The lighting fixtures in the renovated spaces that have reached are near end of life should be replaced and connected back to the new lighting panels installed during Phase Six.

4. Power
   a. Phase Six
      The newly renovated spaces in Building 040 general power requirements would not result in an increase to the existing power demands. However, the distribution system for the building is aging and needs to be replaced. New normal and emergency power panels should be installed with new feeds back to Substation 040. Any new loads in the renovated areas should then be connected to these panels with new wiring/circuiting. The panels should also have sufficient spare capacity to eventually carry the entire building’s power load. Building 040 is home to one of two (2) substations that feed O.V.C., which feeds Buildings 039, 003 (through Building 039), 040, 044, and 045. The substation is quite old, and its equipment is past its rated life. The high voltage switchboard, the two 750kVA step-down transformers, and the double-ended 600V switchboard and its subsequent distribution boards all need to be replaced. Also, with new buildings or expansions being added over time, the substation and its low-voltage switchboard has been loaded to the point where it has lost its redundancy. If any maintenance needs to be performed, or if one of the feeds to one of the 750kVA transformers is lost, the substation can no longer carry all the load on just on transformer. Both through the upcoming renovations and future work, loads from Buildings 044 and 045 should be swung over to the other substation, Substation 049. This would help better balance the two substations, and will make future maintenance easier to carry out.

   b. Phase Ten
      The power demand for Building 040 will increase in the areas of renovation for the new gross anatomy space. All electrical equipment should be removed and replaced, and all wiring should be removed back to source panel. New electrical equipment should be wired to new power panels that were installed in Phase Six.

Building 044

1. Fire Alarm
   a. Phase One
      In the Phase One renovation a new fire alarm system will need to be installed to support and monitor these areas independently. A new fire alarm signaling loop should be installed. New fire alarm devices should be installed in the renovated spaces and connected back to the new signaling loop.

      For the relocation of the Large Animal X-Ray Room, a new fire alarm signaling loop should be installed (with enough capacity to eventually monitor the rest of the building) and new fire alarm devices should be installed and connected to this signaling loop.

   b. Phases Two, Three, and Five
      For Phases Two, Three, and Five, any original or aged fire alarm equipment should be replaced, the fire alarm signaling loop from Phase One’s X-Ray project should be extended to reach the renovated space, and the new devices should be connected to this signaling loop.

   c. Phase Nine
      Although the usage of the renovated space in Building 044 will remain the same, the fire alarm equipment in the area is still approaching end of life and will need to be replaced. Remove any fire alarm equipment, and connect new devices back to fire alarm signaling loop.
2. IT & Communication
   a. Phase One
      The newly renovated space in Phase One will require the IT & Communication system of Building 044 to be upgraded. To properly update the existing system, a new IT & Comm. Closet should be built to serve the building and any new device/networking needs for these areas and then connected to the university data backbone.

   b. Phases Two, Three, and Five
      In the renovated spaces in Phases Two, Three, and Five new network cabling should be installed and connected back to the new IT Closet. Eventually, all the remaining existing network feeds should be swung over to this new IT & Comm. Closet. Plans should be made to allow for new equipment to be connected to the network in the future as other renovations occur.

   c. Phase Nine
      The IT and Communication load for the renovated Large Animal Hospital will remain the same. However, the existing networking cabling and devices should be replaced, and new equipment should be tied back to IT Closet.

3. Lighting
   a. Phase One
      The current lighting infrastructure of Building 044 is predominantly original to the facility and needs to be replaced. Also, the newly renovated areas in Phases One, Two, Three, and part of Five will require a larger lighting load than previously.

      Since most of the renovated space in Phase One will operate as a clean environment, new panels for normal and emergency lighting should be installed and dedicated only to this space. The panels used for normal lighting should be fed from Substation 049 as well. For the X-Ray renovation, new dedicated panels for normal and emergency lighting should be installed and fed from Substation 049, and any new lighting fixtures should be connected to these panels.

   b. Phases Two, Three, and Five
      To accommodate both the renovated spaces lighting load as well as future lighting upgrades, new lighting panels should be installed in Phase Two with appropriate capacity. These panels will serve the new lighting installed in Phases Three and Five as well. As part of the goal to swing over some of the load from Substation 040, the new lighting panels should have normal and emergency power feeds supplied from Substation 049. These feeds should be sized with the idea of supporting all of Building 044’s lighting.

   c. Phase Nine
      The existing lighting fixtures in the large animal hospital are predominantly original to the facility and need to be replaced, although the lighting load itself should not change. New lighting fixtures should be installed, and new wiring should be used to connect the fixtures back to the new lighting panels installed in Phase One.

4. Power
   a. General
      Building 044 is fed from Substation 040, and is currently the largest user in terms of power consumption. The electrical power distribution is predominantly original to the facility and needs to be replaced. Since some of the renovated areas in Phases One, Two, Three and part of Five will be specialized zones, instead of using the load allocation for office areas (50W/m²), 100W/m² is being proposed for the surgical/clinical spaces. This takes into account any heavy specialized equipment and intense lighting needed.

   b. Phase One
      Due to the overloading of Substation 040 and the existence of a distribution panel in Building 044 fed from Substation 049, new power panels should be installed in Phase One with enough capacity to serve the renovated spaces in Phase One for Buildings 044 and 045. These panels should then be connected back to Substation 049. This will further the goal of swinging over some of the load from Substation 040. These panels will be dedicated to the clean space and not serve any other parts of the building. For the X-Ray renovation, new dedicated power panels fed from Substation 049 should be installed. New emergency power panels should also be installed and be dedicated to these spaces.

   c. Phases Two, Three, and Five
      With the continued renovations in Building 044, new power panels should be installed in Phase Two that are able to support the renovated spaces in Phases
Three and Five. The panels should be fed from Substation 049, and have enough spare capacity to eventually carry the rest of Building 044 as well.

d. Phase Nine
The power distribution system in the large animal hospital is approaching end of life and needs to be replaced. As with earlier renovations to Building 044, new electrical equipment and wiring should be installed in renovated areas, and tied back to the new panels that will be installed in Phase Two.

Building 045

1. Fire Alarm
   a. Phase One
   The fire alarm system for Building 045, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, is aging and needs to be replaced. For the area of renovation in Phase One, the new signaling loop installed as part of Phase One in Building 044 in the clean area should be used for the sterile rooms. Fire alarm devices in the area of renovation should be replaced with new equipment and connected back to the new signaling loop.

2. IT & Communication
   a. Phase One
   The renovation of the space in Building 045 is part of the overall Phase One renovation taking place in Building 044. Therefore, the new IT & Communication network should be tied into the new IT Closet in Building 044.

3. Lighting
   a. Phase One
   The lighting for Building 045 is original to the facility and, along with the distribution system, has reached the end of their rated life. Since the area of Phase One renovations is closely tied to the renovations taking part in Building 044, the lighting in that area should be upgraded and tied into the new lighting panels dedicated to the clean space installed in Building 044.

4. Power
   a. Phase One
   Building 045 is fed from Substation 040 in terms of electrical power. The distribution is original to the facility, is reaching the end of useful life and will need to be replaced. The renovated space in Building 045 will be already connected with the renovation space in Building 044 in terms of lighting and IT, so its electrical power should follow suit. Any new equipment and receptacles should be connected back to the new dedicated clean space panels installed in Building 044 during the Phase One renovation. This will leave Building 045 partially fed from Substation 040 and Substation 049. With new renovations to the building, new panels should be installed and fed from Substation 049.

Building 046

1. Fire Alarm (General)
   The fire alarm system for Building 046, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, is original to the facility and is approaching its end of rated life. As further renovations/upgrades are carried out in the future, a new fire alarm signaling loop should be installed, and the building’s devices should be replaced and connected to the new signaling loop.

2. IT & Communication (General)
   The IT & Communication network is original to the facility and should be replaced. Although no renovations are currently planned for Building 046, future plans should include installing a new IT & Comm. Closet, fitted with updated equipment that has the spare capacity to carry the rest of the building.

3. Lighting (General)
   The current lighting distribution system is original to the facility and should be replaced. Since Building 046 will not be renovated in any of the planned phases further changes will not be required.

4. Power (General)
   The distribution system for Building 046 is aging and needs to be replaced. The main electrical room in Building 046 houses a main 400A, 600V feed from Substation 049 that terminates at a 600V switchboard. This switchboard then distributes 600V power to the building, and also feeds a 600-120/208V transformer that then feeds other 120/208V switchboards. This equipment is original to the building, and needs to also be replaced. Since Building 046 will not be renovated in any of the planned phases no changes will be made.
Building 047 (McNabb House)

To further extend the life of Building 047, the electrical systems (fire alarming, IT and Communication, Lighting, and Power) will all need to be upgraded throughout the renovations. A new fire alarm signaling loop should be installed for the building, and new IT networking cabling and equipment should be used as well. New lighting and power panels (normal and emergency) dedicated to Building 047 should be installed. New lighting and electrical equipment should be installed as, and all original wiring should be removed back to its source panel, and the new wiring should tie back to the new panels.

Building 049

1. Fire Alarm
   a. Phase One
      The existing fire alarm system of Building 049, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, is original to the facility and needs to be replaced. For the new medical records and offices, no special needs are anticipated. In these areas, a new fire alarm signaling loop should be installed with enough spare capacity to eventually monitor the entire building. All devices in the renovated area should be replaced, and connected to the new signaling loop.

   b. Phase Five
      The new materials handling and facilities storage spaces do not have any special requirements in terms of the fire alarm system. New devices should be installed and connected, and the signaling loop that was established in Phase One should be extended to these new spaces and connected to the new devices.

   c. Phase Six
      The Learning Commons area and the conference room will have heavier demands in terms of IT networking. Install new data jacks and networks where needed, and connect back to the IT closet built during Phase One.

2. IT & Communication
   a. Phase One
      The IT and Communication load would not likely increase due to the medical records and offices renovations occurring in Building 049. However, due to the age of the existing network and future renovation phases in the building, a new IT & Comm Closet should be built in future plans with enough capacity to eventually carry the whole building. New network cabling should be installed in the renovated spaces and connected back to the new IT Closet.

   b. Phase Five
      Special requirements for the materials and facilities storage renovation in Building 049 are not anticipated. Existing IT and communication networks in the renovated spaces should be replaced and connected to the new IT Closet built in Phase One.

   c. Phase Six
      The Learning Commons area and the conference room will have heavier demands in terms of IT networking. Install new data jacks and networks where needed, and connect back to the IT closet built during Phase One.

3. Lighting
   a. Phase One
      The existing lighting equipment and distribution are original to the facility and are reaching their end of life. For the newly renovated medical and offices areas, new panels should be installed with enough spare capacity to feed the whole building, and they should then in turn be fed with new wiring and conduit back to Substation 049. Any lighting fixtures in the renovated area should be replaced with new fixtures and connected to the new panels.

   b. Phase Five
      Special lighting requirements for the renovated spaces in Building 049 for Phase 5 are not anticipated. The existing lighting fixtures and wiring should be replaced, and the new equipment should be connected back to the new lighting panels installed in Phase One.
c. Phase Six
Special lighting requirements for the renovated spaces in Building 049 for Phase 5 are not anticipated. The existing lighting fixtures and wiring should be replaced, and the new equipment should be connected back to the new lighting panels installed in Phase One.

4. Power
a. General
Building 049 is home to one of two (2) substations that feed O.V.C., which then feeds Building 049 itself. The substation is quite old, and its equipment is past its rated life. The high voltage switchboard, the two 750kVA step-down transformers, and the double-ended 600V switchboard and its subsequent distribution boards all need to be replaced. Since the substation feeds only Building 049, it has a substantial amount of spare capacity, and could carry other buildings on the O.V.C. campus.

b. Phase One
The newly renovated medical records and office spaces in Building 049 would not require an increase to the power requirements of the building. However, the distribution system for the building itself is aging and needs to be replaced. New normal and emergency power panels should be installed with new feeds back to Substation 049. Any new loads in the renovated areas should then be connected to these panels with new wiring/circuiting. The panels should also have sufficient spare capacity to eventually carry the entire building’s power load.

c. Phase Five
The renovated materials handling and facilities storage spaces do not have any special requirements in terms of power distribution. The existing electrical equipment, wiring and conduit in the renovated area should be replaced, and the new distribution system should be connected back to the new panels installed as part of Phase One. A dedicated power panel for the Learning Commons may be beneficial and should be considered.

Building 077

5. Fire Alarm
a. Phase Four
The Fire alarm system in Building 077, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, are original to the facility and are at the end of their rated life. For the new extension at the east side of the building, a new fire alarm signaling loop should be installed with a large enough capacity to eventually support the entire building. New devices installed in the new space should then be installed back to the signaling loop. As renovations continue on the lecture spaces in the existing south end of the building, old fire alarm devices and equipment should be replaced, and the new equipment connected to the new fire alarm signaling loop.

6. IT & Communication
a. Phase Four
The IT & Communication system in Building 077 remains largely untouched since the original installation. With the addition of a new 2 story wing, a new IT closet should be designated and installed with enough capacity to eventually carry the full IT load of the building, and then connected back to the university’s main IT & Comm. loop. All newly built and renovated areas, including the existing lecture halls at the south end of the building, should have new IT & Communication equipment and wiring installed and connected to the new IT closet. Eventually the rest of the original system should be replaced and swung over completely to the new IT closet.

7. Lighting
a. Phase Four
The existing lighting in Building 077 is original to the facility and needs to be replaced. The lighting fixtures are equipped with outdated T12 lamps, and replacing these with newer T8 or T5 bulbs will improve both lighting quality and efficiency. Due to the close proximity of Building 077 to Substation 40, new lighting panels should be installed and connected back to the substation. These panels should...
have the capacity to eventually power all the lighting for Building 077. In the newly created spaces, new up-to-date lighting fixtures should be installed and connected back to the new lighting panels.

8. Power
   a. Phase Four
      The existing power distribution for Building 077 is original to the facility and needs to be replaced. For the added spaces both on the ground floor and second floor, new power distribution panels should be installed, for both normal and emergency power, with enough capacity to eventually carry the full building load. These new panels should be connected to Substation 40 with new feeders and wiring.

Building 183

1. Fire Alarm
   a. Phase Seven
      The fire alarm system in Building 183, including the manual pull stations, smoke detectors, heat detectors and fire alarm bells, is original to the facility and has reached the end of its rated life. For the renovated surgical skills space, a new fire alarm signaling loop should be installed with enough capacity to eventually monitor all of Building 183’s devices. New detectors, pull stations and other fire alarm equipment should be installed in renovated space and connected back to new signaling loop.

   b. Phase Nine
      Since the usage of the large animal hospital space in Building 183 will remain the same, no major changes to the fire alarm system are required. However, since most of the equipment is at end of life, in areas of renovation fire alarm equipment should be replaced and tied back to the signaling loop installed in Phase Seven.

2. IT & Communication
   a. Phase Seven
      The IT & Communication system in Building 183 is largely original to the facility and needs to be upgraded. The IT load for the building will not change significantly, but certain new devices and equipment may be installed in the surgical skills space, and these would benefit from an upgraded network. A new IT closet may be added to the overall renovation of space in Building 183, or a new IT Closet in the neighbouring Building 044 may be used instead.

   b. Phase Nine
      The IT and Communication network in the renovated areas should be replaced and connected back to the IT closet, following the renovations occurring in Phase Seven.

3. Lighting
   a. Phase Seven
      The existing lighting in Building 183 is original to the facility and needs to be replaced. The lighting fixtures are equipped with outdated T12 lamps, which are currently set to be phased out of production. Therefore, upgrading these fixtures to either T8 or T5 is essential. For the renovated surgical skills space, specialty lighting may be required, most notably in the cadaver surgery area. New lighting panels should be installed to feed the lighting in the renovated areas. Due to Building 183 acting as a large extension of Building 044, connecting the new lighting loads in the renovated spaces to the newly installed lighting panels in Building 044 may be considered. Otherwise, new panels should be installed in Building 183 and tied back to Substation 049 to help further balance the loads between the two substations.

   b. Phase Nine
      The lighting in the large animal hospital space is original to the facility and needs to be replaced. Similar to Phase Seven, lighting fixtures should continue to be replaced and connected back to new lighting panels.

4. Power
   a. Phase Seven
      The existing power distribution for Building 183 is original to the facility and needs to be replaced. The building load is not expected to change due to the renovated area remaining a surgical skills space, however new distribution panels and equipment for both normal and emergency power should be installed to serve this renovation. These new panels should be connected back to a main distribution panel in Building 044, similar to the current system in place. To better balance the loads between the two substations, Building 183 could be fed from distribution panels in Building 044 that are in turn fed from Substation 049,
effectively swinging over the load from Substation 040.

b. Phase Nine
The power distribution in the large animal hospital space in Building 183 is approaching its end of life and needs to be replaced. Remove any old electrical equipment and remove the wiring back to the original panels. Replace this equipment and wiring and connect back to the new panels installed in Phase Seven.
### UG OVC Main Campus, Existing Emergency Power Electrical Loads Assessment Final Rev 0

<table>
<thead>
<tr>
<th>Building</th>
<th>Area (m²)</th>
<th>Wattage per Area (W/m²)</th>
<th>Wattage (kW)</th>
<th>Proposed New Wattage (kW)</th>
<th>Fed From</th>
<th>Fed To</th>
<th>Breaker at Substation/Panel (A)</th>
<th>Breaker at Panel (A)</th>
<th>Max Possible Wattage (kW)</th>
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Total Capacity Of Generator Feed (400A at 600V): 332.16 kW
Total Possible Demand On Emergency Distribution: 390.288 kW
Total Actual Demand On Emergency Distribution: 97.668 kW

Notes:
1. Wattage per Square Meter was taken from the Ontario Electrical Safety Code.
### UG OVC Main Campus_Existing Emergency Power Electrical Loads Assessment Final Rev 0

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<thead>
<tr>
<th>Building</th>
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<td>39 - O.V.C. Main Building</td>
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<tr>
<td>40 - O.V.C. Biomedical Science</td>
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<td>No significant load</td>
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<td>44 - O.V.C. James Archibald</td>
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<tr>
<td>77 - O.V.C. Learning Centre</td>
<td>1,790</td>
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</table>

2. Proposed Wattage takes into account special loads and future unique space to be added to building.
3. Loads in Building 39 and Extension 03 are fed from Building 40
4. Loads in Building 183 are fed from Building 44
* Building’s Emergency Power Distribution System is overloaded and should be rebalanced.
## Proposed New Wattage

2. Proposed Wattage takes into account special loads and future unique space to be added to building.

### Wattage per Square Meter

Wattage per Square Meter was taken from the Ontario Electrical Safety Code.

### Wattage (kW)

<table>
<thead>
<tr>
<th>Building</th>
<th>Area (m²)</th>
<th>Wattage per Area (W/m²)</th>
<th>Wattage (kW)</th>
<th>Proposed New Wattage (kW)</th>
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<th>Breaker at Substation/Panel (A)</th>
<th>Breaker at Panel (A)</th>
<th>Max Possible Wattage (kW)</th>
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## UG OVC Main Campus_Existing Normal Power Electrical Loads Assessment Final Rev 0

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<th>Wattage per Area (W/m²)</th>
<th>Wattage (kW)</th>
<th>Proposed New Wattage (kW)</th>
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<th>Feed To</th>
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<th>Breaker at Panel (A)</th>
<th>Max Possible Wattage (kW)</th>
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1. Wattage per Square Meter was taken from the Ontario Electrical Safety Code.
Construction Cost Estimate

University of Guelph Veterinary College - Renovation R3
CLASS D Estimate

Guelph, Ontario

REPORT PREPARED BY: Jim Clyburn
RLB | CRSP Cost Consultants
1155 North Service Road West, Oakville ON L6M 3E3

REPORT REVIEWED BY: Terry Harron, PQS,

PROFESSIONAL ASSOCIATIONS:
Canadian Institute of Quantity Surveyors
Royal Institute of Chartered Surveyors
Canadian Institute of Quantity Surveyors
PROJECT BACKGROUND

PROJECT PROFILE:
University of Guelph Veterinary College - Renovation R3

LOCATION:
Guelph, Ontario

PROJECT DESCRIPTION:
This project involves the renovation of the University of Guelph Veterinary College including an addition, new teaching facilities, such as lecture space, small-group learning space, communication labs and psychomotor/clinical skills labs will be included in this planning process.

STAGE OF DEVELOPMENT:
Design Development

CLASS OF COST ESTIMATE:
CLASS D Estimate

ESTIMATE DESCRIPTION:
Our "Class D Estimates" are presented in Uniformat II Elemental Unit Cost format based upon a comprehensive list of requirements and assumptions, including a full description of preferred schematic design option, construction/design experience, & market conditions.

This estimate is meant to reflect the fair market value for the construction of this project and is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

COST EXCLUSIONS:
- Harmonized Sales Tax
- Building permit fees, expenses
- Escalation Allowance
- Professional fees and expenses
- Financing cost
- Development charges and other soft costs
- Furniture and Equipment Unless Noted Otherwise
- Contaminated Soil
- Hazardous Materials
- Current escalation rate 3%

COST INCLUSIONS:
- All Architectural, Structural, Mechanical, Civil and Electrical work has been included.

COST ASSUMPTIONS:
The amounts included for overheads and fee represent the contractors general requirements (staff, safety, hoardings and clean up etc.)

SEPARATE COSTS:

PROJECT AREA SUMMARIES:
<table>
<thead>
<tr>
<th>Description</th>
<th>Level</th>
<th>Area</th>
<th>Unit</th>
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</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

COST CONSIDERATIONS

LOCATION COST BASE:
The location cost base for this estimate is: Guelph, Ontario

UNIT RATES:
Unit rates in the preparation of the elemental estimate include labour and material, subcontractor’s overheads & profits.

ESCALATION:
All costs are based on first quarter of 2015. No escalation has been allowed for.

BASES OF DESIGN ALLOWANCE:
We have made every effort to cover all design and pricing unknowns, however there may be additional scope considerations that have not been anticipated, therefore we have included the following design allowance to account for these items.

BASES OF CONTRACT ALLOWANCE:
We have made every effort to cover all design and pricing variables throughout the construction period however there may arise additional scope considerations that have not been anticipated, therefore we have included the following contract allowance to account for these items.

FUTURE COST CONSIDERATIONS:
RLB | CRSP Cost Consultants recommends that the owner and the design team carefully review this cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups.

If the project is over budget, or if there are unresolved budgeting issues, alternative systems or schemes should be evaluated before proceeding into the bidding phase. It is recommended that a final estimate be produced by RLB | CRSP Cost Consultants using final documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. RLB | CRSP Cost Consultants cannot reconcile bid results to any estimate not produced from bid documents including all addenda.
This estimate is derived from the following documentation and information:

<table>
<thead>
<tr>
<th>DRAWING NO.</th>
<th>DESCRIPTION</th>
<th>VERSION NO.</th>
</tr>
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All documentation was downloaded from Chernoff Thompson Architects FTP site on April 22nd, 2015. Also, all emails from April 22nd, 2015 to May 01, 2015 were used to complete the following estimate.

### Project: Ontario Veterinary College

**Project#: YYZ 6587**  
**Location:** Guelph, ON  
**Client:** Chernoff Thompson Architects  
**Discipline:** All  
**Estimate Class:** D

#### Project 1 New Surgery Option A

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<td>$136,511</td>
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<td>Phase 4</td>
<td>$120,454</td>
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<td>Phase 6</td>
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<td>Phase 7</td>
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<td>Phase 8</td>
<td>$643,185</td>
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<td>$133,545</td>
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<td>Phase 10</td>
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**Total Project 1**  
$7,885,885
### Project 1 New Surgery Option B

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**Total Project 1** $7,811,933

### Project 2 New space for Enhanced Clinical Learning

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**Total Project 2** $15,961,896

### Project 3 Former Surgery & Anesthesia

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**Total Project 3** $1,438,586
### Project 4 Outpatient & Rounds
- Phase 1: $1,641,534
- Total Project 4: $1,641,534

### Project 5 Materials Handling & Staff
- Phase 1: $1,743,847
- Phase 2: $479,855
- Phase 3: $243,147
- Total Project 5: $2,466,850

### Project 6 Clinical Skills
- Phase 1: $1,941,809
- Total Project 6: $1,941,809

### Project 7 Learning Tech & Lockers
- Phase 1: $299,642
- Phase 2: $130,770
- Phase 3: $620,750
- Phase 4: $122,210
- Total Project 7: $1,173,371

### Project 8 Main Entry
- Phase 1: $17,071
- Phase 2: $51,670
- Phase 3: $184,326
- Phase 4: $12,437
- Phase 5: $9,812
- Total Project 8: $275,315

### Project 9 LAH
- Phase 1: $6,383,499
- Total Project 9: $6,383,499
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| Overhead & Fee 15% | $186,247 | $21,019 | $14,838 | $13,093 | $33,179 | $131,263 | $324,732 | $69,911 | $14,516 | $48,363 |

| Sub Total | $1,427,895 | $161,243 | $113,759 | $100,370 | $254,375 | $1,006,350 | $2,489,610 | $535,987 | $111,288 | $776,704 |

| Design Contingency 10% | $142,790 | $16,114 | $11,376 | $10,038 | $25,438 | $100,635 | $248,961 | $53,599 | $11,129 | $37,078 |

| Construction Contingency 10% | $142,790 | $16,114 | $11,376 | $10,038 | $25,438 | $100,635 | $248,961 | $53,599 | $11,129 | $37,078 |

| Grand Total | $1,713,676 | $193,371 | $123,531 | $120,454 | $305,250 | $1,207,620 | $2,987,532 | $643,185 | $133,545 | $494,941 |

Project 1 Grand Total $7,885,885
### Project 1: New Surgery Option B

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| Project 1 Grand Total | $7,811,933 | $910,371 | $136,531 | $120,454 | $365,290 | $1,207,820 | $2,987,532 | $643,185 | $133,545 | $444,941 |
### Project 2: New space for Enhanced Clinical Learning

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**Project 5 Grand Total**: $15,961,896
## Project: Ontario Veterinary College

**Project #:** YYZ 6587  
**Location:** Guelph, ON  
**Client:** Chernoff Thompson Architects  
**Discipline:** All  
**Estimate Class:** D  

### Notes/Assumptions:  
- Work Performed During Normal Hours  
- Contaminated / Hazardous Material Not Included  
- Infrastructure Upgrades are included as Blended Costs  
- Deletion of Individual Phases may Impact Costs of Other Phases  
- Costs are Current - 2015 - No Escalation

### Project 3 Former Surgery & Anesthesia

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**Sub Total**  
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$305,099

**Overhead & Fee**  
15%  
$87,723  
$22,880  
$45,765

**Sub Total**  
$672,542  
$175,417  
$350,863

**Design Contingency**  
10%  
$67,254  
$17,542  
$35,086

**Construction Contingency**  
10%  
$67,254  
$17,542  
$35,086

**Grand Total**  
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$210,500  
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**Project 2 Grand Total**  
$1,438,586
# Project 4 Outpatient & Rounds

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Project: Ontario Veterinary College  
Project #: YYZ 6587  
Location: Guelph, ON  
Client: Chernoff Thompson Architects  
Discipline: All  
Estimate Class: D

Notes/Assumptions:  
Work Performed During Normal Hours  
Contaminated / Hazardous Material Not Included  
Infrastructure Upgrades are included as Blended Costs  
Deletion of Individual Phases may Impact Costs of Other Phases  
Costs are Current - 2015 - No Escalation

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Project 5 Materials Handling & Staff

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Sub Total                     $1,263,657 $347,721 $176,194

Overhead & Fee

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Sub Total                     $1,453,206 $399,879 $202,623

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Construction Contingency

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Grand Total

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Project 4 Grand Total

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**Project 6 Clinical Skills**

- Exterior Enclosure
- Partitions & Doors: $116,062
- Finishes: $77,375
- Fittings & Equipment: $77,375
- Plumbing: $193,437
- HVAC: $464,249
- Controls BAS: $92,850
- Fire Protection: $77,375
- Electrical Service & Distribution: $52,367
- Lighting fixtures and branch wiring: $66,109
- Power devices & branch wiring: $21,263
- Fire alarm system & branch wiring: $29,900
- IT Communications conduits stub-ups and open wiring back to hub rooms: $61,281
- Demolition & Removals: $77,375

**Sub Total** $1,407,108

- Overhead & Fee: 15% $211,066
- **Sub Total** $1,618,174

- Design Contingency: 10% $161,817
- Construction Contingency: 10% $161,817

**Grand Total** $1,941,809

**Project 6 Grand Total** $1,941,809
### Project Notes/Assumptions:
- Work Performed During Normal Hours
- Contaminated / Hazardous Material Not Included
- Infrastructure Upgrades are Included as Blended Costs
- Deletion of Individual Phases may Impact Costs of Other Phases
- Costs are Current - 2015 - No Escalation

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<th>Phase 4</th>
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<td>$5,793</td>
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<td>Fittings &amp; Equipment</td>
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<td>Construction Contingency</td>
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### Costing

**Ontario Veterinary College**

**Client:** Chernoff Thompson Architects  
**Discipline:** All  
**Estimate Class:** D  
**Location:** Guelph, ON  
**Project:** Ontario Veterinary College Notes/Assumptions:  
- Work Performed During Normal Hours  
- Contaminated / Hazardous Material Not Included  
- Infrastructure Upgrades are Included as Blended Costs  
- Deletion of Individual Phases may Impact Costs of Other Phases  
- Costs are Current - 2015 - No Escalation

#### Project 8 Main Entry

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<th>GFA (SF)</th>
<th>Phase 1</th>
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**Exterior Enclosure**  
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**Partitions & Doors**  
- $0  
**Finishes**  
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**Fittings & Equipment**  
- $0  
**Plumbing**  
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**HVAC**  
- $0  
**Controls BAS**  
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**Fire Protection**  
- $0  
**Electrical Service & Distribution**  
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**Lighting fixtures and branch wiring**  
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**Power devices & branch wiring**  
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**Fire alarm system & branch wiring**  
- $0  
**IT Communications conduits stub-ups and open wiring back to hub rooms**  
- $0

**Demo**  
- $2,370  
- $7,510  
- $7,510  
- $1,502  
- $2,370

**Sub Total**  
- $12,370  
- $37,442  
- $133,570  
- $9,012  
- $7,110

**Overhead & Fee**  
- 15%  
- $1,856  
- $5,616  
- $20,035  
- $1,352  
- $1,067

**Sub Total**  
- $14,226  
- $43,058  
- $153,605  
- $10,364  
- $8,177

**Design Contingency**  
- 10%  
- $1,423  
- $4,306  
- $15,361  
- $1,036  
- $818

**Construction Contingency**  
- 10%  
- $1,423  
- $4,306  
- $15,361  
- $1,036  
- $818

**Grand Total**  
- $17,071  
- $51,670  
- $184,326  
- $12,437  
- $9,812

**Project 8 Grand Total**  
- $275,315

---

**Notes/Assumptions:**
- Work Performed During Normal Hours
- Contaminated / Hazardous Material Not Included
- Infrastructure Upgrades are Included as Blended Costs
- Deletion of Individual Phases may Impact Costs of Other Phases
- Costs are Current - 2015 - No Escalation

---

**Location:** Guelph, ON

**Client:** Chernoff Thompson Architects

**Discipline:** All

**Estimate Class:** D
## Project 9 LAH

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Sub Total $4,625,724

Overhead & Fee 15% $693,859

Sub Total $5,319,582

Design Contingency 10% $531,958

Construction Contingency 10% $531,958

Grand Total $6,383,499

Project 9 Grand Total $6,383,499

---

Notes/Assumptions:

- Work Performed During Normal Hours
- Contaminated / Hazardous Material Not Included
- Infrastructure Upgrades are Included as Blended Costs
- Deletion of Individual Phases may Impact Costs of Other Phases
- Costs are Current - 2015 - No Escalation
Project: Ontario Veterinary College
Project #: YZ 6587
Location: Guelph, ON
Client: Chernoff Thompson Architects
Discipline: All
Estimate Class: D

Notes/Assumptions:
- Work Performed During Normal Hours
- Contaminated / Hazardous Material Not Included
- Infrastructure Upgrades are Included as Blended Costs
- Deletion of Individual Phases may Impact Costs of Other Phases
- Costs are Current - 2015 - No Escalation

### Project 10 Gross Anatomy

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### Project 11 McNabb

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**Sub Total** $595,942

**Overhead & Fee** 15% $89,391

**Sub Total** $685,333

**Design Contingency** 10% $68,533

**Construction Contingency** 10% $68,533

**Grand Total** $822,399

**Project 11 Grand Total** $822,399
## Notes/Assumptions:
- Work performed during normal hours
- Contaminated/Hazardous material not included
- Infrastructure upgrades included as blended costs
- Deletion of individual phases may impact costs of other phases
- Costs are current - 2015 - no escalation

## Project: Ontario Veterinary College

**Project #:** YZ2 6587  
**Location:** Guelph, ON  
**Client:** Chernoff Thompson Architects  
**Discipline:** All  
**Estimate Class:** D

### Project 15 Cancer Biotherapy Research

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**Sub Total**  
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**Overhead & Fee**  
15%  
$2,913

**Sub Total**  
$22,336

**Design Contingency**  
10%  
$2,234

**Construction Contingency**  
10%  
$2,234

**Grand Total**  
$26,803

**Project 11 Grand Total**  
$26,803