

APPENDIX 4D
PLANT SERVICES

1. INTERPRETATION

In this Appendix, in addition to the definitions set out in Schedule 1 of this Agreement:

“Building Systems” means the mechanical, electrical and other systems in or servicing the Facility described in Table 3 of Attachment A to this Appendix;

“Demand Maintenance” means ad hoc and responsive unscheduled Maintenance;

“Elevator Availability” means, in respect of each elevator in the Facility, the amount of time that such elevator was available during a measured period expressed as a percentage and calculated as follows:

$$\text{(Total Time – Down Time) x100 / Total Time}$$

Where:

Down Time is the number of hours that such elevator was unavailable for normal use other than times during which Scheduled Maintenance was performed on such elevator in accordance with the Annual Service Plan in effect; and

Total Time is the total number of hours during the measured period;

“Landscape Area” means that portion of the Site outlined on Attachment B;

“Maintained Elements” means all elements of the Facility constructed or installed pursuant to this Agreement including:

- (a) the Building Systems; and
- (b) the Maintained Equipment,

but does not include Category 1 Equipment, Category 2 Equipment or Category 3b Equipment described in Appendix 2G to Schedule 2 [Design and Construction Protocols];

“Maintained Equipment” means the equipment described as Category 3a Equipment in Appendix 2G to Schedule 2 [Design and Construction Protocols];

“Maintenance” means commissioning, testing, servicing, maintenance, repair, renewal or replacement of the Maintained Elements;

“Maintenance Access Times” means the times set out in the Annual Service Plan during which Project Co may perform Maintenance Services;

“Maintenance Services” means Demand Maintenance and Scheduled Maintenance;

“Miscellaneous Maintenance” has the meaning given in Section 3.9 of this Appendix;

“Plant Services” means all of the services and requirements described in this Appendix, including Demand Maintenance and Scheduled Maintenance; and

“Scheduled Maintenance” means planned and preventative Maintenance.

2. SERVICES

2.1 General Requirements

In addition to the standards and specifications set out in Schedule 4 [Services Protocols and Specifications], Project Co will deliver the Plant Services:

- (a) 24 hours per day, 365(6) days per year;
- (b) in a manner which:
 - (1) is efficient, comprehensive and responsive to the needs of Facility Users;
 - (2) ensures a collaborative working relationship with the Authority, its employees and contractors;
 - (3) minimizes, to the extent reasonably possible, any interruption to the use and operation of the Facility by Facility Users;
 - (4) is integrated and co-ordinated with the delivery of all:
 - (A) other Services provided by Project Co; and
 - (B) services delivered by the Authority at the Facility;
 - (5) is safe for all Facility Users; and
 - (6) does not create any environmental hazards;
- (c) in a safe, compliant, functional, working and barrier-free healing environment applying safe working practices including:
 - (1) using recognized risk assessment and management systems; and
 - (2) placing, maintaining and keeping records of all hazard notices and safety signage which are consistent with those used by the Authority;
- (d) in accordance with principles consistent with the initially applicable LEED™ Gold certification points in respect of the Facility;
- (e) having regard for and without limiting the requirements set out in Section 3.2 of Schedule 4 [Services Protocols and Specifications]:
 - (1) CAN/CSA-Z317.1 Special Requirements for Plumbing Installations in Health Care Facilities;

- (2) CAN/CSA-Z317.10 Handling of Waste Materials in Health Care Facilities;
- (3) CAN/CSA-Z317.11 Area Measurement for Health Care Facilities;
- (4) CAN/CSA-Z317.2 Special Requirements for Heating, Ventilation, and Air Conditioning (HVAC) Systems in Health Care Facilities;
- (5) CAN/CSA-Z317.5 Illumination Systems in Health Care Facilities;
- (6) CAN/CSA-Z317.13 Infection Control during Construction or Renovation of Health Care Facilities;
- (7) CAN/CSA-Z318.0 Commissioning of Health Care Facilities;
- (8) CAN/CSA-Z323.5 Mechanical/Electromechanical Lifting Devices for Persons;
- (9) CAN/CSA-Z7396.1 Medical Gas Pipeline Systems;
- (10) CAN/CSA-B44 Safety code for Elevators and Escalators;
- (11) CAN/CSA-C282-00 Emergency Electrical Supply for Buildings;
- (12) CAN/CSA-Z32 Electrical Safety and Essential Electrical Systems in Health Care Facilities; and
- (13) the British Columbia Landscape Standard published by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association including, but not limited to Pesticide Service License for the application of pesticides/herbicide.

3. PLANT SERVICES REQUIREMENTS

3.1 Annual Service Plan

Project Co will develop and submit to the Authority in accordance with Sections 4.1 and 4.2 of Schedule 4 [Services Protocols and Specifications] and implement as part of the Annual Service Plan appropriate policies, procedures, practices, schedules and a self-monitoring inspection and reporting system in respect of the delivery of the Plant Services to the Authority.

3.2 Maintenance Services

Project Co will provide the Plant Services in accordance with this Appendix so that:

- (a) each of the Maintained Elements:
 - (1) is properly and safely maintained in accordance with all Plans;
 - (2) remains functional, safe, operationally sound and of good appearance;

- (3) performs in accordance with their respective design criteria as set out in Schedule 3 [Design & Construction Specifications]; and
- (4) achieves the requirements set out in Table 3 of Attachment A to this Appendix;
- (b) the Building Systems, including heating, air conditioning, lighting, humidity and mechanical ventilation systems, function in accordance with the requirements set out in Table 3 of Attachment A to this Appendix; and
- (c) all other Maintained Elements operate as designed and intended.

3.3 First Response Maintenance

Project Co will respond to Demand Requisitions in respect of all Equipment. If the Equipment which is the subject of the Demand Requisition is not Maintained Equipment, Project Co will determine whether the problem relates to the Equipment itself or a Maintained Element supporting the Equipment. If:

- (a) the problem relates to a Maintained Element, Project Co will rectify the problem in accordance with this Appendix 4D; or
- (b) the problem does not relate to a Maintained Element, Project Co will promptly give notice of the problem to the Authority together with a summary of the results of the investigation into the problem conducted by Project Co.

3.4 Maintenance Times

Subject to Section 3.5, Project Co will perform the Maintenance Services during the relevant Maintenance Access Times and will:

- (a) perform Scheduled Maintenance during the periods agreed in the Annual Service Plan then in effect and will give the Authority 10 days' notice before commencing any such Maintenance; and
- (b) undertake and complete Demand Maintenance within the relevant Response Time and Rectification Period set out in Section 4 of this Appendix and Schedule 8.

3.5 Re-Scheduling of Maintenance

Notwithstanding any notice delivered by Project Co pursuant to Section 3.4, if the Authority, acting reasonably, determines that the times at which Project Co proposes to perform Maintenance will cause material disruption to the operations of the Authority or other Facility Users, the Authority may give notice to Project Co not to carry out such Maintenance until such time as the Authority and Project Co, each acting reasonably, agree on an alternate time. Upon such agreement, the Response Time and Rectification Period for such Maintenance will be adjusted accordingly.

3.6 Elevators

Project Co will:

- (a) operate and maintain all elevators, elevating devices and related equipment at the speeds and in accordance with elevator design specifications set out in Schedule 3 [Design and Construction Specifications];
- (b) dispatch its on-Site personnel promptly to respond to all elevator alarms or telephone calls from an elevator and initiate the required action to rectify faults and release occupants;
- (c) release trapped elevator occupants as soon as practicable;
- (d) undertake Scheduled Maintenance of elevators such that at no time will any Functional Area be without elevator service and ensure that not more than one elevator in a bank of two or more elevators is out of service for Scheduled Maintenance;
- (e) include in each Performance Monitoring Report for the relevant period:
 - (1) the calculation of Elevator Availability; and
 - (2) a summary of any elevator failures and corrective actions.

3.7 Grounds and Gardens Maintenance

Project Co will:

- (a) provide Maintenance for all grounds and gardens within the Landscape Area including:
 - (1) full horticulture services;
 - (2) tree maintenance/surgery;
 - (3) lawn care, including mowing and edging;
 - (4) flower bed maintenance;
 - (5) weeding;
 - (6) planting, including shrubs, trees, flower beds;
 - (7) effective irrigation procedures;
 - (8) snow and ice removal from sidewalks and roadways; and
 - (9) garbage collection.
- (b) ensure all external areas of the Facility are sound, safe, tidy and maintained in accordance with Table 2 of Attachment A to this Appendix;
- (c) protect from damage, all existing and new plants, site services, curbs, paving, structures, finishes and any other features, during the course of providing services; and

- (d) obtain the approval of the Authority before using any herbicides, pesticides or fertilizers.

3.8 Building Management System (BMS)

Project Co will:

- (a) operate the BMS to allow for monitoring of the operation of the Facility and the Services from a single location within the Facility and remotely through internet connections accessible to the Authority;
- (b) monitor, control, indicate alarms and provide trending information for all BMS connected sensors and control point;
- (c) provide for the BMS to automatically initiate an alarm and immediately page or otherwise notify staff designated by the Authority of particulars related to any alarmed equipment specified in Schedule 2 [Design and Construction Requirements];
- (d) include with each Performance Monitoring Report and provide the Authority with continuous direct access (other than during such reasonable periods as the BMS may be undergoing Scheduled Maintenance or emergency Maintenance) to the following information generated by the BMS during the relevant period:
 - (1) critical incident failures;
 - (2) daily, weekly, periodic status reports;
 - (3) exception reports by element status;
 - (4) trend log data;
 - (5) time of occurrence, Response and Rectification; and
 - (6) such other information as the Authority may reasonably require.

3.9 Miscellaneous Maintenance Services

Project Co will within 24 hours notice from the Authority, respond to Demand Requisitions for general labour services including:

- (a) the installation and hanging of white boards, pictures, art work shelving and other items of a similar nature affixed to the walls of the Facility; and
- (b) other similar services typically performed by the physical plant department of a similar health care facility,

("Miscellaneous Maintenance")

3.10 Maintenance Equipment and Supplies

Project Co will provide, maintain, clean and replace as required all equipment, supplies, apparatus and consumable items required to deliver the Plant Services, including scaffolding, crange, tackle, machinery, tools or other equipment.

3.11 Interfaces

Project Co and the Authority will assist and co-operate with each other in the testing and troubleshooting of the failure of any infrastructure, utility, system or equipment which interfaces or is otherwise connected with the infrastructure, system, utility or equipment in respect of which the other party is responsible to maintain. Without limiting the application of Section 9 of the Agreement, the party responsible for the failure or fault will pay for the costs of rectifying the problem and the reasonable costs of the other party in providing the assistance and co-operation required by this Section 3.11.

3.12 Demand Maintenance Night Cover

Unless and until such arrangements are terminated by the Authority as set out below, Project Co will provide Demand Maintenance from 12:00 am to 8:00 am daily as follows:

- (a) on-Site Maintenance employees will not be required during such hours;
- (b) Project Co will make arrangements acceptable to the Authority, acting reasonably, for on-call Demand Maintenance Response and Rectification during such hours, with the stand-by or on-call charge being paid by Project Co;
- (c) the Authority will reimburse Project Co (through the invoicing and payment provisions set out in Section 2.2(d) of Schedule 8 [Payments]) for any call-out charges for Demand Maintenance required during such hours, to a maximum of **DELETED** (pro-rated for the first Contract Year) per Contract Year for the first two Contract Years after Service Commencement. Any such charges in excess of **DELETED** per Contract Year will be borne by Project Co; provided, however, commencing from the start of the third Contract Year after Service Commencement (i) the Authority will reimburse Project Co for all call-out charges for Demand Maintenance required during such hours; or (ii) the Authority in its sole discretion may require Project Co to add a night shift building operator at an additional cost to the Authority of **DELETED** per annum, plus any applicable CPI or labour rate cost adjustment; and
- (d) the Response Time and Rectification Period for Demand Maintenance during such hours will be increased by one hour.

The Authority may, on not less than 60 days notice to Project Co, terminate the foregoing arrangements effective on the date set out in the notice (which may not be sooner than 24 months after Service Commencement).

4. PERFORMANCE INDICATORS

	Indicator	Service Failure Level	Response Time	Rectification Period	Recording Frequency	Monitoring Method
	Maintenance					
4.1	Demand Maintenance (other than Miscellaneous Maintenance) carried out in accordance with this Appendix.	Stat and Critical –High Urgent – Medium Semi-Urgent and Routine - Low	Stat – 20 minutes Critical – 20 minutes Urgent – 2 hours Semi-Urgent – 24 hours Routine – 24 hours	Stat – 5 hours Critical – 5 hours Urgent – 12 hours Semi-Urgent – 3 days Routine – 2 weeks	Per Occurrence	Performance Monitoring Report
4.2	Miscellaneous Maintenance carried out in accordance with this Appendix	Low	24 hours	2 weeks	Per Occurrence	Performance Monitoring Report
4.3	Maintained Elements are maintained in accordance with this Appendix.	Medium	N/A	N/A	Per Occurrence	Performance Monitoring Report
4.4	Project Co performs Maintenance at the times permitted in Sections 3.4 and 3.5 of this Appendix.	High	N/A	N/A	Per Occurrence	Performance Monitoring Report
4.5	Project Co carries out 100% of Scheduled Maintenance on Priority 1 Elements and Priority 2 Elements (each as described in Table 4 of Attachment A) within the times scheduled in the Annual Service Plan	High	N/A	N/A	Per occurrence	Performance Monitoring Report

	Indicator	Service Failure Level	Response Time	Rectificati on Period	Recording Frequency	Monitoring Method
4.6	Project Co carries out 85% of Scheduled Maintenance on Priority 3 Elements and Priority 4 Elements (each as described in Table 4 of Attachment A) within the times scheduled in the Annual Service Plan	High	N/A	N/A	Per occurrence	Performance Monitoring Report
	Elevators					
4.7	Elevator Availability of not less than 96.5% for each elevator within the Facility during each Payment Period.	High – per elevator	N/A	N/A	Monthly	Performance Monitoring Report
4.8	If an elevator is out of service and occupants are trapped, an elevator mechanic attending on Site to attend to the elevator	Monday to Friday 8:00 am - 4:30 pm - Medium after the first 45 minutes and High for each 45 minutes thereafter All other times- Medium after the first 60 minutes and High for each 45 minutes thereafter	45/60 minutes	N/A	Per Occurrence	Performance Monitoring Report
4.8A	If an elevator is out of service and occupants are trapped, a person attending at the elevator location to advise the occupants of the status of repairs and remaining until an elevator mechanic arrives	Medium	15 minutes	N/A	Per Occurrence	Performance Monitoring Report

	Indicator	Service Failure Level	Response Time	Rectification Period	Recording Frequency	Monitoring Method
	Grounds and Gardens Maintenance					
4.9	All gardens, grounds and other external areas of the Facility are maintained in accordance with this Appendix.	Low for the first week of failure and Medium for each week thereafter until rectified	N/A	N/A/	Weekly	Performance Monitoring Report
4.10	Snow and Ice Removal must be carried out according to this Appendix	Low for the first hour of failure and Medium for the second hour of failure and High for each hour thereafter until rectified	1 hour	1 hour	Weekly	Performance Monitoring Report
	Other					
4.11	Project Co complies with all testing and reporting requirements under all applicable Authority policies, policies of insurance and all applicable Laws.	Medium	N/A/	N/A	Per occurrence	Performance Monitoring Report
4.13	Records and information obtained and accessible to the Health Authority, in accordance with Schedule 14, including access to the Performance Monitoring Program, the BMS, the CMMS and all Help Desk records.	Medium			Per occurrence	Annual Report
4.14	All hazard notices and safety signs are maintained, recorded, located and displayed correctly, and fully serviceable.	Medium	NA	NA	Per Occurrence	Performance Monitoring Report

	Indicator	Service Failure Level	Response Time	Rectification Period	Recording Frequency	Monitoring Method
4.15	Project Co implementing and adhering to all other elements of the Annual Service Plan related to Plant Services and not otherwise addressed in Section 3	Low	N/A	N/A	Per occurrence	

ATTACHMENT A

TABLES TO APPENDIX 4D

Table 1: Failure or Request for Service Categories

Service Category	Examples of Request Type
<p><u>Stat /Critical</u></p> <p>Definition (Stat): Service required immediately and is considered a serious emergency, including:</p> <p>(a) safety problems exposing Facility Users to danger;</p> <p>(b) emergency repairs to prevent further damage (i.e. burst pipe); and</p> <p>(c) equipment failure or operating difficulties which could result in the loss of critical utilities including heat, water, electricity, emergency power and medical gases.</p> <p>Definition (Critical): Service required as soon as possible to address a danger or problem which is not a Stat.</p>	<ul style="list-style-type: none"> • Burst Pipe • Overflowing Toilet • Medical Vacuum Failure • Medical Air Failure • Medical O2 Failure • Fire System Failure <ul style="list-style-type: none"> ○ Alarm Panel ○ Sprinklers (damage to head) ○ Standpipe (damage or leaking) • Electrical Distribution Interruption <ul style="list-style-type: none"> ○ Tripped Circuit Breakers ○ Blown Fuses • Fire or Smoke • Natural Gas Odor • Safety Concern “Immediate Hazard” <ul style="list-style-type: none"> ○ Tripping hazards ○ Ceiling patient lift problem • UPS Failure • Patient Wandering System Failure • Failure of Confinement/Lockdown Area • Nurse Call System – Head End Only • Negative Pressure Isolation System/Room Alarms • Leaking Pipe (Plumbing) Creating Hazard/Damage • Nurse Call System – Patient Room

Service Category	Examples of Request Type
<p><u>Urgent</u></p> <p>Definition: Service required as soon as possible to address problems not presenting an immediate danger.</p>	<ul style="list-style-type: none"> • Overhead Exam Light – Patient Room • Fire Separation Barriers • Dietary Refrigeration Equipment • Padlock Removal From Locker • Replacement of Window Pane in Critical Areas i.e. Mental Health Unit • Low Voltage Electrical Issues • Lighting Repair/Replacement i.e. Patient Washroom • Plugged Toilet • Workplace Inspection Repairs • Repair of HVAC Equipment • Biohazard Hoods • Fire Alarm Trouble • UPS Alarm • Boiler Alarm • Chiller Alarm • Failure of Overhead Paging Systems • Retrieving Lost Pneumatic Tube Carrier Pods • Pneumatic Tube System Repairs • Fire Alarm System Trouble Alarms • Macerator (Bed Pan Washer) Repairs • CCTV Malfunction • Door Magnetic Door Lock Repairs • Card Reader Repairs
Service Category	Examples of Request Type
<p><u>Semi Urgent</u></p> <p>Definition: Service required for non-emergencies not having an immediate effect on patient care such as leaking taps, faulty doors and windows or equipment breakdowns.</p> <p>Electronic Response Rectification Time: 3 days</p>	<ul style="list-style-type: none"> • Patient Room Door Repairs • Door Hardware Repairs • Non-critical Area Temperature Adjustments • Lighting Repair/Ballast Replacement i.e. corridors, offices, meeting rooms, common areas, exterior. • Dripping Faucets and Shower Heads • Slow Draining Sinks & Floor Drains • Improper Toilet or Urinal Flushing • Ice Machine Repairs • Fire Alarm System Ground Fault Alarms • Repair/Replacement of Cubical/Curtain Track or Roller Shades

Service Category	Examples of Request Type
<p><u>Routine</u></p> <p>Definition: Maintenance and repairs not requiring immediate attention such as repairs to damaged walls, furniture or fixture installations.</p>	<ul style="list-style-type: none"> • Patch/Paint Repair Damage to Walls • Repair Corner Guards, Baseboard & Handrails • Millwork Repairs • Signage Installation & Repairs • Flooring Repairs • Warming Cupboards Repairs • Hand Dryer Repairs • Replacement of Damaged Ceiling Tiles
Service Category	Examples of Request Type
<p><u>Miscellaneous</u></p> <p>Definition: Respond to Demand Requisitions for general labour services including:</p> <p>(a) the installation and hanging of white boards, pictures, art work shelving and other items of a similar nature affixed to the walls of the Facility; and</p> <p>(b) other similar services typically performed by the physical plant department of a similar health care facility.</p>	<ul style="list-style-type: none"> • Installing of – <ul style="list-style-type: none"> Whiteboard Shelves Pictures/Artwork Paper Towel Dispenser Hot Files Sharps Containers Cork Boards Furniture Key Board Trays Hand Hygiene Dispensers T.V. Panels • Equipment Assembly

Table 2: Service Standards

Element	Standard
General	<ul style="list-style-type: none"> • In general, all elements of building fabric, fixtures and fittings, floor and floor coverings, and furniture and equipment will at all times be functional, operational and satisfy the design and performance requirements as required for Substantial Completion, • All elements are to be maintained, repaired and refreshed as required to meet the performance specifications of the design criteria and consistent with a building maintained in accordance with all applicable laws, codes, legislation, hospital policies and Good Industry Practices. • Access to all mechanical & electrical equipment rooms, and service areas will be restricted to authorized personnel • All elements will be subject to Availability conditions
Site Improvements and Infrastructure	<ul style="list-style-type: none"> • Sound, safe and even surface with no potholes, sinking or tripping hazards. • No loose curbs or paving stones • Free from litter, graffiti and/or vandalism. • Accessible for the visually and mobility impaired, wheelchair users. • All external furniture, lighting and hard landscaping features maintained in accordance with the design criteria • Waste bins emptied as required
Grounds and Gardens Maintenance	<p>Trees, Shrubs and Hedges:</p> <ul style="list-style-type: none"> • Trimmed, pruned and/or cut to maintain healthy growth. • Substantially free from dead or dying branches. • Substantially free from litter. • Free from disease and/or infestation. • Replaced as and when necessary to maintain appearance. <p>Grassed Areas:</p> <ul style="list-style-type: none"> • Of uniform appearance with no dead patches. • Edges trimmed. • Free from infestation. • Substantially free from fallen leaves, weeds and litter, excrement. • Maintained to a uniform length between 25 and 50 mm. <p>Flower Beds:</p> <ul style="list-style-type: none"> • Fully stocked with an appropriate mix of annual, perennial and display plants to provide aesthetically pleasing beds throughout the year. • Substantially free from fallen leaves, weeds and litter. • Free from disease and/or infestation.
Exterior Enclosure and Building Fabric	<ul style="list-style-type: none"> • Sound, secure and weatherproof. • Free from damp penetration, cracking, spalling and peeling, • Free from stains, graffiti and other cosmetic faults. • Free from debris, algae, moss growth.
Internal Finishes, Doors, Partitions, Fixtures, Finishes and Equipment	<ul style="list-style-type: none"> • Will function and operate as intended without fault • Free from structural cracks, deflection and other defects. • Free from damp penetration, spalling, peeling, lifting.

Element	Standard
	<ul style="list-style-type: none"> • Free from stains, graffiti and other cosmetic faults • Free from damage, theft and/or vandalism • Finishes are complete, free from surface degradation and maintained within an acceptable level of normal wear and tear • The floors and floor coverings are free from tears, scoring, cracks or any other damage that is unsightly and/or could cause a health and safety hazard.
Utility Connections and Services	<ul style="list-style-type: none"> • Secure, safe, maintained and serviced in accordance with the Annual Service Plan, the Authority central plant and utility company requirements
Elevators, Controls & Equipment	<ul style="list-style-type: none"> • All components to be fully functional in accordance with the design criteria
Mechanical & Plumbing Systems	<ul style="list-style-type: none"> • All systems will function as intended without undue noise, vibration or leaks • All elements and components are safe, sound and secure • Free from dust, corrosion, erosion and organic growth. • Mechanical Ventilation and Exhaust Systems, Units, Ductwork and Diffusers maintained and cleaned regularly per relevant codes and Good Industry Practice. • Maintained and tested in accordance with the Annual Service Plan • Maintained to deliver to the design performance criteria and parameters (Schedule 3, Section 9.15) • All life safety and fire fighting equipment will be maintained in accordance with relevant codes and standards
Electrical Systems	<ul style="list-style-type: none"> • All normal and emergency power systems and associated gear will be operational, secure and tested in accordance with the Annual Service Plan • All panels, wiring, fittings, fixtures, controls and safety devices will be properly housed, fastened securely and labelled. • All alarms, electrical communications, data transmission installations, cabling and associated equipment to be fully functional, operational and maintained in accordance with the annual service plan • All controls and Building Management Systems fully functional
Category 3A Equipment	<ul style="list-style-type: none"> • Maintained in accordance with Clause 11.5 of Schedule 3 • Maintained in accordance with manufacturer's recommendations and Good Industry Practice

Table 3: Service Standards, Heaters, Ventilation, Air Conditioning, Noise and Lighting

Temperature Control:	<ul style="list-style-type: none"> • Temperature for designated areas is to be maintained within control tolerances from the set point as per Appendix 3B
Humidity Control:	<ul style="list-style-type: none"> • Return air humidity for designated areas maintained to set point within humidity control tolerance point as per Appendix 3B
Supply Air Volumes:	<ul style="list-style-type: none"> • Maintained to percentage of design airflow quantities as per Appendix 3B
Return Air Volumes:	<ul style="list-style-type: none"> • Maintained to percentage of design airflow as per Appendix 3B
Relative Pressurization:	<ul style="list-style-type: none"> •
Filtration:	<ul style="list-style-type: none"> • Replacement of filters as required to maintain filter efficiency as per Appendix 3B • Replacement filters to be of same type and to have same efficiency as

	prescribed in the design specifications.
Background Noise	<ul style="list-style-type: none"> Maximum background noise levels maintained within the design tolerances as per Appendix 3C
Air Exchanges	<ul style="list-style-type: none"> Air changes in compliance with design criteria as per Appendix 3C
Illumination Levels	<ul style="list-style-type: none"> All lighting systems must be fully functional, safe and remain within 15% of the lux levels specified in CSA Standard Z317.5-98 Illumination Systems in Health Care Facilities.

Table 4: Schedule Maintenance - Priorities

Priority	Service Priority	
1	Critical Services	
2	Essential Services	
3	Important Services	
4	Good Practice Services	
Maintained Element		Priority
Blood bank alarms		1
Fire Alarm + heat sensors		1
Fire Hydrants		1
Med Air		1
Med Gas alarm & flow		1
Smoke Control Fans		1

Maintained Element	Priority
Oxygen alarms (see medical gas).	1
Bio Safety Cabinets (Controlled Envir)	1
UPS (Computer Envir)	2
Humidifiers	2
Anchor pull out test	2
Ceiling Patient/morgue/tub lifts	2
Electrical Installation Receptacle testing	2
Eye Wash Station	2
Ice Machine Filters	2
Service columns & towers	2
Emergency lighting	2
Transformers	2
Elevator	2
Sprinkler heads (incl jockey pumps)	2
Conditioning (air - hvac)	2
Air Compressors	2

Maintained Element	Priority
Back flow testing	2
Filter management	2
Stand Pipe	2
Variable air volume (see HVAC and AHU)	2
Access Control System -	2
AHU	2
Boilers (gas analysis & clean)	2
Chillers (Trane)	2
Heat Exchangers	2
Pressure Vessels	2
Carbon Filters (Water Filtration)	2
Cryostat	2
Exam lights	2
Scrub sink mixing valves	2
Snow clearing and de-icing	2
HVAC	3

Maintained Element	Priority
Range Hoods	3
Security Alarm	3
Lab mixers & sealers	3
Nurse Call	3
LV Switchgear & Distribution Equipt (inspection)	3
Pumps inc circ	3
Refrigeration	3
Temperature recorders	3
Extractor fans Exhaust roof top fans	3
Bed pan sterilizers	3
Computerised tube system	3
Dust extractors	3
Fabric (Internal)	3
Grease & plaster traps	3
Hot Water Valves	3
Legionella testing	3

Maintained Element	Priority
light stanchions	3
Plumbing internal	3
Roof Gutter/gully clearance	3
Chair-stretcher	3
Intercom	3
Mixing valves	3
Fabric (External)	3
Booster Heaters	3
Expanded Plenum + Duct cleaning	3
Warming Cabinets	4
Laundry dryers	4
All Other Maintained Elements	4

ATTACHMENT B
LANDSCAPE AREA