

# Maintenance Report, Riverside Tower One.

April 24- May 21, 2021.

After the replacement of the expansion joint in [REDACTED] were completed I was able to start repairing all 4 walls (1 wall in each unit). All the spaces, which are on exterior walls, have been insulated, poly repaired, dry walled and painted. The carpet in [REDACTED] was the only flooring that took on water at the beginning of the leak. While Tyzac was here doing our carpet cleaning, I was able to have them clean the carpet.

As far as mechanical maintenance goes 1 pump motor 's bearings began leaking on a pump in the boiler room. It was removed, the bearings were replaced, and we reinstalled it. 1 fan motor on the commercial A/C unit failed and we replaced it.

We have resolved the problem with the liquor stores delivery trucks blocking the entrance to the front parking lot. I had spoken with the boss of the delivery company. I met the truck driver of the next delivery as well as staff from the liquor store. From now on all delivery trucks will pull into the South side parking lot and drop the pallets at the sidewalk on the South side of the liquor store. The delivery driver took pics of where I want him to park, where to drop the pallets and reported to his boss. It was nice to have a delivery company being proactive and willing to help.

I don't believe we will need to build a special ramp or create a loading zone at this time to make this work any better. The staff at the liquor store will have to be more active in getting their product into the store.

While having an inspection of the parkade's overhead door, it came to my attention that there was no safety mechanism to stop the door and have it go back up, in the event that it began closing while something was under it.

Referring to tower 2: there was a death which occurred when a lady was trapped under the door, as this safety feature was missing. We now a garage door that will not do this. It will sense the object under it and go back up.

Marion and Nosh have worked hard over the last 2 months on reprogramming and documenting the list of fobs and garage doors assigned to each condo. 95% of the fobs have been redone with the exception of those fobs attached to condo owners who are out of town. We believe that over 100 fobs and garage door openers that are unaccounted for have been decommissioned from use. This should lower the chance that an old, lost, or misplaced fob will be used to gain access to the building.

I am sure that everyone is aware of the break-in that occurred. Since the break-in, I have had Aboe Lockworks install interlocking astragals (long pieces of metal that stop access to the door locks) on 2 doors at the front entrance doorway and 2 on the rear doors. I also had them install a slide bolt at the bottom of the rear door. Now, every exterior door is as safe as we can get them.

As it stands right now, an intruder, if they make it into the parkade, could get into the stairwells. But that's as far as they can get. It was suggested that I look into having card readers installed at the 3 entry doors from the parkade to the tower. All 3 doors would need fob readers and interlocking astragals as well. I will look into the cost of having these installed by next month's meeting.

Parkade cleaning was completed, and they did a good job.

The building carpet cleaning was completed, and it looks as though they did a fine job as well.

The new mats for the building will be delivered to the building June 1<sup>st</sup>.

The patching and resurfacing down Point McKay crescent was completed. It looks great.

Yearly fire alarm testing was started. While Leo was completing his testing, he had to engage the new M/U air units. The South unit engaged but the North unit did not. While he was here, he was unable to determine whether this was something on the fire safety side of things or if it has to do with Ainsworth's connections. He will be by in the next few days to diagnose the problem.

The brick work will begin on May 31<sup>st</sup>. Workers will be bringing equipment up to the roof on the 27<sup>th</sup> and 28<sup>th</sup> in preparation for the starting date. The project

should take up to 4 months. They will be starting on the N.W. side of the building. They will horde off any areas on the ground as needed for safety.

I have informed the club that they may block access to some stalls at the back, on our side of the parking lot.

When the work begins on the front of the building, specifically by the yoga studio, hair salon and dentist, residents will only be able to access the doorways from the end by the liquor store. Both the stairways by the dentist will be blocked off for safety reasons. The contractors will horde off the areas themselves. As well, the first 3 parking spaces by the dentist will be blocked off.

As discussed in past months, I have ordered a new window for [REDACTED] [REDACTED]. It could be 2-4 weeks for delivery.

I have been unable to get to gutter cleaning on the town homes, in the past and did not want to leave it for another year. I have hired accompany to come and do this and they will do this May26th.

Marion and I were discussing what our internet rate our computer has. Upon getting a copy of a phone bill, we found out our internet speed was the same as my old computer in 1990 and that there were 2 phone lines on the bill that weren't in use, and we were paying \$90.00 per phone line. I was able to get us a higher internet speed, eliminated 2 unused phone lines. We now pay \$50.00 per line. We are now paying \$360.00 per month.