

Maintenance Report, Riverside Tower One.

March 26 – April 24th, 2021.

Friday April 9th, the new make up air units were installed on the roof. The crane operators were able to remove and replace both units with only 1 set up. The day went very well with no incidences. Since then, the new units have been tied into the new electrical panel. The gas has been tied in and inspected.

Mircom has been tying in the electrical for electric door openers that will activate when the emergency make up air units are activated.

Ainsworth completed their final site visit related to the M/U air units. I believe the only work to be completed is the extension of 2 roof exhaust vents, just outside the door to the roof. As the exhausts are within 10 ft of the M/U air intakes, they have to be extended upward, as per code.

What they had missed or were overlooking, on the unit on the North side of the building, is the fireplace chimney, that are for the apartments [REDACTED]. The chimney is only 7ft from the M/U air unit intake, not ten ft. and should be extended upward to meet code requirements I pointed this out to Ainsworth's electrician, Danny, prior to the final site visit and I am mentioning this, as I don't think this should be an add on to the final bill. They should have accounted for this.

I have had the yearly roof anchor test completed. (prior to the beginning of the brick work.)

Last year I had tried to get the club, tower 2, and the surrounding condo associations to have the road around the back of the tower replaced as requested. Tower 2 has since patched their road, and the club was not wanting to put out any money. The 1 town homes board was wanting to patch only but put it off till this year. I have recently contacted the condo board from the town homes and the road work begins on April 26th. They had received 2 quotes from companies they had had work done with before. The companies estimate we are going with was for \$13,000, which we will split. I did not submit this for approval as we had gone over the cost last year and it was already budgeted for.

Other projects that I have been getting estimates for are; parkade cleaning, parkade door maintenance, roof vent cap replacement, carpet services, driveway paving, liquor store ramp concrete and a replacement window for unit 1906.

Parkade cleaning: Komodo Services, \$4588.50

Clean Sweep, \$4305.00

City Pro, \$12,180.00

Komodo is who we have used in the past, and Darynn can let you know that this is who we should use.

Parkade door maintenance, inspected every 4 months;

All Kind Doors, \$831.60 per year + parts

Ultra-lite, \$1234.00 per year + parts

Kydrid services, \$400.00 + parts. I am not comfortable with Kydrid as I think they are fly by night. I have already had All Kind doors out to do an inspection and will book with them every 4 months. While he was here, I found out that he has been subcontracted by Ultra-Lite to do our inspections.

Up on the roof, there are 4 roof chimneys that exhaust the 4 boilers. The base of these exhausts are leaking into the boiler room and need replacing. The quotes are as follows; Iron Eagle Sheet Metal, \$1690.50

Bracewood Sheet Metal, \$1654.80

I am going with Bracewood as his quote is to replace the whole housing, where Iron Eagles was to only replace the top cap.

As most of you know we have had ongoing problems with excessive heat in Apt. [REDACTED] s this has been discussing this with Harold, Delores and Jeff. I have received quotes to install a new window. One that will open more to create a better draft through the apt. Glass unlimited, \$2240.70

Western Windows, \$1770.30

Pella Window and Doors, \$ 1931.81

As Pella's quote was over the phone, I have set up an appointment for verification of the size, prior to making a decision.

Carpet Cleaning Service; Executive Mats, \$846.27

Canadian Linen, \$677.17

Both companies' estimates are for cleaning every 2 weeks.

PER mats \$735.00

No cleaning every 2 week

I would prefer Executive mats as theirs seemed thick and durable.

Concrete driveways for town homes; Amers Concrete, \$33,537.00

Lamacraft, \$55,440.00

It has been pointed out to us that at times, the liquor store delivery trucks block the entrance to the visitor parking area. I have since talked with the employees at the liquor store to have the drivers run the trucks parallel to the sidewalk and leave as much room as possible. This may work temporarily, as the sidewalk in that area is almost too narrow for a pallet jack, is uneven and has a water main box in the way. As discussed with Delores, Harold and Jeff, I have gotten an estimate to create a ramp that is wider and strong enough to accommodate a truck's weight, at the end of the existing sidewalk. I will contact the city to see about having the area turned into a loading zone which will take away 1 street side parking spot. Amers Concrete, \$4299.75

Lamacraft, \$6982.50

I will still be getting another estimate for this work.

Over the last month we have had to replace the bearings on one of the main pumps in the boiler room. Because of the size of the pump, Shawn and I were able to replace the bearings on site.

There were 2 leaks that happened over the last month. I was looking out my office window to see if the liquor delivery truck was blocking the roadway and noticed water dripping off the dentist's sign. I went outside and saw water running

down the outside of the building. I went up to [REDACTED]. A few months back there was a water leak that took out their floors. A gentleman was just finishing installing the baseboards and put a staple into a copper heating line. I was able to isolate the leak and collect the water without damage to the new floor. Water had leaked into the apartment below and because it was caught early, no damage occurred in the apt.

The second leak was a leaking expansion joint in the wall between [REDACTED]

This past Wednesday we had a heating shut down to install the new expansion joint. Due to lack of space near the connection we were unable to get a solid weld. As well, while the welder was welding, the pipe kept cracking due to stress.

The leak is contained, and we will have another shutdown this Monday(April 26) and we will replace the piece of pipe up to the next connection. The removal of pressure on the old gaskets in the vic joints caused 2 more vic joints to give, in the parkade. We will be repairing these on Monday as well.

While discussing the repair of this connection with the plumber and boiler mech. We have decided that in the future that when a leak like this happens, we will replace the pipe, above and below the expansion joints. 1. It will be faster and 2. we won't have to try and work with piping that is beyond its life expectancy. All of this will save us money in the long run.

Another thing that I will be looking into is the addition of a second heating, water feed line in the boiler room. Right now, it takes roughly 3-4 hours to fill the heating system after a shutdown. The addition of a second line would chop the fill time in half, again, saving money.

Delores and I have completed painting the lower lobby and are working on the contractor's bathroom. The stairwells to the parkade are and the rear building entrance are still to be done.

Spring cleaning of the front parking lot was completed 3 weeks early.

Now that spring is here, I will start getting estimates to install a new drain in the front entrance overhang and decommission the old one. One that is actually in

the middle where the water pools. Once this is done, I will repair the under surface of the overhang.