

Maintenance Report, Riverside Tower One.

May 26-June 26, 2021.

So spring is in the air and with it all the usual spring and summer start ups and inspections, as well as outdoor work has begun.

Longview has turned on the sprinkler system and repaired 3 leaks that occurred due to winter frosting.

May 27 – The townhome gutters were cleaned. This was something I wanted to do over the last 2 springs but was unable to find time to do, and from the sounds of it, it was long overdue.

On the first of June, the new mats arrived. PER removed theirs the days prior. So far, they have been mostly well received.

The City of Calgary completed their fire key box check.

Leo, from Certi-fire tested the fire hoses, all alarms, sensors, and fire extinguishers.

Iwaasa Fire Protection tested the sprinkler system and completed pressure testing the lines.

B Cool completed yearly back flow testing on all devices in the tower and in the commercial.

The in-house beautification team (Delores and Mary) began prepping flower beds. We have since purchased flowers and annuals and all has been planted. Longview planted the flowers that they are paid to plant as well. The second story deck is looking great. With the wooden benches painted last year, and the addition of some new deck furniture being donated, Susan and Delores have got the area looking very inviting. Susan took her own time to paint all the chairs and pick up an umbrella for shade. Delores and I have both spent time removing the weeds that grow from under the sidewalk blocks. I found that the drain cover on the second story deck was mounted such that it was holding water and debris back from the drain. I removed the cover and inserted spacers to allow better drainage. It seems to be working and with the removal of all the moss in the brick cracks it is giving the weeds less to grab onto and less water to help them grow.

The Brick work on the outside of the building has begun. It turns out that the scope of work has changed as some of the bricks that were to be removed and replaced with cladding were load bearing and will not be removed. The cladding would have been for aesthetics only. The actual brick replacement and metal removal on the 20th and 21st floor decks is going well.

As the scope of work had changed, I was able to have the workers take a look at some windows on some apartments that had some leaking as well. 2002 had some leaking around their front windows last summer when we had some heavy sideways rain. The only thing they were able to find was that the brick drain vents were partially filled at the bottoms with window caulking and this has been removed. On the top of the windows of one apartment there was a section where 3 bricks were missing, and you could see right into the interior drywall. This has been sealed up.

Ainsworth Electric has been in a few times and have had contractors come to complete a few tasks. The first is the lengthening of 2 chimney stacks that were too low and in the way of the new M/U air intakes. As per code these have been lengthened and supported with guide wires. As well, contractors have installed flow sensors in the ducting for the new fire make up air units. These are to insure that, in the event of a fire that the amount of fresh air going into the stairwells won't be so strong that people wouldn't be able to get the doors open.

This past month another pump, on the domestic, commercial water line ceased and it has been replaced. We have had this one repaired twice in the past 2 years, so it was due for replacement. An actuator on the boiler rooms heating system has been replaced. An ignitor on a parkade make up air unit has failed and will be repaired in the next week.

A new leak in the heating system was found in an apartment and ran down to the apartment below. Rusty pipe was in, and we replaced all visible pipe and connections between the 2 apartments. There were actually 2 leaks in one apartment, one in the living room and one in the bedroom bulkhead. Since the repair was done, the connection in the bulkhead began to drip again. It will be repaired soon.

It seems every time we have a shut down and remove the pressure on the heating system, we create new leaks. As well, calcium and sediment flow through the pipes and plug up taps in the apartments. I have had to replace some tap and shower cartridges each time we have a shutdown. Another leak was recently found. I have isolated the leak and built a water diverter to collect the water. The resident is emptying the bucket as needed. There is an expansion joint that has failed. The parts are on order and will be repaired in the future.

While Shawn and I were testing the Cities main backflow device we found that the metal housing had disintegrated considerably more than last year. The cover plate and rim of the housing look to be original to the building and it took a lot for and Shawn and I to get the rim to seal up after. If this casing were to fail, it would be catastrophic. Flooding in the basement would be massive.

I have received quotes from Rusty pipe and Iwaasa to replace the back flow device and the 2 isolation valves. The replacement of the equipment is slated to be done July 7th by Iwaasa Fire Protection. The leak in previously mentioned will be repaired by Rusty pipe on the same day, as to keep the number of shutdowns to a minimum.

In the boiler room, the main feed line for the buildings water system is a 1inch line that fills the whole building after a shutdown. I have had Rusty Pipe add an additional 1 1/2inch feed line. This should cut the fill time after a shut down by over half the time. This means the boiler mechanic and plumbers will be able to leave site earlier as it used to take 3 1/2 to 4 hours to fill the system. Now we will be able to fill it in under 1 1/2 hours. This will save us time and money in the long run.

The replacement of the driveways of the town homes with new concrete are currently being poured and should be complete by the end of the weekend.

I was instructed to have the sidewalk at the end of the liquor stores sidewalk removed and replaced with a wider and thicker sidewalk that will accommodate a delivery truck. This will be completed as well.

We have recently been e mailed a request to renew our contract with Honeywell. This is the company who installed the boiler and pumps automation. Their controls are starting to fail and due to the age of the control panel, will need replacing to current standards and I am looking into these costs. The control of the equipment's computer program is proprietary and cannot be accessed without a Honeywell tech. Over the past year Shawn and I have tried countless times to find any info possible about the installation of equipment (as built diagrams and operation manuals) and have not received any help from them. We have had the need to have someone come and work on the system and have been put off for days. The last time they were called was a critical failure call. We did hear back from them within 2 hours and then did not receive service for 2 days. Shawn was able to circumvent the problem through turning off a pump. I hope to have a cost analysis for the upgrade of Honeywell panel as well as one from a company that does not use proprietary equipment. One where our tech or I could connect a laptop to, and trouble shoot the system without the delay from Honeywell or the high cost. A non-proprietary system would also allow me to connect to the automation off site through the internet, allowing me to keep compliant with ABSA boiler code practices when I take time off. My hopes are that I can have this info available for you, prior to having to renew the contract mid August in the event that there is a more cost effective method of running the boilers.