Maintenance Project Action List

		2013-02-07	
Category	Item	Description	Status
General			
	Contract	Select supplier(s) of general maintenance support	Quotes received from Remi, Reggin. Where is Caon, Chisholm?
	Drawings	Scan drawings	
Heating			
	Boiler Project	Reconfigure boiler piping, add new boiler, increase boiler flow, decrease building flow	Piping reconfigured and new boiler installed. Some cleanup required. Boiler flow increase in progress with some disappointing results. Building flow reduction study completed and awaiting feedback from results so far.
	Expansion Tanks	Increase size of expansion tanks. Check condition.	? Info available to size tanks. James suggested using existing glycol expansion tanks on hot water and using 45-gal drum on glycol.
	Rooftop exhaust fans	Replace exhaust fans. Consider using to manage building pressure.	?
Cooling			
	Automate Free Cooling	Add automation to free cooling.	Quote received and board approved. JCI has ordered parts and expects to start February
	New Sump	Replace sump, add cyclonic filter, add bypass line	Quote received for engineering of $17835 for approval. Approved 20130207. Install bypass and do work in summer as will require 3 week outage
	Waterproof Floor	Grade, level, and waterproof floor near sump and under chillers	Needs to be done with new sump
	Clean piping	Acid wash cooling water piping and clean exchanger	?
	Cooling Towers	Remediate or replace cooling towers	?
Envelope			
	Caulking	Re-caulk building	Manticore preparing bid documents
	Masonary	Repair brickwork	Manticore preparing bid documents

Maintenance Project Action List

		2013-02-07	
Category	Item	Description	Status
	Main Roof	Major roof repair	20130207 Board awarded contract to Tru-craft. Engineer is VantageTech.
	Balcony / Roofs	Confirm waterproofing performance	Manticore report received
	PT Cables	Develop Scope	Manticore report received. Estimate of $3000 to proceed
	Window Repair	Repair / replace damaged windows	Issues with window repair company.
	Swing Stage	Buy swing stage for WP	Is this needed?
	Drawings	Return drawings	Retrieve building drawings lent to Manticore
Pool/Spa			
	Replace electronator	Replace electronator with chlorine injection system	?
	Waterproof floor	Waterproof floor in pool mechanical room	?
Plumbing			
	Parkade drainage	Replace deteriorated or non-code compliant drainage piping in parkade	James / Cody were to do this in their spare time. What is needed as James has on his list?
	Sump Pump	Additional parkade sump pump	?
	Domestic Water Study	Review condition and remaining life of domestic water lines	?
Elevator			
	Elevator Refurbish	Replace motors, controls and refurbish cabs	Bambrough preparing quote? Set up committee?
	Fire panel	Replace fire panel	?
	Security upgrade	Any changes necessary to building security system	?
	Lobby Door	Automatic door from building lobby to main elevator lobby	?
Electrical			

Maintenance Project Action List

		2013-02-07	
Category	Item	Description	Status
	Diesel Tank	Replace existing diesel storage tank for emergency generator	?
	Unsafe Wiring	Replace wiring that is exposed or otherwise not up to code	?
	Generator Loads	Review and revise loads on generator	Low priority