

1 Q. **Re: Volume III, Tab 18 – Upgrade Office Facilities and Control Buildings**

2 Please itemize the exterior and interior work to be complete for Bishop’s Falls, Port
3 Saunders and Sunnyside and the cost of each proposed item.

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6 A. Please find attached the itemized exterior and interior work and the associated
7 costs of each item for the three locations: Bishop’s Falls (Attachment 1), Port
8 Saunders (Attachment 2) and Sunnyside (Attachment 3). Some items identified in
9 the itemized list appear to be O&M in nature; however, these items are a
10 consequence of the work carried out under the capital project.

Project: Site Condition Assessment - Bishop's Falls Service Building
Location: Bishop's Falls, NL

Associated Project Reports Coles Associates Report - Building Conditions Assessment and Rehabilitation /Relocation/Expansion Assessment
 - Prepared Dec 20, 2013

	Coles Associates - Recommendation/ Deficiency Number	Capital (C) / Operation (O) work	Capital Cost
2017 Construction			
Exterior Enclosure			
Doors			
Replacement of all accordion style overhead doors	5.2.2.4.1	C	\$107,250
Placement of all sectional overhead doors	5.2.2.4.2	C	\$50,050
Replace south window off of the heavy vehicle and maintenance shop	5.2.2.2.1	C	\$3,575
Interiors			
Floor Finishes			
Replace tile in Room 124 and 103	5.3.3.2.1	C	\$3,575
Services			
Plumbing			
Replacement of the urinals with ultralow flow flush type urinals	5.4.2.1.1	C	\$7,150
HVAC			
Provide separate electrical circuit for air-conditioning units	5.4.3.3.1	C	\$3,575
Ventilation System			
Replace all four roof mounted air handling units	5.4.3.5.4	C	\$346,500
Plumbing			
Upgrade underground waste lube oil tank and piping system	5.4.2.4.1	C	\$55,000
Upgrade the oily water separator and monitoring system	5.4.2.4.2	C	\$27,500
HVAC			
Plan for adjusting dust collection system	5.4.3.5.2	C	\$2,860
Electrical			
Lighting and Branch Wire			
Single remote heads should be installed in the cold room adjacent to the carpentry shop and all electrical and mechanical rooms	5.4.5.2.3	C	\$7,150
All existing metal halide high bay fixtures be replaced with LED or T5HO high bays to improve efficiency and reduce maintenance	5.4.5.2.5	C	\$42,900
New dual had emergency lighting unit be installed in the corridor outside offices 213 and 214	5.4.5.2.2	C	\$1,430
Exit lights outside kitchen 203, corridor 206 and boardroom 223	5.4.5.2.4	C	\$1,430
All existing photo luminescent type exit lights to be replaced w/ illuminated LED exit lights complete w/ test switch and battery backup	5.10.2.1	C	\$5,720
Replace Explosion proof light fixture in battery room	New	C	\$1,500

Project: Site Condition Assessment - Port Saunders Building

Location: Port Saunders, NL

Associated Project Reports Coles Associates Report - Building Conditions Assessment and Rehabilitation /Relocation/Expansion Assessment - Prepared Dec 22, 2014

	Coles Associates - Recommendation/ Deficiency Number	Capital (C) / Operation (O) work	Capital Cost
2017 Construction			
Substructure			
Slab on Grade			
Office Bldg: Replace pad at main entry	5.1.3.1	C	\$2,145
Office Bldg: Patch/repair, and/or remove garage door pad	5.1.3.2	C	\$2,145
Pump House: Patch and repair all cracked and pitted areas in slab and	5.1.3.6	C	\$1,502
Pump House: Replace slab and foundation w/ typical frost wall, footing and slab on grade	5.1.3.7	C	\$11,726
Exterior Enclosure			
Exterior Walls			
Office Bldg: Replace steel siding at original portion of building	6.2.1.2	C	\$25,383
Pump House: Replace deteriorating vinyl siding w/ metal siding	6.2.1.3	C	\$9,281
Exterior Windows			
Office Bldg: Replace aluminum windows on south side of building	6.2.2.3	C	\$4,648
Pump House: Replace window	6.2.2.4	C	\$930
Roof Coverings			
Office Bldg: Add gutter to east end	6.2.6.1	C	\$1,144
Office Bldg: Replace steel flashing at roof transition	6.2.6.3	C	\$4,505
Office Bldg: Replace rusted fasteners	6.2.6.4	C	\$644
Pump House: Replace asphalt roofing shingles	6.2.6.5	C	\$1,716
Interior Construction			
Partitions			
Repair all damaged corners and provide PVC bumpers	7.1.1.2	C	\$1,716
Wall Finishes			
Paint interior walls; w/ exception to main reception area	7.3.1.1	C	\$20,020
Floor Finishes			
Office Bldg: replace all VCT flooring and rubber base throughout	7.3.2.1	C	\$45,760
Replace carpet tile in office off of reception area	7.3.2.4	C	\$1,359
Office Bldg: Repaint all exposed concrete floors in garage areas	7.3.2.5	C	\$3,146
Maintenance Garage: Re-paint yellow entry area at garage door in Warehouse	7.3.2.6	C	\$358

Services			
Plumbing			
Replace faucets in female washroom and male washroom	8.2.1.3	C	\$5,720
Remove/decommission shower	8.2.1.4	C	\$2,860
Domestic Water Distribution			
Provide water treatment system to meet Canadian drinking water standards	8.2.2.2	C	\$14,300
Sanitary Waste and Storm Drainage			
Give consideration for replacing existing diversion structure	8.2.3.4	C	\$14,300
Extend two vent pipes near center of the building to prevent icing/blockage	8.2.3.7	C	\$2,860
Provide minimum ventilation for warehouse area of the building as per w/	8.3.5.2	C	\$7,150
Provide minimum ventilation for new warehouse bldg as per ASHRAE	8.3.5.3	C	\$7,150
Replace old heaters in Admin and line crew area	8.3.2.3	C	\$11,440
Move rooftop air conditioning unit control to south side of building	8.3.3.1	C	\$5,720
Installation and commissioning of Neptronics Humidifier	8.3.3.3	C	\$7,150
Provide reheat coils in air handling unit duct work to temper air provided to various zones	8.3.4.1	C	\$28,600
Electrical			
Replace Federal Pioneer panelboard and all associated branch circuit breakers w/ new	8.5.1.1	C	\$8,580
Replace Pump house panelboard	8.5.1.3	C	\$1,823
Lighting			
Replace all T12 fluorescent lamps and magnetic ballast luminaires in the Pump House w/ new high-efficiency T8 or T5 lamps and electronic ballasts	8.5.2.3	C	\$572

Project: Site Condition Assessment - Sunnyside Terminal Station**Location:** Sunnyside, NL**Associated Project Reports** Coles Associates Report - Building Conditions Assessment and Rehabilitation /Relocation/Expansion Assessment - Prepared Dec 23, 2014

	Coles Associates - Recommendation/ Deficiency Number	Capital (C) / Operation (O) work	Capital Cost
2017 Construction			
Substructure			
Foundations			
Patch and repair all areas where exposed foundation wall is damaged	5.1.1.1	C	\$2,145
Repaint new and old foundations	5.1.1.2	C	\$858
Special Foundations			
Pacth and repair entry slabs on south and west side of building	5.1.2.1	C	\$644
Shift slab back against foundation at east side of building	5.1.2.2	C	\$215
Slab on Grade			
Patch and repair concrete slab at main entry door	5.1.3.1	C	\$358
Shell			
Exterior Enclosure			
Remove and replace all caulking between concrete panels	6.2.1.1	C	\$1,502
Sand, Prime and paint minor rust spots on metal siding	6.2.1.2	C	\$644
Repaint metal siding	6.2.1.3	C	\$3,718
Exterior Door			
Replace all doors and frames	6.2.3.2	C	\$8,008
Interiors			
Partitions			
Repair GWB corners in door threshold at east side door; verify steel stud wall plate is not rusted out	7.1.1.2	C	\$572
Interior Door			
Repaint all doors and frames	7.1.2.1	C	\$1,430
Provide missing handle for electrical room door	7.1.2.2	C	\$358
Wall Finishes			
Repaint all walls	7.3.1.1	C	\$8,580
Floor Finishes			
Patch and repair flooring at entry door	7.3.2.1	C	\$358
Replace flooring in Compressor room	7.3.2.2	C	\$2,360
Replace all vinyl tile and rubber base	7.3.2.4	C	\$10,296
Repaint concrete floor in battery storage room	7.3.2.5	C	\$358
Ceiling Finishes			
Replace all tiles in acoustic tile ceiling after new roof membrane is installed	7.3.3.1	C	\$2,145
Repaint ceiling in Comm. room	7.3.3.2	C	\$715

Services			
Domestic Water Distribution			
Test Drinking Water for inclusion of treatment systems	8.2.2.1	C	\$1,430
Remove the existing copper piping servicing the original hot water heater location	8.2.2.2	C	\$1,430
Insulated domestic hot and cold water piping	8.2.2.3	C	\$4,290
Sanitary Waste and Storm Drainage Systems			
Replace storm piping throughout building come with Insulation	8.2.3.2	C	\$11,440
Install waterproof concrete riser over septic tank to simplify access	8.2.3.3	C	\$4,290
Increase height and diameter of vent pipes in roof	8.2.3.4	C	\$4,290
Heating Systems			
Replace old heaters in facility	8.3.2.1	C	\$2,860
Replace all thermostats with digital	8.3.2.2	C	\$2,860
Replace electric baseboard heater in the battery room as required based on ventilation needs	8.3.2.3	C	\$2,860
Cooling Systems			
Replace air handling unit with like unit of split a/c unit	8.3.3.2	C	\$14,300
HVAC Distribution Systems			
Provide battery room fresh air louver	8.3.5.1	C	\$4,290
Replace battery room exhaust fan	8.3.5.2	C	\$4,290
Replace kitchen exhaust fan	8.3.5.3	C	\$2,860
Replace washroom exhaust fan	8.3.5.4	C	\$2,860
Replace control room exhaust fan	8.3.5.5	C	\$2,860
Electrical			\$53,268
Electrical Service & Distribution			
Unbalanced phase be investigated action be taken to properly balance all three phases to provide a safe and stable electrical distribution	8.5.1.1	C	\$14,300
Replace all Federal Pioneer panelboards and all associated branch circuit breakers with new	8.5.1.3	C	\$21,450
Replace the latching mechanism on panelboard A1	8.5.1.4	C	\$501
Provide new panelboard covers for panelboards B1, C1 and E1	8.5.1.5	C	\$1,073
Install circuit breaker filler plates in the communication room panelboard as well as panelboards A1, B1, and E1	8.5.1.6	C	\$715
Paint critical system circuit breakers red and provide lock on circuit breaker devices	8.5.1.7	C	\$143
Install GFCI protected receptacle around kitchen and sink and washroom	8.5.1.8	C	\$286
Replace broken, damaged, and missing receptacle faceplates throughout the building w/ new SS faceplates	8.5.1.9	C	\$358
Missing corroded rooftop manual starter w/ new NEMA 4x rated manual starter	8.5.1.10	C	\$501
Waterproof while-in-use receptacle covers be installed on all exterior GFCI receptacles	8.5.1.11	C	\$358
Replace manual motor switch timer for lunch room exhaust fan	8.5.1.12	C	\$429
Proper floor box be installed below the control room work desk	8.5.1.13	C	\$1,430
Verify ground continuity of RF shield and all associated systems	8.5.1.14	C	\$715
Bonding of the cable tray should be verified and provided as required	8.5.1.15	C	\$358

Lighting			
Replace all T12 fluorescent lamps and magnetic ballast strip luminaries and troffers with new high-efficiency T8 or T5 lamps and electronic ballasts, and replace all incandescent lamps w/ CFL or LED	8.5.2.1	C	\$4,290
Replace incandescent exterior lighting w/ LED wallpacks c/w integral button type photocell	8.5.2.4	C	\$1,073
Replace the existing single pole toggle switches with wall or ceiling mounted occupancy sensors in the washroom, electrical room, compressor rm and lunch	8.5.2.5	C	\$930
Emergency lighting unit should be repaired or replaced	8.5.2.6	C	\$143
Emergency VDC lighting system should be repaired or replaced	8.5.2.7	C	\$358
Periodic testing be conducted on the exit signs and emergency lighting units to ensure proper operation	8.5.2.8	C	\$143
An additional exit signs should be installed above the east and west exit	8.5.2.9	C	\$858
Communications and Security			
Verify if existing site alarm system is operational and if determined to be obsolete, remove all existing conduit and wiring back to source	8.5.3.1	C	\$215
Hardwire CCTV head end equipment	8.5.3.3	C	\$501
Install a fire alarm system of fire alarm device which is capable of communicating alarms locally via audible notification and also through the existing SCADA or other networked system to a central receiving station	8.5.3.4	C	\$2,145