

Five-year Annual Maintenance/Renovation 2016-2021

With the view to better servicing our numerous customers a 5-year Annual Maintenance/Renovations Plan has been developed. The Plan includes the following:

All renovations should consist of:

- a. Structural
- b. Mechanical (Plumbing & Air conditioning)
- c. Electrical

All renovations should be carried out with the view of: -

- d. Safety
- e. Accessibility
- f. Comfort/convenience
- g. Number of customers being served daily per building
- h. Aesthetics

Structural

- Demolition
- Roof framing repairs or replacements
- Leak securement (ice and water shield)
- Roof drainage (upper)
- Windows and doors replacements and framing
- Upper floor loadings and repairs (cracks, web joists, re-pour where necessary)
- Belts and columns repair where necessary
- Selection of ceiling materials and installation
- Floor tiling
- Counters and cabinets replacement

Mechanical

- Drain lines replacement (floors)
- Vent lines (walls)
- Water closets, urinals and basins selection
- Vanities
- Better placement of clean outs
- Placement of chill water lines
- Placement of chill water pump
- Placement of potable and non-potable pumps
- Placement of chiller
- Establishment of janitorial closets complete with sluices

Electrical

- Energy efficient modification LED lights

- Upgrade main disconnect
- Removal of old lines and conduits
- Selection of lighting fixtures
- Convenient location of outlets and switches
- Selection of energy saving devices for offices and classrooms
- Explore utilizing UPS device per building

Safety & Security

- Equip all buildings with lifts for the disabled to access the upper floors
- Replace all doors with keyless locks
- Install a surveillance system
- Install fire alarm system

5- YEAR ANNUAL MAINTENANCE/RENOVATION PLAN 2016-2021
AUGUST 2017 UPDATE

Building	Works	Start Date	Date of Completion	Year	Building Size	Estimated Cost
G-Block	Window Change	Cheque Prepared	June	2018	10,000 sq. ft	\$33,000.00
	Painting and Renovations	5-Jul	Completed	2017		\$18,000.00
	Restrooms Renovation	1-Aug	Oct. 2017	2017		\$30,000.00
	Air Conditioning Installation	June/Awaiting Quotes	August	2019		\$43,000.00
	Roof Re-shingling	Req. Submitted	Completed	2017		\$26,000.00
	Faculty Office Renovation	June	July	2018		\$27,000.00
TOTAL						\$177,000.00
H Block	Painting	7-Jul	Completed	2017		\$14,000.00
	Roof Re-shingling			2018	5,000	\$24,000.00
						\$38,000.00
B Block	Roof Re-shingling	May	Completed	2016	30,000 sq. ft.	\$44,000.00
	Restrooms Renovation	July	Completed	2016		\$29,000.00
	Chiller Installation	June	August	2019		\$210,000.00
	Electrical Upgrade			2018		\$60,000.00
	Doors Change Out	Pending		2019		\$10,000.00
	Keyless Entry			2019		\$47,000.00
						\$400,000.00
T-Block	Window Change-out	June	August	2017	40,000 sq. ft	\$46,000.00

	Door Change-out			2019		\$10,000.00
	Restrooms Renovation		Completed	2016		\$26,000.00
	Electrical Upgrade	June		2019		\$60,000.00
	Keyless Entry	June	August	2019		\$47,000.00
	Chiller Installation	May	August	2019		\$240,000.00
						\$429,000.00
MHE	Restrooms Renovation	July	August	2018	150,000 sq.ft.	\$145,000.00
	Interior Lights Change	June	July	2018		\$35,200.00
	Paint Building	May	August	2018		\$175,000.00
	Renovate Emergency Stairs	September	December	2017		\$30,000.00
	Electrical Upgrade			2018		\$120,000.00
	New ATS			2018		\$35,000.00
						\$540,200.00
KMB & Student Services	Replace all drains and supply lines	October	December	2017	120,000 sq.ft.	\$52,000.00
	Replace existing windows with High Impact windows			2019		\$175,000.00
	Change out Labs Fume Hoods (3) <i>(Labour only)</i>	1-Aug	November	2018		\$22,000.00
	Interior Lighting Change-out	June	August	2019		\$41,000.00
						\$290,000.00
CHMI	Patio/Walkway Replacement	July	Completed	2017	80,000 sq.ft	\$60,000.00
	Additional Generator	July	August	2018		\$67,000.00

	Install Lifts (2)	August	December	2018		\$190,000.00
	Roof Repairs		Completed	2016		\$37,500.00
	Restrooms Renovations	July	August	2018		\$79,000.00
	Interior Lighting Change-out	June	August	2019		\$62,000.00
	Air-condition Change-out (selected spaces)					\$50,000.00
	Paint building exterior		Completed	2016		\$53,000.00
						\$598,500.00
D-Block	Re-shingle Roof	June	Completed	2017		\$17,000.00
	Change Windows	May	July	2018		\$46,000.00
	Paint Exterior	October	October	2018		\$22,000.00
						\$85,000.00
S, F & E-Blocks	Re-shingle Roof	April	Completed	2017	15,000 sq.ft.	\$75,000.00
	Window Change	Cheque Prepared		2018		\$80,000.00
	Termite Treatment	July	Completed	2017		\$7,200.00
	Change Cabinets	February	Completed	2017		\$15,000.00
	Paint Exterior	May	August	2018		\$61,000.00
	Floor Tiling (F-Block)	Req. Submitted	Completed	2017		\$7,000.00
	Air-condition Change-out			2019		\$74,000.00
	Interior Lighting Change-out			2019		\$54,000.00
						\$373,200.00
GCC	Roof Repair (Library and Lecture Theatre Completed)	May	Completed	2017	23,000	\$87,000.00

	Restrooms Renovation	October	November	2017		\$33,000.00
	Window Change-out	May	August	2019		\$127,000.00
	Air-condition Change-out	April	August	2019		\$20,500.00
	Interior Lighting Change-out	May	August	2019		\$62,000.00
	Parking lot construction and paving	February 2016	Completed	2017		\$0.00
TOTAL						\$329,500.00
GRAND TOTAL						\$3,260,400.00