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C&C
ELECTRICAL MECHANICAL

advantage
MECHANICAL MAINTENANCE PROGRAM

QUARTERLY REPORT

December 2023

NW 2912 Mayfair Gardens

Agreement: CC1122



Property Managed By:
Maxine Campbell

N1
THE **ADVANTAGE** ONE
GROUP

Part of **The Advantage One Group**

TSBC Licence #: LEL0105001

Get Ahead of the Problems!

Plumbing

Perimeter Drainage/Storm Drainage

Drainage is often overlooked until there is an obvious issue and damage has already occurred. Inspecting and maintaining your Drainage System will keep you ahead of the problems and allow for planning rather than reacting! We include complete drainage service and maintenance automatically when you choose our advantage**PLUS** program.

Not enrolled in advantage**PLUS**? Ask us how.



Fire Safety

Full Trip/5 Year Internal Investigation

Your building's Fire Sprinkler System is very important, and proper operation in a time of need is key! Full wet trips of your Dry Sprinkler System are best done in the warmer months. These trips, along with 5 Year Internal Investigations, flushes and annual services, can all be done with ease in the upcoming months. We can help!

Ask your Business Development Representative about our advantage**FIRE** program today!



HVAC

The Heat is on!

With the cold weather subsiding and the hot weather fast approaching, a comprehensive air maintenance program focusing on air movement and cooling systems is a must! We include a large system capital planning assessment with lifespan expectations and budget costing in our advantage**PLUS** program.

Not enrolled in advantage**PLUS**? Ask us how.



Mechanical Systems Recommendation Summary

NW 2912 Mayfair Gardens is a member of:



As part of our advantage mechanical maintenance program, we not only maintain your mechanical equipment, we also identify the need for repairs to your mechanical systems, along with the urgency of the recommended repairs. We suggest that all recommended repairs are completed as soon as possible; however, we are sensitive to budget constraints that are sometimes felt by our customers. For these reasons, we have set up the following structure to help prioritize repairs required:

P1	Urgent Concern: Life safety concern or imminent damage to equipment
P2	Repairs required to ensure equipment/property is not damaged further
P3	Recommended repair to keep your building systems operating at optimal level
OK	Equipment tested and fully operational; no action required

Recommended Repairs: *No recommendations at this time.*



Mechanical Systems Equipment Condition Summary

Item	Location	Comments	P1	P2	P3	OK
Backflow Preventer (BFP#1)	Mechanical Room	Inspected, no leaks found. Last tested January 2023. Annual testing will be completed under advantagePLUS contract.				OK
Backflow Preventer (BFP#2)	Mech room	Inspected, no leaks found. Last tested January 2023. Annual testing will be completed under advantagePLUS contract.				OK
Boiler (B#1)	Mechanical Room	Inspected, no leaks found. Pressure relief valve, flow switch and temperature limit switch tested okay. Boiler set to 175°F. Flame pattern and operation are okay. High limit is set to 210°F. Boiler cleaned January 2024.				OK
CO Sensor (CO#1)	Stall #32	Inspected, new sensor installed in June 2023. No faults present. Operation is okay.				OK
Exhaust Fan (EF#1)	Elevator Machine Room	Inspected, operation is okay. Fan is set to 7 on the fan control knob.				OK
Exhaust Fan (EF#2)	Janitor's Room	Inspected, operation is okay.				OK
Exhaust Fan (EF#3)	Electrical Room	Inspected, operation is okay. Fan operates with light switch.				OK
Exhaust Fan (EF#4)	Storage Room Stall #2	Inspected, operation is okay. Fan operates with light switch.				OK
Expansion Tank (ET#1)	Mechanical Room	Inspected, no leaks found. Internal bladder is okay. Tank is seismically secured.				OK
Heat Exchanger (HX#1)	Mechanical Room	Inspected, operation is okay. No leaks found. Pressure relief valve tested okay.				OK
Make Up Air (MUA#1)	Roof	Inspected, operation is okay. Belt and bearings are okay. We replaced air filters. Motor pulley is starting to wear, but is still okay; we will continue to monitor.				OK



Make Up Air (MUA#2)	Roof	Inspected, operation is okay. Belt and bearings are okay. Bearings are becoming noisy again, we will monitor. We replaced air filters. Motor pulley is starting to wear, but is still okay; we will continue to monitor.				OK
Parkade Exhaust Fan (PEF#1)	Stall #8	Inspected, operation is okay. Belt, bearings and pulleys are okay.				OK
Pressure Reducing Valve (PRV#1)	Mechanical Room	Inspected, no leaks found. Inlet pressure is 100 psi, outlet set to 62 psi.				OK
Pump (P#1)	Mechanical Room	Inspected, we oiled bearing assembly, motor is permanently sealed and requires no oil top ups. Coupling is okay. Operation is okay. Bearings are a bit noisy; we will continue to monitor.				OK
Pump (P#2)	Mechanical Room	Inspected, no leaks found. Coupling is okay. We oiled bearing assembly and motor. Operation is okay.				OK
Pump (P#3)	Mechanical Room	Inspected, operation is okay. No water leaks found. Coupling is okay. We oiled bearing assembly and motor. Small drip of oil from bearing assembly which is normal; we will continue to monitor and make sure it doesn't become worse.				OK
Recirculation Pump (RP#1)	Mechanical Room	Inspected, operation is okay. No leaks found. Pump is currently set at medium speed.				OK



advantage Programs

advantageBASE

This package includes basic maintenance on your critical HVAC systems:

Domestic Hot and Cold Water Systems (Boilers, Storage Tanks, Hot Water Tanks, Pumps)

- Burner assembly is cleaned and flame quality is inspected; safety devices are inspected.

Ventilation System (Make Up Air Units, Air Handling Units, Roof Top Units, Exhaust Fans)

- Filters are changed quarterly, belts are replaced when needed, and bearings are lubricated.

Cooling System

- System is inspected to confirm refrigerant and oil levels are within specifications.

Heating System

- System is calibrated quarterly to match seasonal needs.

Sump Pumps

- System is inspected for proper operation and condition, indicating if cleaning is needed.

advantageSAFE

This upgraded package adds the following annual maintenance items relating to life safety concerns:

Backflow Preventor Testing

- Includes a full cleaning, submission, and tracking of annual notice of compliance.
- In the event of device failure, we will provide a report and costing to repair/replace.

CO Sensor Testing & Calibration

- Includes full gas testing as per the manufacturer's recommendation.
- In the event of device failure, we will provide a report and costing to repair/replace.

Heating/Hot Water Boiler Cleaning

- Includes a shut-down and full dismantling and cleaning of unit.

advantagePLUS

This further upgraded package incorporates virtually all required building maintenance items:

Electrical Panel Safety Inspection

- Includes a full picture report of infrared hot spots and any required further action.

Perimeter Storm Drainage Inspection

- Includes an inspection and report of your storm drainage to identify issues before they become problems.

Sanitary/Horizontal System Clearing

- Includes a full augering and hydrojetting of all accessible sanitary drainage lines.

Sump Pump System and Catchment Clearing

- Includes a full clearing of all accessible catch basins, trenches, oil interceptors, and sump pits.

Equipment Capital Planning

- Includes a full report of your big-ticket equipment complete with estimated lifespan and cost to replace.

