

Other stuff:

Roof: During the wet heavy snow in January, we experienced the same water leak as last year, just inside the front doors. Chris was on vacation, I then called Mike from TRC Roofing to see if he could send someone over to look at it. Mike had someone at Besser Museum within two hours. When the gentlemen looked up in the ceiling he found where the water was coming from then went on the roof and shoveled the snow away from that area and applied a patch to the roof. He mentioned that it appeared to be a small pine hole in the old trench.

Avenue Shops:

Trelfa Gallery:

Church:

Cabin:

Wilson G:

D.N.M.H : Omega electric Started working on the lighting on November 21,2023 and they hope to be done the first week of December. Omega Electric completed the lighting on December 4th.

Total Fire demoed the old system in that gallery on November 30th and they are working on installing the new sprinkler system. During this time the new check valve that was installed in 2022 failed when we went to refill the system. I am working with Mark to see if they can warranty this part out. They also finished on December 4th, 2023. I have labeled the outlets to the correct breaker, so we don't use the two that are for the fountain and outdoor lights.

Great lakes fisheries:

The structure for the Chinook is coming along nice. They have the roof covered with osb and ice& water, the two big doors are framed out and the furring strips for the side walls are all done. The metal just arrived on 11/29/2023 for the roof and sides. They will continue to work through the weather. They will have to return in the spring to finish some landscaping.

Update: 1-24-2024 about 90 % of the building is enclosed. They were shorted some metal to finish the outside. That should be here in two weeks. They are still waiting on the doors to be delivered. They will start the interior deck on 1-31-2024.

2-13-2024 The crew needs to put up a couple pieces of trim. Overhead door will be in this week to install the two doors. I am not sure when Thunder Bay electric will be here to install the power.

HVAC system: Dean Boiler was here in November to replace the gaskets around the burners and re tune the burners. Mitch quoted the museum \$1561.50 to do the CSD-1 test. We are looking at their quote because Mitch mentioned DTE Energy offers some rebates. Lakeshore does not do extra testing to get the energy credits.

One of the boilers has a small water leak in the front that will also be addressed.

I Think I have the refill issue figured out with the humidifier. The humidifier would not refill fast enough after it completed the cycle. After a couple weeks of talking to tech support, we changed the percentage of water liters a minute from 5 liters a minute to 3 liters a minute. If this does not work, we can go to 1 liter a minute. They also stated we should not have any mineral build up in the tank being we have a reverse osmoses system. I will try to find someone that knows how those systems work.

I have been doing a lot of reading on the humidifier and reverse osmosis system to understand how they work and the monthly scheduled maintenance. The humidifier keeps having a fill alarm almost every day.

We have had a few small issues with zone controls failing to communicate with the main controller. Meaning some rooms could be hot or cold. Control Solutions gave a proposal to fix seven of the controllers. The cost is \$11,720. This will be a new controller, new wire, and temp sensor with humidity reading for that room. If

we wanted to do all 23 with actuators, new wire and humidity readers it would cost \$ 53,635. However, we don't have to do actuators because those are easy to replace, and we can replace them when they go bad.

Up Coming Yearly test

- Our CSD-1 test is due March 1st, 2024, for the boiler system. Quote for \$ 1561.50 with the possibility of some sort of rebate.
- The state inspector will be here March 1st, 2025, for the boiler system.
- The state elevator inspector will be here in July 2024
- Annual Fire Sprinkler test 12-2024
- 5-year internal Fire sprinkler test 2027
- Fire Department hydrostatic pressure test 2027
- 10-year sprinkler head test will be 2032
- Schindler contract expires 2038.
- HVAC Niagara Licensing expires 2026 cost is \$1,235 and is good for 3 years.

Thank you,

Matt Klimczak