

1 **5.1 Port Union Building Replacement**

2
3 **Q. Page 3. Newfoundland Power states a visual condition assessment of the**
4 **facility was completed in 2024.**

5 **a) Please provide details of the steps involved in a visual condition**
6 **assessment.**

7 **b) Is the condition assessment referenced in the Conclusion on Page 11 the**
8 **same as the visual condition assessment? If not, when was the condition**
9 **assessment completed?**

10 **c) How has Newfoundland Power addressed the concerns identified in the**
11 **condition assessment(s) since completion?**

12
13 A. a) A visual condition assessment consists of a thorough walk through of the facilities
14 interior and exterior observing the condition of the following six asset components:
15 (i) superstructure; (ii) building envelope; (iii) architectural systems; (iv) mechanical
16 systems; (v) electrical systems; and (vi) sitework. The deficiencies noted in report
17 *5.1 Port Union Building Replacement* were easily visible during execution of the
18 condition assessment. The deficiencies observed were subsequently used to develop
19 report *5.1 Port Union Building Replacement* that is included in the *2025 Capital*
20 *Budget Application*.

21
22 b) The condition assessment referenced in the Conclusion on Page 11 is the same as
23 the visual condition assessment.

24
25 c) Newfoundland Power utilizes the *Additions to Real Property* program to mitigate
26 minor general properties deficiencies as they are discovered. The concerns identified
27 during the condition assessment cannot be addressed utilizing the *Additions to Real*
28 *Property* program as the capital investment required is substantial. As outlined in the
29 *5.1 Port Union Building Refurbishment* report, the least cost alternative to address
30 the deteriorated condition of the building is to replace the facility in 2025 and 2026.