General Property

Q. Reference: "2024 Capital Budget Application," Newfoundland Power Inc., June 22, 2023, sch. B, Gander Building Renovation, p. 126.

> **The Gander Building is Newfoundland Power's centre of operations for the Gander area in Central Newfoundland. The building was originally constructed in 1975, with additions to the original structure in 1987 and 1997.**

a) Was the entirety of the building's cladding system replaced in 1997? If not, what portion of the building's cladding is original as part of the 1975 construction?

b) What is the typical service life that Newfoundland Power hopes to achieve from such cladding systems?

A. a) No, the building's cladding system was not replaced in its entirety in 1997. A portion of the 1975 cladding system was removed during the construction of a customer entrance and a warehouse addition in 1997. Another section of the 1975 cladding was removed during a renovation in 1987. Newfoundland Power estimates that 38% of the building's current cladding system is of 1975 construction.[1]

b) Newfoundland Power expects to achieve a service life of 40 to 50 years from metal cladding systems. Some variation in service life is expected due to variable environmental conditions.[2]

[1] Total building perimeter is 187 metres. Length of remaining 1975 cladding is 71 metres. 71/187 = 38%.

[2] Examples of environmental factors impacting the life of metal cladding systems include mechanical damage such as from snow and ice build-up, salt spray from the ocean, corrosion from de-icing chemicals and intensity of UV light exposure.