

HFS 2023-2024 Capital Projects Update (September 2024)

HFS 2023-2024 Capital Projects

The original capital budget was approved at the December 21, 2022, Board of Directors' Meeting.

As per the HFS Financial Policies, major capital expenditures require three quotes and approval of the Finance Committee.

Action List	Deferred Budgets	2023	2024	Notes/Project Status:
Shuter:				
Roofing Membrane System	\$201,630			Deferred from 2022; currently on hold awaiting Tower Renewal submission's response
Emergency power - Life Safety System Generator - \$120,000.00. New feasibility study	\$120,000			
Emergency power - Life Safety System Generator Fuel Tank Replacement \$15,000 Environmental Study	\$15,000			
Meegwetch Townhouses:				
Pavers/Patio's (backyards)			\$37,143	In progress
Wooden Porches with Stairs			\$21,225	
Wooden Fencing			\$22,285	
Bellevue:				
Exterior Window & Sealants	Approved Budget \$125,000		\$292,035	Completed.
Accessible Elevator Modernization		\$42,449		Completed
Vaughan:				
Unit Windows	Approved Budget \$79,591		\$328,000.00	In Progress
Overall Subtotals:				
	\$628,665.00	\$42,449	\$700,688	
Capital Contingency Fund (5% of total Capital Budget)	\$31,433	\$2,123	\$35,034	
Total Capital Expenditures:	\$660,098	\$44,572	\$735,722	

HFS 2023-2024 Capital Grants

Capital grants are sometimes offered for items lower on our priority list; however, when funding is made available for capital work, we make every effort to obtain the funding so that our available capital dollars can be utilized elsewhere.

HFS 2023-2024 Capital Work

Shuter:

As previously reported, the emergency generator work was deferred. In addition, the Development Department is in the process of applying for a Green Municipal Fund Grant and The Taking Action on Tower Renewal Grant as part of our ongoing work towards the development at 90 Shuter. If successful, the emergency generator would be covered under the renewal project and be updated to meet the current applicable codes. Regular preventive maintenance continues and there are no concerns at this time the generator would not perform as intended. Work by the development team is ongoing.

Vaughan:

The Vaughan low-rise apartment building capital window replacement started on September 24, 2024. Windows replacement is on schedule and nearing completion.

Meegwetch:

The Townhouses' courtyard capital work began on September 2, 2024 and the project is on schedule. The wood fencing is 90% completed, wood porches and stairs are 40% completed, and pavers are 60% completed.

Canadian Ontario Community Housing Initiative (COCHI) Capital Funded Work:

75 Northcote:

Foundation Waterproofing:

- Basement framing, drywall, and painting has been completed and has passed inspection. The Client Services' staff area has been set up and is fully operational.
- The bathroom renovations on all three floors has been completed and has passed finale inspection.
- Work to bring the stairs and railings fully up to code compliance is in progress.
- The final plans for the main floor kitchen alterations are currently being reviewed by the Development Department for their approval for the increased occupancy, prior to the submission of the alternative fire safety plan to the Toronto Fire Department for their approval.

Fire Safety – Emergency Third-Floor Exit:

COCHI funding has been allocated to enable us to make alterations to Northcote to make the third-floor units available. CMS Engineers have been retained to provide plans for an emergency exit for the third-floor units which are currently unoccupied as per the Toronto Fire Department's orders to the former owners, Toronto Community Housing.

CMS and the code analyst have submitted the proposed changes to the Toronto Fire Department for review and approval. Once the Toronto Fire Department approves the plan, CMS shall then prepare the engineering drawings for building permit and tendering call.

The Toronto Fire Department has not yet provided any responses to our alternative fire safety plan submitted on July 15. CMS has tried multiple times to contact the Toronto Fire Department, and like other organizations are reporting, have not received any updates.

The delays from the Toronto Fire Department could impact the entire project. We require approval of the Toronto Fire Department in order for us to complete the project by the end-of-year as per the funding agreement with COCHI. However, if we do not receive the necessary approvals to move forward, we will initiate a conversation with COCHI to extend the agreement.

57 Brandon:

Window/Sliding Door Replacement:

This project has been approved and awarded. The windows have been manufactured and we are waiting on the custom glass sliding door. Once received, the installation will begin.