

Toronto Community Housing Corporation
BUILDING INVESTMENT, FINANCE AND AUDIT COMMITTEE



PUBLIC SESSION

9:45 a.m. – 12:30 p.m.

Date: November 3, 2021

Location: WebEx

Time	Description	Action	Pre-read	Presenter	Page #
Public Agenda					
9:45	1. Chair's Remarks	Information	Verbal Report <i>5 minutes</i>	Chair	-
9:50	2. Consent agenda		<i>10 minutes</i>		
	a) Approval of Public Meeting Agenda	BIFAC Approval	Agenda	Chair	1
	b) Chair's Poll re: Conflict of Interest	Declaration	Agenda and Conflict of Interest Policy	Chair	-
	c) Confirmation of the Public Meeting Minutes of September 2, 2021	BIFAC Approval	Minutes	Chair	7
	d) Internal Audit Update: Q3 2021	Information	BIFAC:2021-100	Manager, Internal Audit	24
	e) Q3 2021 Information Technology Services Divisional Update	Information	BIFAC:2021-101	Vice President, ITS	29
	f) Q3 2021 PAC Awards and Revenue Contracts	Information	BIFAC:2021-102	General Counsel & Corporate Secretary	32

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	g) Q3 2021 Tenants First Update	Information	BIFAC:2021-103	Vice President, Strategic Planning and Communications	37
10:00	3. Business Arising from the Public Meeting Minutes and Action Items Update	Information	Action Item List <i>5 minutes</i>	Chair	44
10:05	4. Auditor General, City of Toronto a) Results of 2021 Follow-up of Previous Audit Recommendations on TCHC's Redevelopment and Revitalization Activities	Information	BIFAC:2021-104 <i>10 minutes</i>	Auditor General, City of Toronto	46
10:15	b) Toronto Community Housing Corporation – Embedding Accountability into Service Delivery: Lessons Learned from Contracted Property Management Services	Information	BIFAC:2021-122 <i>45 minutes</i>	Auditor General, City of Toronto	59
11:00	5. Q3 2021 HoMES Project Update	Information	BIFAC:2021-105 <i>15 minutes</i>	Vice President, ITS	132
11:15	6. Change Order: Quality Assurance Services for the HoMES Project	BIFAC Approval	BIFAC:2021-120 <i>5 minutes</i>	Vice President, ITS	141

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11:20	7. Change Order: Eight Month Contract Extension for Appliance Supply and Delivery	BIFAC & Board Approval	BIFAC:2021 -106 <i>5 minutes</i>	Senior Director, Business Operations	145
11:25	8. Facilities Management Reports		<i>65 minutes</i>		
	a) Contract Award: Preventative Maintenance Services and Demand Repairs for Fire Alarm/Suppression Systems (RFP 21125 and RFQ 21247)	BIFAC & Board Approval	BIFAC:2021 -107	Vice President, Facilities Management	149
	b) Change Order: Additional Funding for Preventive Maintenance Services and Demand Repairs for Fire Alarm/Suppression Systems (RFP 18349 and RFP 19390)	BIFAC & Board Approval	BIFAC:2021 -108	Vice President, Facilities Management	155
	c) Contract Award: All-Inclusive Preventive Maintenance Services and Demand Repairs for Residential Furnaces, Domestic Hot Water (DHW), Tankless, and Combo Water Heaters at Various TCHC locations (RFP 21096)	BIFAC & Board Approval	BIFAC:2021 -109	Vice President, Facilities Management	161
	d) Change Order: Additional Funds for the Transition of OUX	BIFAC & Board Approval	BIFAC:2021 -110	Vice President, Facilities Management	166

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	and OUY into the All-Inclusive Preventive Maintenance Services and Demand Repairs for Residential Furnaces, Domestic Hot Water (DHW), Tankless, and Combo Water Heaters at Various TCHC locations (RFP 21096)				
	e) Change Order: Additional Funds for Preventative Maintenance Services and Demand Repairs for Residential Furnaces and Domestic Hot Water (DHW) Heaters contract (RFP 16174)	BIFAC & Board Approval	BIFAC:2021 -111	Vice President, Facilities Management	171
	f) Contract Award: Demand Services Replacement of Residential Furnaces and Domestic Hot Water Heaters (DHW) on Demand at all TCHC Townhouses (RFP 21094)	BIFAC & Board Approval	BIFAC:2021 -112	Vice President, Facilities Management	176
	g) Change Order: Additional Funds for Domestic Furnace and Hot Water Heater Replacement – RFP 16176	BIFAC Approval	BIFAC:2021 -113	Vice President, Facilities Management	181

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	h) Change Order: Extension to the Preventive Maintenance Services and Demand Repairs for Residential Fan Coil Units and Packaged Terminal Air Conditioner (PTAC) units (RFP 16175)	BIFAC & Board Approval	BIFAC:2021 -114	Vice President, Facilities Management	186
	i) Change Order: Three Month Contract Extension from January 01, 2022 to March 31, 2022 for Replacement of PTAC Units in Various Buildings Throughout TCHC's Portfolio (RFP 16177)	BIFAC Approval	BIFAC:2021 -115	Vice President, Facilities Management	191
	j) Design Revisions and Enhanced Contract Administration at 4100, 4110 Lawrence Avenue East (Lawrence Galloway)	BIFAC Approval	BIFAC:2021 -116	Vice President, Facilities Management	195
	k) Change Order: Addition to Contract as per Various Exterior and Interior Extra Work due to Unforeseeable Site Conditions and TCH Requests to the Re-Cladding Project at 1021 Birchmount Road (440949)	BIFAC Approval	BIFAC:2021 -117	Vice President, Facilities Management	201

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	l) Change Order: Addition to Contract for Security Camera Updates, Improved Insulated Corner Detail, Constructor Role Cash Allowance, and Staircase Exterior Finishing for the Re-cladding Project at 110 Mornelle Court (441240)	BIFAC Approval	BIFAC:2021 -118	Vice President, Facilities Management	207
	m) Change Order: Additional Construction Costs associated with the CSU Station Renovation at 90 Wildcat Rd (fm-450034)	BIFAC Approval	BIFAC:2021 -119	Vice President, Facilities Management	211
	n) Change Order: Addition to Contract to Cover Reimbursable Expenses as per OAA-600 Contract Incurred by Hilditch Architect Inc. at 389 Church Street	BIFAC Approval	BIFAC:2021 -121	Vice President, Facilities Management	216

TERMINATION