Ph: 604.820.3324 Fx: 604.820.2175 Web: www.mqhs.ca Mail: PO Box 3563, Mission, BC, V2v4L1

Maintenance Report
Jan 10, 2023

MQHS units

Phase 1-15 single family homes
Regular maintenance has been done as per request; Annual inspections are being scheduled for Spring to be completed, as well as an overall assessment of each unit for the purpose of re development of these units.
expiration of operating agreement ends 2025

Phase 2-5 single family homes
Regular maintenance has been done as per request. Annual inspections are being scheduled for spring, as well as an overall assessment of each unit for the purpose of re development of these units.
expiration of operating agreement ends 2026

Phase 3- 37-unit townhouse complex including three single family homes
We have tendered and Awarded the Prime Consulting Service contract for this project to ELEMENTAL Architecture and Interiors Inc will be sending out a new timeline schedule this week
This project is scheduled for the Capital Renewal Funding program with a budget of $4,463,000, presently we are in draft form for tendering for a project Consultant.

To'o

We are currently under funded on this project by $776,000.

$1,672,000 Draft Post-Tender Project Budget
$ 896,000 Capital Renewal Funding (BC Housing Contribution)
$ 776,000 Unfunded Amount

On behalf of To'o Housing Society, AHMA has approached CMHC regarding the Unfunded Amount. CMHC is working to assist in resolving the overage as a 100% grant top-up to the Capital Renewal Funding program amount from its Greener Homes Fund and/or National Housing Co-Investment Fund for Indigenous & Northern Communities. This CMHC funding potential is yet to be confirmed, however AHMA recommends continuing to work with CMHC on accessing the top-up funding. If they find the approach to be non-workable during the process, we can always request BC Housing to fund the difference. last update from AHMA

Miranda apt

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We have tendered and procured a Prime Consulting Service company for this project ELEMENTAL Architecture and Interiors Inc. Elemental Architecture has completed the feasibility study for the installation of an elevator and will be submitting a cost analyst. We will be proceeding with the rest of the scope of work now and hopefully be able to include installation of the elevator if the funding is approved, and are able to incorporate this work along with the rest of the scope of work.
This project is scheduled for the Capital Renewal Funding program with a budget of $1,997,000.

New developments

Waterstone
Completed May 2019
Substantial warranty /deficiencies were completed June 2020
As the building is getting older and the warranty has expired more maintenance cost are incurred and our budgets are more strained. We are looking at cost reductions where we can.

Yalestone
Completed June 2020
Substantial warranty /deficiencies were completed sept 2021
As the building is getting older and the warranty has expired more maintenance cost are incurred and our budgets are more strained. We are looking at cost reductions where we can.

Riverstone
Completed June 2021
Substantial warranty /deficiencies were completed sept 2022
As the building is getting older and the warranty has expired more maintenance cost are incurred and our budgets are more strained. We are looking at cost reductions where we can.

Staff
We have had change in one staffing position for Mission area, Bill Nate was hired Nov 29,2022
All Maintenance Staff have demonstrated good teamwork and support and have accepted any extra duties asked of them. They have been maintaining their sites regarding snow and ice maintenance this past season with less dependency and cost from outside contractors They remain enthusiastic in their jobs and meet new challenges, changes with a positive attitude keeping with the vision of MQHS

Everyone belongs to a Thriving Community