

# **BUILDING INVESTEMENT, FINANCE AND AUDIT COMMITTEE MEETING AGENDA**

## **PUBLIC SESSION**

**Date:** September 2, 2021

**Time:** 9:40 a.m. – 10:50 a.m.

**Location:** Virtual (NOT in person)

### **Agenda**

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>	<b>Page #</b>
Public Agenda					
<b>9:40</b>	<b>1. Chair's Remarks</b>	Information	Verbal Report <i>5 minutes</i>	Chair	-
<b>9:45</b>	<b>2. Consent agenda</b>		<i>5 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 July 20, 2021	BIFAC Approval	Minutes	Chair	5
	d) Internal Audit Update: Q2 2021	Information	BIFAC:2021-72	Manager, Internal Audit	11
	e) Status Update on Audit Recommendations from Internal Audit Reports as of June 30, 2021	Information	BIFAC:2021-73	Manager, Internal Audit	18

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<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>	<b>Page #</b>
	f) 2021 Internal Audit Work Plan Revisions	Approval	BIFAC:2021-74	Manager, Internal Audit	27
	g) Q2 2021 HoMES Project Update	Information	BIFAC:2021-75	Vice President, Information Technology Services	31
	h) Q2 2021 Information Technology Services Divisional Update	Information	BIFAC:2021-76	Vice President, Information Technology Services	36
	i) Q2 2021 PAC Awards and Revenue Contracts	Information	BIFAC:2021-77	General Counsel & Corporate Secretary	39
	j) Q2 2021 Tenants First Update	Information	BIFAC:2021-78	Vice President, Strategic Planning and Communications	46
	k) Q2 2021 Update on MABELLEarts Long Term Lease and Operating Agreement for Parts of Mabelle Park	Information	BIFAC:2021-79	Chief Operating Officer	92
	l) December 2021 Mortgage Renewal	BIFAC & Board Approval	BIFAC:2021-80	Chief Financial Officer & Treasurer	95
<b>9:50</b>	<b>3.</b> Business Arising from the Public Meeting Minutes and Action Items Update	Information	Action Item List <i>5 minutes</i>	Chair	98
<b>9:55</b>	<b>4.</b> Appointment of Citizen Member(s) to Investment Advisory Committee	Approval	BIFAC:2021-81 <i>5 minutes</i>	Chair, Investment Advisory Committee	104

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>	<b>Page #</b>
<b>5. Development Reports</b>					
<b>10:00</b>	a) Change Order: Costs for Additional Consulting Services for Regent Park Phase 2 Site Servicing	Approval	BIFAC:2021-82 <i>5 minutes</i>	Acting Chief Development Officer	107
<b>10:05</b>	b) Regent Park Phases 4-5 Pre-Development Spending Authority	BIFAC & Board Approval	BIFAC:2021-83 <i>10 minutes</i>	Acting Chief Development Officer	117
<b>10:15</b>	c) Alexandra Park Phase 2 Revitalization: Transfer of Site 1 Development Block to Partnership	BIFAC & Board Approval	BIFAC:2021-84 <i>10 minutes</i>	Acting Chief Development Officer	126
<b>6. Facilities Management Reports</b>					
<b>10:25</b>	a) Contractor Award: Portable Terminal Air Conditioning Unit (“PTAC”) Replacement and In-Suite Ventilation Upgrade at 145 Mutual Street (RFP 21102-PP)	Approval	BIFAC:2021-85 <i>5 minutes</i>	Vice President, Facilities Management	150
<b>10:30</b>	b) Contractor Award: Decommissioning, Abatement, Demolition and Site Grading Services at Firgrove Crescent (RFP 21084-PP)	Approval	BIFAC:2021-86 <i>5 minutes</i>	Vice President, Facilities Management and Acting Chief Development Officer	154

<b>Time</b>	<b>Description</b>	<b>Action</b>	<b>Pre-read</b>	<b>Presenter</b>	<b>Page #</b>
<b>10:35</b>	c) Change Order: Additional Scope to Renovate Townhouse Units at 275, 285 & 295 Shuter Street (Moss Park)	BIFAC & Board Approval	BIFAC:2021-87 <i>5 minutes</i>	Vice President, Facilities Management	159
<b>10:40</b>	d) Contractor Award: Balcony Restoration and Railing Replacement at 200 Wellesley Street East (RFPQ 21166)	Approval	BIFAC:2021-88 <i>5 minutes</i>	Vice President, Facilities Management	164
<b>10:45</b>	e) Contractor Award: Architectural and Mechanical Upgrades at 40 Asquith Avenue (RFQ 21254-PP)	BIFAC & Board Approval	BIFAC:2021-89 <i>5 minutes</i>	Vice President, Facilities Management	168

**TERMINATION**