



## Building Investment, Finance and Audit Committee

931 Yonge Street,  
Toronto, M4W 2H2

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The Building Investment, Finance and Audit Committee (“BIFAC”) of the Toronto Community Housing Corporation (“TCHC”) held a virtual Public meeting on April 25, 2022, via WebEx, commencing at 9:16 a.m.

**BIFAC Directors Present:** Adele Imrie, Chair  
Naram Mansour  
Brian Smith  
Nick Macrae  
John Campbell

**BIFAC Directors Absent:** Deputy Mayor Ana Bailão

**Board Directors Present:** Mohammed Haque

**Management Present:** Jag Sharma, President and Chief Executive Officer (“CEO”)  
Nadia Gouveia, Acting Chief Operating Officer (“COO”)  
Darragh Meagher, General Counsel & Corporate Secretary  
Rose-Ann Lee, Chief Financial Officer & Treasurer  
Kelly Skeith, Acting Chief Development Officer  
Barbara Shulman, Interim Vice President, Human Resources  
Luisa Andrews, Vice President, Information Technology Services  
Allen Murray, Vice President, Facilities Management  
Nagesh Dinavahi, Corporate Controller  
Jeff Sharp, Director, Property Accounting  
Grant Coffey, General Manager, Seniors Housing Unit

Christine Yan, Acting Assistant Corporate  
Secretary

A quorum being present, Ms. Imrie, serving as Chair, called the meeting to order, and Ms. Yan served as recording secretary.

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**ITEM 1 CHAIR'S REMARKS**

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The Chair welcomed everyone to the BIFAC meeting, noted the Acknowledgement of the Land and notified everyone that due to the need for social distancing to limit the spread of COVID-19, TCHC is holding this BIFAC meeting virtually.

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**DEPUTATIONS**

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The Chair polled for any deputations to be heard at the meeting. No deputations were received.

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**ITEM 2A APPROVAL OF PUBLIC MEETING AGENDA**

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*Motion carried* **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Mansour and carried, the BIFAC approved the Public meeting agenda for the BIFAC's April 25, 2022 meeting.

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**ITEM 2B CHAIR'S POLL RE: CONFLICT OF INTEREST**

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The Chair requested members of the BIFAC to indicate any agenda item in which they had a conflict of interest, together with the nature of the interest. **No conflicts were declared.**

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**ITEM 3A CHANGE ODER: PREVENTATIVE MAINTENANCE SERVICES AND DEMAND BIFAC:2022-61**

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**REPAIRS FOR FIRE  
ALARM/SUPPRESSION SYSTEMS:  
EUROTECH SAFETY INC.**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

Mr. Murray provided an overview of the report and was available to answer questions of the BIFAC. Highlights of the discussion include:

- It was clarified that the original contract award of \$323,408 is for one month and this report is recommending the extension of the original Direct Award for eight additional months.
- The full procurement process and inspections of completed work were elaborated.

*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Smith and carried, the BIFAC unanimously approved the following recommendations as outlined in Report BIFAC:2022-61, to:

1. approve a change order for up \$3,239,161.94 (exclusive of taxes) to Eurotech Safety Inc. preventative maintenance services and demand repairs for fire alarm/suppression from May 1, 2022 to December 31, 2022 as follows:
  - a. \$539,161.94 for preventative maintenance;
  - b. \$2,700,000.00 for demand repairs; and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendations.

**CHANGE ODER: PREVENTATIVE  
MAINTENANCE SERVICES AND DEMAND  
REPAIRS FOR FIRE**

**ITEM 3B**

**ALARM/SUPPRESSION SYSTEMS:**

BIFAC:2022-63

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**GREATER TORONTO FIRE PROTECTION**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

Mr. Murray provided an overview of the report and was available to answer questions of the BIFAC.

*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Smith and carried, the BIFAC unanimously approved the following recommendations as outlined in Report BIFAC:2022-63, to:

1. approve a change order for up \$821,141.69 (exclusive of taxes) to Greater Toronto Fire Protection for preventative maintenance services and demand repairs for fire alarm/suppression from May 1, 2022 to December 31, 2022 as follows:
  - a. \$121,141.69 for preventative maintenance;
  - b. \$700,000.00 for demand repairs; and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendations.

**CHANGE ODER: PREVENTATIVE  
MAINTENANCE SERVICES AND DEMAND  
REPAIRS FOR FIRE  
ALARM/SUPPRESSION SYSTEMS: OAK  
RIDGE BUILDING SOLUTIONS**

**ITEM 3C**

**BIFAC:2022-64**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

Mr. Murray provided an overview of the report and was available to answer questions of the BIFAC.

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*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Smith and carried , the BIFAC unanimously approved the following recommendations as outlined in Report BIFAC:2022-64, to:

1. approve a change order for up \$4,367,287.55 (exclusive of taxes) to Oak Ridge Building Solutions Inc. for preventative maintenance services and demand repairs for fire alarm/suppression from May 1, 2022 to December 31, 2022 as follows:
  - a. \$467,287.55 for preventative maintenance;
  - b. \$3,900,000.00 for demand repairs; and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendations.

**TERMINATION**

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A Motion to adjourn the meeting was moved by Mr. Campbell and seconded by Mr. Mansour. The public meeting terminated at 9:27 a.m.

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Secretary

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Chair, Building Investment,  
Finance & Audit Committee