



Gitsegukla First Nation

Gitsegukla Housing Repair Project

Community Update



Presented by: **GFN Housing Repair Project PMO**

Date: **April 26, 2015**



Topics for Discussion

- **Project Background**
- **Work Completed to Date – Phase 1**
- **Next Steps – Phase 2**
- **Future Work – Phase 3**



Project Background

- **March 2015**
 - MNP LLP contracted by Gitsegukla Band Council to provide project planning and management services for Gitsegukla Housing Repair Project
- **July 2015**
 - Gitsegukla Band Council and INAC approved Phase 1 Housing Repair Project scope and budget
- **August 2015**
 - Phase 1 Housing Repair project started
 - Prime Contractor was Net Zero Structures Ltd.
- **December 2015**
 - Phase 1 Housing Repair Project completed – Phase 1b started



Project Background

- **March 2016**
 - Gitsegukla Band Council and INAC approved Phase 2 Housing repair project scope and budget
- **April 2016**
 - Phase 1 Housing Repair project completed
- **May 1, 2016**
 - Phase 2 Housing Repair Project starts
 - Phase 2 target completion date November 2016

It is expected that prior to completion of Gitsegukla Housing Repair Project Phase 2, Gitsegukla Band Council and INAC will approve the Phase 3 Housing Repair Project scope and budget



Repair Project Outcomes

- All Gitsegukla homes to be repaired and improved, with useful life of key building systems extended
- Where possible, new homes built in the community
- Long term capacity in the community to lead future projects
- Housing policies and management capabilities in place
- Housing condition register (list) in place to support future improvement programs



Repair Approach Followed

- **“Warm, Safe & Dry”** approach approved and adopted by Council and INAC to address two key concerns:
 1. Immediate health and safety issues associated with each home; and
 2. Address root causes of ongoing home health and safety issues
- **“Warm”** Repair Work Program
 - Installation of wood/electric combination furnaces
 - Repair / replacement of existing ductwork
 - Chimney cleaning or replacement
 - Electrical panel replacement or upgrading
 - Water heater replacement
 - Window replacement
 - Insulation upgrades



Repair Approach Followed

- **“Safe”** Repair Work Program
 - Stairs & landings repair / replacement / installation
 - Fire escape installation
 - Disability ramp repair or replacement
 - Exterior door installation or replacement
- **“Dry”** Repair Work Program
 - Roof replacement – like for like
 - Exhaust fan replacement or installation



Work Completed to end of Phase 1

- Phase 1 repair “footprint” has been significant

| # of Units Installed | W1.1 Furnace Replacement | W1.2 Ductwork | W1.3 Chimney Cleaning | W1.4 Chimney Repair | W1.5 Chimney Replacement | W1.7 Electrical Panel Replacement | W1.8 Water Heater Replacement | W1.9 Window Replacement | W2.0 Insulation Upgrading | D1.2 Roof Replacement | D3.0 Exhaust Fan Installation | S1.0 Carport Stabl'zn | S1.1 Partial Stairs & Landing | S1.2 Full Stairs & Landing | S2.0 Exterior Door Replacement | WS&D Misc. |
|----------------------|--------------------------|---------------|-----------------------|---------------------|--------------------------|-----------------------------------|-------------------------------|-------------------------|---------------------------|-----------------------|-------------------------------|-----------------------|-------------------------------|----------------------------|--------------------------------|------------|
| | 34 | 2 | 21 | 1 | 9 | 8 | 17 | 8 | 10 | 28 | 10 | 5 | 28 | 23 | 9 | 20 |

- 57 homes in the community have received WS&D repairs
 - See handout



Next Steps - Phase 2

- Phase 2 planning has been completed
- 2 separate Phase 2 tenders have been issued
 - Carpentry – 3 responses received
 - Mechanical/Electrical – 3 responses received
- Discussions with preferred bidders have commenced
- Phase 2 construction to commence in early May, 2016
- 77 homes within community to receive various components of the Warm, Safe & Dry scope of work
 - See handout



Next Steps - Phase 3

- Phase 3 planning will commence in June 2016
- Phase 3 scope of work will focus on completing all remaining Warm, Safe & Dry repair works on all Phase 2 homes
- Anticipate Phase 3 repair program will commence in January 2017

Questions?

