

HNHC Repair and Renewal Project List - Haldimand County Housing Stock
CMHC National Housing Co-Investment Fund

CSS-B01-2023, Attachment 1

Address	Town/City	Project Description	2023	2024	2025
109 King St E	Hagersville	Repair damage and waterproof concrete			\$ 8,189
109 King St E	Hagersville	Replace wood siding		\$ 5,606	
109 King St E	Hagersville	Replace all building windows with upgraded, energy efficient units. Qty: 30 windows x Unit Cost: \$2,000/window - Total Cost: \$60,000	\$ 74,743	\$ -	
109 King St E	Hagersville	Replace solid wood balcony/patio doors	\$ 22,423		
109 King St E	Hagersville	Thermographic scanning and preventative maintenance	\$ 3,737		
109 King St E	Hagersville	Replace fire alarm system components	\$ 10,236		
109 King St E	Hagersville	Replace exit and emergency lighting	\$ 6,229		
109 King St E	Hagersville	Insulate Accessible Distribution Pipes		\$ 125	\$ -
109 King St E	Hagersville	Domestic Water Fixture and Toilet Retrofit	\$ -	\$ 10,128	\$ -
109 King St E	Hagersville	Address Infiltration Levels through Envelope Sealing Measures – Exterior Doors	\$ 1,943	\$ -	\$ -
109 King St E	Hagersville	The paths of travel are compliance to AODA 413/12 section 80.23 in terms of spatial Compliance Requirements; however, cracks and damage were visible on the walkways along the parking lot. Therefore, the paths of travel are deemed not stable. A full replacement of concrete walkways is recommended.	\$ -	\$ -	\$ 24,914
109 King St E	Hagersville	Replace wood planter walls	\$ 7,474		
109 King St E	Hagersville	Install a Central Heating Control System	\$ -	\$ 24,292	\$ -
109 King St E	Hagersville	The floor area in front of the appliance doors does not conform	\$ -	\$ -	\$ 3,737
109 King St E	Hagersville	Outdoor Lighting Retrofit	\$ -	\$ 6,229	\$ -
109 King St E	Hagersville	Suite Lighting Retrofit	\$ -	\$ 11,746	\$ -
109 King St E	Hagersville	Common Area Lighting Retrofit	\$ -	\$ 6,179	\$ -
109 King St E	Hagersville	Upgrade to Energy Star Rated Appliances on Turnover	\$ -	\$ -	\$ 28,029
109 King St E	Hagersville	Tenant Engagement Strategy		\$ -	\$ -
109 King St E	Hagersville	The washrooms viewed are considered partially accessible. Installed automatic door operators is recommended for full compliance.	\$ -		\$ 3,737
			\$ 126,785	\$ 64,305	\$ 68,606

400 Queen St E	Dunnville	Type 3 ACM abatement		\$ 60,000	
400 Queen St E	Dunnville	Replace all building windows with upgraded, energy efficient units. Qty: 52 windows x Unit Cost: \$2,000/window - Total Cost: \$104,000	\$ 162,149	\$ -	\$ -
400 Queen St E	Dunnville	Replace solid wood balcony/patio doors	\$ 42,977		
400 Queen St E	Dunnville	Replace dimpled rubber tread finish on stairs and refinish railings	\$ 6,229		
400 Queen St E	Dunnville	Replace acoustic ceiling tiles	\$ 4,360		
400 Queen St E	Dunnville	Replacement of Control system/access control (obsolescence) 2027			\$ 15,000
400 Queen St E	Dunnville	Thermographic scanning and preventative maintenance	\$ 11,211		
400 Queen St E	Dunnville	Replace fire alarm system components	\$ 12,283		

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400 Queen St E	Dunnville	Replace exit and emergency lighting	\$ 7,474		
400 Queen St E	Dunnville	Insulate Accessible Distribution Pipes	\$ -	\$ 311	\$ -
400 Queen St E	Dunnville	Domestic Water Fixture and Toilet Retrofit	\$ -	\$ 14,631	\$ -
400 Queen St E	Dunnville	Replace Existing DHW Heaters with High-Efficiency Condensing Boilers	\$ -	\$ 18,686	\$ -
400 Queen St E	Dunnville	Adjust Thermostatic Valve & Lower Supply DHW Temperature	\$ -	\$ -	
400 Queen St E	Dunnville	Repair/replace sections of the concrete walkways/pad as needed			\$ 9,343
400 Queen St E	Dunnville	Replace make-up air unit with condensing boiler and Air Handler/fan coil &VFD Also replaces DWH-1&2. Replace Existing MUA Units with High-Efficiency Condensing Units	\$ -	\$ 87,201	\$ -
400 Queen St E	Dunnville	Install a Central Heating Control System	\$ -	\$ 37,247	
400 Queen St E	Dunnville	Replace existing in-suite thermostats with programmable units	\$ -	\$ 7,163	\$ -
400 Queen St E	Dunnville	Suite Lighting Retrofit	\$ -	\$ 18,722	\$ -
400 Queen St E	Dunnville	Outdoor Lighting Retrofit	\$ -	\$ 2,803	\$ -
400 Queen St E	Dunnville	Common Area Lighting Retrofit	\$ -	\$ 5,606	\$ -
400 Queen St E	Dunnville	Upgrade to Energy Star Rated Appliances on Turnover	\$ -	\$ -	\$ 43,600
400 Queen St E	Dunnville	Tenant Engagement Strategy		\$ -	\$ -
			\$ 246,683	\$ 252,370	\$ 67,943
440 Queen St E	Dunnville	Replace all building windows with upgraded, energy efficient units. 29 windows x \$2,000/window - Total Cost: \$58,000	\$ 72,252		\$ -
440 Queen St E	Dunnville	Replace aluminum soffits and fascia during roof replacement			\$ 6,142
440 Queen St E	Dunnville	Replace radiant heaters			\$ 34,959
440 Queen St E	Dunnville	Replacement of Control system is due to obsolescence by 2027 along with access control			\$ 16,000
440 Queen St E	Dunnville	Replace fire alarm system components	\$ 7,677	\$ -	\$ -
440 Queen St E	Dunnville	Adjust Thermostatic Valve & Lower Supply DHW Temperature	\$ -	\$ -	\$ -
440 Queen St E	Dunnville	Domestic Water Fixture and Toilet Retrofit	\$ -	\$ 7,007	\$ -
440 Queen St E	Dunnville	Replace stove			\$ 9,500
440 Queen St E	Dunnville	Replace chain-link fencing		\$ 4,360	
440 Queen St E	Dunnville	Upgrade to Energy Star Rated Appliances on Turnover - Fridges	\$ -	\$ -	\$ 20,554
440 Queen St E	Dunnville	Replace existing in-suite thermostats with programmable units	\$ -	\$ 3,426	\$ -
440 Queen St E	Dunnville	Common Area Lighting Retrofit	\$ -	\$ 7,563	\$ -
440 Queen St E	Dunnville	Suite Lighting Retrofit	\$ -	\$ 8,143	\$ -
440 Queen St E	Dunnville	Outdoor Lighting Retrofit	\$ -	\$ 9,966	\$ -
440 Queen St E	Dunnville	Tenant Engagement Strategy	\$ -	\$ -	\$ -
			\$ 79,929	\$ 40,465	\$ 87,155

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503 Main St E	Dunnville	Waterproof concrete balcony decks			\$ 27,637
503 Main St E	Dunnville	Replace wood siding with aluminum longboard			\$ 30,267
503 Main St E	Dunnville	Replace all building windows with upgraded, energy efficient units. 100 windows x \$2,000/window - Total cost \$200,000)	\$ 249,144	\$ -	\$ -
503 Main St E	Dunnville	Replace aluminum glazed entry doors (4 x \$7,500 / door)			\$ 37,372
503 Main St E	Dunnville	Replace automated mechanical door operator at main entrance			\$ 9,308
503 Main St E	Dunnville	Replacement of Control system is due to obsolescence by 2027 along with access control			\$ 17,000
503 Main St E	Dunnville	Replace fire alarm system components	\$ 16,500	\$ -	\$ -
503 Main St E	Dunnville	Upgrade to Energy Star Rated Appliances on Turnover	\$ -	\$ -	\$ 71,255
503 Main St E	Dunnville	Domestic Water Fixture and Toilet Retrofit	\$ -	\$ 29,131	\$ -
503 Main St E	Dunnville	Address Infiltration Levels through Envelope Sealing Measures – Exterior and Balcony Doors	\$ 3,563	\$ -	\$ -
503 Main St E	Dunnville	Replace existing in-suite thermostats with programmable units	\$ -	\$ 13,703	\$ -
503 Main St E	Dunnville	Install a Central Heating Control System	\$ -	\$ 71,255	\$ -
503 Main St E	Dunnville	Renovate kitchen to include all accessible considerations in CSA B651 – 7.4.4.			\$ 7,474
503 Main St E	Dunnville	Suite Lighting Retrofit	\$ -	\$ 23,073	\$ -
503 Main St E	Dunnville	Common Area Lighting Retrofit	\$ -	\$ 6,298	\$ -
503 Main St E	Dunnville	Outdoor Lighting Retrofit	\$ -	\$ 28,029	\$ -
503 Main St E	Dunnville	Update VFD Schedule for Makeup Air Unit		\$ -	\$ -
503 Main St E	Dunnville	Tenant Engagement Strategy	\$ -		\$ -
503 Main St E	Dunnville	No accessible washrooms. Refurbishment of washroom.	\$ -	\$ -	\$ 3,737
			\$ 269,207	\$ 171,489	\$ 204,050
68 Selkirk St	Caledonia	Replace steel railing and concrete accessible ramp			\$ 60,000
68 Selkirk St	Caledonia	Type 3 ACM abatement		\$ 60,000	
68 Selkirk St	Caledonia	Waterproof concrete balcony decks			\$ 11,771
68 Selkirk St	Caledonia	Replace all building windows with upgraded, energy efficient units	\$ 202,430		
68 Selkirk St	Caledonia	Replace solid wood balcony/patio doors	\$ 30,000		
68 Selkirk St	Caledonia	Replace aluminum soffits/fascia (eavestroughs and downspouts)	\$ 50,000		
68 Selkirk St	Caledonia	Replace low slope shingled roof with steel roof to help resolve premature deterioration due to low slope.			\$ 105,000
68 Selkirk St	Caledonia	Replace carpet with commercial luxury vinyl plank			\$ 23,000
68 Selkirk St	Caledonia	Replace fire alarm system components	\$ 14,330		
68 Selkirk St	Caledonia	Replace stoves			\$ 4,597

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68 Selkirk St	Caledonia	Replacement of asphalt paved parking		\$ 45,000	
68 Selkirk St	Caledonia	Replace concrete walkways and pads			\$ 45,997
68 Selkirk St	Caledonia	Repair/replace sections of the concrete walkways/pad as needed	\$ 9,319		
68 Selkirk St	Caledonia	Laundry room floor reconfigured (Compliance Requirements)			\$ 1,246
68 Selkirk St	Caledonia	No universally accessible washroom. Ground floor to be converted.	\$ -	\$ -	\$ 18,686
			\$ 306,079	\$ 105,000	\$ 270,297

Elizabeth Cr.	Dunnville	Replace asphalt shingle roof Qty: 2,700 SF x Unit Cost: \$3/SF - Total Cost: \$8,100			\$ 8,291
Elizabeth Cr.	Dunnville	Replace asphalt shingle roof Qty: 2,700 SF x Unit Cost: \$3/SF - Total Cost: \$8,100			\$ 8,291
Elizabeth Cr.	Dunnville	Replace asphalt shingle roof Qty: 2,700 SF x Unit Cost: \$3/SF - Total Cost: \$8,100			\$ 8,291
Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
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Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
Elizabeth Cr.	Dunnville	Replace furnace			\$ 2,917
			\$ -	\$ -	\$ 62,798

Haldimand	Haldimand	Replace Asbestos Vinyl Tile Floor In Apartment Units At Turn Over	\$ 21,600	\$ 21,600	\$ 21,600
			\$ 1,050,284	\$ 655,229	\$ 782,449
					\$ 2,487,961